BUILDING SURVEY REPORT

CLIENT

PROPERTY

SURVEY DATE

REF

The format of this BUILDING SURVEY REPORT is consistent with the guidance defined by the RPSA Survey Inspection & Reporting Standards Edition 1v5.2 November 2020

Design & Build Group®

RPSA
Residential Property Surveyors Association

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1.1 - About the survey and the report

Introduction

This report is for the private and confidential use of the client named in the report and for whom the survey is undertaken, and for the use of their professional advisors, and should not be reproduced in whole or in part or relied upon by Third Parties for any purpose without the express written authority of the Surveyor.

This report is produced by a properly qualified surveyor who will provide an objective opinion about the condition of the property which you, as the buyer, will be able to rely on and use. However, if you decide not to act on the advice in the report, you do so at your own risk.

This report tells you;

- about the construction of the property and the history of its development as far as could be ascertained.
- about the condition of the property on the date it was inspected.
- any limitations that the surveyor experienced during the course of the inspection, and the nature of risks that may be present in those areas
- the nature of any significant defects that were found.
- how to approach rectification of defects identified.
- about elements of the property that will require more frequent or costly maintenance than would normally be expected
- whether more enquiries or investigations are needed.

This report does not tell you;

- the market value of the property or matters that will be considered when a market valuation is provided.
- the insurance reinstatement/rebuild cost, or the cost of carrying out repairs or improvements.
- about the nature or condition of any part of the property that is/was
  - specifically excluded from the inspection by prior arrangement
  - not accessible or visible using normal and accepted surveying practices
  - not accessible or visible for health or safety reasons
- about any minor defects that would be anticipated in a property of the type and age being inspected - the nature of such minor defects will vary between property types
- details of defects that would normally be categorised as wear and tear or which would normally be dealt with as a matter of routine maintenance.
- the report is not an asbestos inspection under the Control of Asbestos Regulations 2012.
- any advice on subjects that are not covered by the report. If you need further advice you must arrange for it to be provided separately.
- the condition of services (heating, plumbing, electrics, drains etc.) other than can be determined from a visual inspection and when checking them by operating them in normal everyday circumstances.

1.2 - How the survey is carried out

General

We carry out a thorough visual and non-invasive inspection of the inside and outside of the main building and all permanent outbuildings, recording the construction and defects (both major and minor) that are evident. This inspection is intended to cover as much of the property as reasonably physically accessible. Where this is not possible an explanation is provided in the relevant sections of the report.

The surveyor does not force or open up the fabric, or take action where there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, wardrobes, and/or roof spaces, moving of valuable or delicate objects, etc., operating old, damaged, corroded or delicate fixtures and fittings, removing secured panels and/or hatches or undoing electrical fittings. The under-floor areas are inspected only where there is safe and clear access.

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 moisture meter, binoculars and a torch, and may use a ladder or extended camera pole to obtain views of flat roofs, and to access hatches or obtain views no more than 3m above ground (outside) or above floor surfaces (inside) if it is safe to do so. The surveyor also carries out a desk-top study prior to the survey inspection and makes oral enquiries, where possible, for information about matters affecting the property.

Services

Where possible, services will be checked for their normal operation in everyday use.
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; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection. If any services (such as the boiler or mains water) are turned off, they are not turned on for safety reasons and the report will state that to be the case.

Outside

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 reasonably be obtained. Where there are restrictions to access, these are reported, and advice is given on any defects that may require further investigation. The Surveyor will not normally assume that access to neighbouring properties is granted, though may request permission for access if convenient to do so and considered necessary for a specific purpose, such as following the trail of suspicion to the source of a defect.

The surveyor does not carry out a survey to identify Japanese Knotweed, or other invasive plant species, though will conduct a general assessment of the grounds to locate large or obvious plants, shrubs or trees that could present a risk to the structural safety of the property.

The Surveyor assumes that no treatments or management plans are in place for the control of invasive species unless informed otherwise by the property owners, or their agents.

1.2 - How the survey is carried out (contd)

Outbuildings

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

Flats

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

The Surveyor also inspects (within the identifiable boundary of the flat) drains, lifts, fire alarms and security systems, although the Surveyor does not carry out any specialist tests other than through their normal operation in everyday use. The Surveyor does not identify the nature, safety or suitability of any External Wall Systems or other forms of cladding.

Hazardous substances, contamination and environmental issues

Unless otherwise expressly stated in the report, the surveyor assumed that no harmful or dangerous materials or techniques have been used in the construction of the property. However, the surveyor will advise in the Report if, in his view, there is a likelihood that harmful or dangerous materials have been used in the construction and specific enquiries should be made or tests should be carried out by a specialist.

The surveyor makes desk-top and online investigations of free and publicly available information about contamination or other environmental dangers. The Surveyor will recommend further investigations if a problem is suspected.

The surveyor does not comment upon the possible existence of noxious substances, landfill or mineral extraction, or other forms of contamination other than in a general sense and if free and publicly available information is accessible.

Asbestos

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health. The surveyor does not consult the dutyholder.
The Surveyor will indicate the presence of materials or surface coatings that are commonly known to contain asbestos, where they are clearly visible. However the surveyor will not undertake any tests to confirm whether they do contain asbestos. See also section 3.2

Consents, approvals and searches

The Surveyor is entitled to assume that the property is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the Property or affect the reasonable enjoyment of the Property.

The Surveyor is entitled to assume that all planning, building regulations and other consents required in relation to the Property have been obtained. The Surveyor did not verify whether such consents have been obtained. Any enquiries should be made by the client or the client's legal advisers prior to exchange of contracts. Drawings and specifications were not inspected by the Surveyor unless otherwise previously agreed.

The Surveyor is entitled to assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the Property, nor its condition, its use or its intended use, is or will be unlawful.

1.2 - How the survey is carried out (contd)

Assumptions

Unless we agree to a different approach with you, while preparing the report we will assume that:-

- The property (if for sale) is offered with vacant possession;
- The property is connected to mains services and you are aware of any matters to do with your right to access those services; and
- you are aware of and accept the basis on which you can access the property.

We will not be liable to you if we make an error or fail to tell you something in the report based on any of the above assumptions.

Legal matters

The surveyor does not act as 'the legal adviser' and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report.

The report has been prepared by the Surveyor, who has the skills, knowledge and experience to survey and report on the property.

The report is provided for the use of the client(s) named on the front of the report and the Surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Nothing in these terms removes your right of cancellation under the Consumer Contracts Regulations 2013.

If the property is leasehold, the Surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given towards the back of the report.

Limitation of our liability

We will not be liable to you if we make an error or fail to tell you something in the report as a result of any of the following

- Our inability to inspect an area of the property; or
- Any reliance placed by us on information provided by you or by any person who provides such information on your behalf

If we fail to comply with the terms of this contract we are responsible for loss or damage you suffer that is a foreseeable result of our breaking this contract or our failing to use reasonable care and skill, but we are not responsible for any loss or damage that is not foreseeable. Loss or damage is foreseeable if either it is obvious that it will happen or if, at the time the contract was made, both we and you knew it might happen, for example, if you discussed it with us during the survey process.

Our maximum liability

Our maximum liability to you for our negligence or any other breach or fault on our part arising in connection with the service shall be limited to the cost of your rectifying any defect in the property which under the terms of this contract we should have but did not notify you of or failed to adequately notify you of in the report.

We do not exclude or limit in any way our liability to you where it would be unlawful to do so. This includes liability for death or personal injury caused by our negligence or the negligence of our employees, agents or subcontractors; for fraud or fraudulent misrepresentation.

1.3 - Condition Ratings

The report applies 'condition ratings' to the major parts of the main building, associated habitable structures, and other structures present. The property is broken down into separate elements, and each element has been given a condition rating 1, 2, 3, HS or NI – see more on definitions below.

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

The condition ratings are described:-

Condition Rating 1

Only minor or cosmetic repairs, or no repairs at all are currently needed. Normal maintenance must be carried out. It is anticipated any repairs identified would be rectified during a programme of normal maintenance, and you should budget accordingly.

Condition Rating 2

Repairs or replacements are needed but these are not considered to be serious or urgent. However, you should obtain quotations for any works identified prior to exchange of contracts if purchasing the property.

Condition Rating 3

These are defects which are either serious and/or require urgent repair or replacement or where it is felt that further investigation is required, for instance where there is reason to believe repair work is needed but an invasive investigation is required to confirm this. A serious defect is one which could lead to rapid deterioration in the property, or one where the building element has failed or where its imminent failure could lead to more serious structural damage. You should obtain quotes for additional work where a condition rating 3 is given, prior to exchange of contracts, if purchasing the property.

Condition Rating HS

These are actual or potential health and safety risks identified at the property which you should consider carefully. In some instances a matter which has been identified will require specific testing of services such as electricity or gas to confirm that they are safe to use, but in other instances it may refer to hazards for which there is an increased risk of harm to those using the property. The level of risk may depend on a number of factors including the age, mobility and vulnerability of occupants. You should consider any health and safety measures identified within this report and commission any further tests or investigations prior to exchange of contracts if you are purchasing the property. You should also consider how the risks identified may affect your personal use of the property.

Condition Rating NI

Not inspected. Indicates an element of the property that could not be inspected due to some restriction of access or view, or by previous arrangement.

Condition Rating NA

Not applicable – this element is not present at the property or is included within another section of the report.

Where the surveyor has identified that repairs, or further investigations, are required, you should obtain quotations and/or reports prior to exchange of contracts to ensure that you are aware of the cost of any works before you are committed to purchase the property.

	Section - 1.4/1.5 - Additional Information for this Survey
Conflicts of Interest	A conflict of interest is anything that impedes or might be perceived to impede an individual's or firm's ability to act impartially and in the best interest of a client.
	There are no known relevant conflicts of interest
Specific Exclusions	Areas which are excluded from the inspection and report by prior arrangement
	There are no areas of the property excluded from the extent of the inspection at the request of the client

	Section 2 Property information 2.1 - About the property
Seller Information	The property owners were not present for any part of the survey. The keys were collected from the agents.
General Construction Information	The property is a semi-detached house arranged over two floors. The front of the house faces approximately north and all directions in the report are given as if viewing the property from the front. It was probably built in 1965. The external walls have a masonry inner leaf and an outer skin of brick with two leaves separated by an air gap (cavity). The roof is pitched with a timber frame covered with interlocking concrete tiles. Windows are plastic with double glazing. Internally, the floors of the house are of timber and concrete construction. A single-storey extension was added to the rear of the building to provide a dining room and a toilet. The extension has a flat roof covered with felt.
Council Planning Information	There was no information available to view on the council's planning website to confirm any construction dates or details. The extension was probably erected under permitted development rights but your legal advisor should still check this matter during the conveyancing process.
Listing	According to Historic England the property is not listed.
Nature of the property when inspected	The property was occupied. The property was partly furnished, and the floors were fully covered.
Summary of mains services	Gas – Connected to Mains Electricity – Connected to Mains Drainage – Connected to Mains Water – Connected to Mains

Weather Conditions	At the time of our inspection, it was cold and dry. The weather in the preceding period was also cold and dry.
Local Authority	The property is within the area of two local councils - Hampshire County Council and Eastleigh Borough Council. Hampshire County Council is responsible for education, social care and transport. Eastleigh Borough Council is responsible for rubbish and recycling collection, council tax and housing.
Conservation / AONB / National Parks	The property is not within a conservation area. The property is not within the National Park. The property is not within an Area of Outstanding Natural Beauty.
Heating	The heating is provided by the gas-fired boiler, located in the kitchen, and the hot water radiators. The hot water is provided by the gas boiler.
Outside facilities	The property has a small front garden and a private enclosed rear garden. There is side access leading to the rear garden. There is a shed in the rear garden. The property has a garage in a garage block near the property. On-street parking is also available.
Renewable Energy Services	There are no renewable energy services installed at the property.
Broadband Service	Checks on the Ofcom website show that download speeds of up to 1000Mb per second may be available. You are advised to confirm what services are available at the property prior to exchange of contracts and to ensure that these are suitable for your personal needs and requirements.
Tenure	The property is understood to be of freehold tenure and with vacant possession but your conveyancer should confirm this to be the case.

Section 2 Property information

2.2 - Summary and Issues

This section is a summary of matters that are of particular interest but you should consider ALL information contained in this report.

General	There are several issues that require attention and a number of minor observations are made in the following report sections.
Main Issues	- Issue 1 - The property cannot rely on the rear bedroom window as being suitable for escape. Please refer to section 3.2 for more details. - Issue 2 - The railings and balustrade do not comply with the Building Regulations. Please refer to section 3.2 for more details. - Issue 3 - Loose wires were noted in the landing cupboard. Please refer to section 3.2 for more details. - Issue 4 - Rainwater goods have a number of defects requiring repairs/improvements. Please refer to section 4.3 for more details. - Issue 5 - There is a hairline crack above a doorway in the wall between the dining room and kitchen. The wall next to the crack had high moisture content which indicates a leak. Please refer to section 5.3 for more details. - Issue 6 - Part of the floor in the small bedroom sags underfoot. Please refer to section 5.4 for more details. - Issue 7 - Water was not draining properly from the ground floor toilet which indicates that the drains could be clogged or defective. Please refer to section 6.5 for more details. You should read the full contents of this report to establish whether any matters are of concern to you.
Dampness Summary	There is a hairline crack above a doorway in the wall between the dining room and kitchen. The wall next to the crack had high moisture content which indicates a leak. Please refer to section 5.3 for more details.
Structural Summary	There is a hairline crack above a doorway in the wall between the dining room and kitchen. The wall next to the crack had high moisture content which indicates a leak. Please refer to section 5.3 for more details. The concrete lintel above the garage door has cracked and the rebar is rusty. Please refer to section 7.1 for more details.

Health & Safety related matters	Please refer to the "Health and Safety Matters" section and the section with the HS ratings. NOTE: At the time of the survey inspection, no documentary certification was available to confirm that the electrical and heating installations had been inspected in the last 12 months. As a result, a red HS rating has been applied to highlight that, you should ensure that these services are inspected by a suitably qualified competent person prior to exchange of contracts to confirm they are safe to use, and that you are aware of the costs of any works that may be necessary.

2.3 - External Photographs

Front elevation

Side elevation

Rear elevation

2.4 - Summary of Accommodation

	Reception Rooms	Bedrooms	Bath/ Shower	Sep WC	Kitchen	Utility	Conservatory / Sun room	Other	Integral Garage
First Floor		3	1						
Entrance Level	1			1	1			1	

2.5 - Floorplan

Floorplan for illustrative purposes only. Not to scale. Not to be used for estimating or measuring purposes

2.6 - Energy Performance

The Energy Performance Certificate (EPC) is obtained from the publicly accessible national database where one has been lodged. There is no requirement for an EPC to be prepared for some property types, for example, listed buildings. The surveyor considers the contents of the EPC and provides information about energy efficiency measures that could be implemented.

The Energy Performance Certificate (EPC) for the property, which was not prepared by us, shows a current efficiency rating of 70, band C. The potential rating is given as 85, band B.

The rating as provided for this property is above the UK average.

The full certificate is available from www.epcregister.com, and the front page is reproduced below.

The thermal insulation of the roof space has been improved and currently varies from 100 mm to 400 mm, however, some areas have no insulation. To comply with Building Regulations, the entire roof space area must have a minimum insulation thickness of 270 mm. Therefore, it is recommended to lay the insulation evenly over the entire loft area so that the thickness of the insulation at any place is at least 270 mm.

Within the scope of our inspection, we cannot confirm whether the external cavity walls contain insulation. If there is no insulation inside the cavities, it should be considered as a possible improvement to reduce heat loss and increase the energy efficiency of the property.

It is not known whether the ground floor is insulated and as this could reduce significant heat losses, it should be considered as a possible improvement.

Lighting is recommended to be replaced with energy-efficient fittings where necessary.

Further improvements can be gained employing renewable energy sources such as solar and/or PV (photovoltaic) panels for hot water and electricity generation.

Before commencing any work you should ensure that all statutory permissions have been obtained for any changes you wish to make to your property.

Energy performance certificate (EPC)

88 Witt Road Fair Oak EASTLEIGH SO50 7FQ	Energy rating **C**	Valid until: **30 October 2033** Certificate number: **1190-4790-0422-0370-3073**

Property type	Semi-detached house
Total floor area	85 square metres

Rules on letting this property

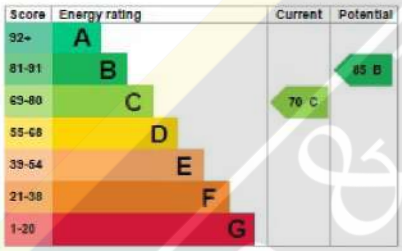
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Section 3 - Conveyancing, Health & Safety and Environmental Matters

3.1 - Conveyancing Related Matters

This information should be highlighted to your conveyancer.

This may not include all relevant issues but is an indication of those matters that were apparent to the surveyor, who is not legally qualified. Legal documents will not have been examined during the course of preparation of this report.

Extensions & Alterations	A single-storey extension was added to the rear of the building to provide a dining room and a toilet, some alterations have also been done internally. The exact years of the conservatory and altertions are not known and your legal advisor should check this aspect. Your legal advisor should also request the following documents: - Building Regulations approvals for all house alterations. - Electrical Safety Certificate. - Gas Safety Certificate. - A structural 10-year warranty if the house extensions and house alterations were completed less than 10 years ago.
Access & Rights of way	No issues were noted by the Surveyor.
Easements & Wayleaves	In simple, but non-legal terms, an easement is the right of one landowner to make use of another nearby piece of land for the benefit of his own land. An example may be that of a right of way across land belonging to someone else to gain access to a garage or gate. A wayleave is a right for someone (usually a utility company) to take pipes, wires or cables across another's land. Nothing was seen at the site which suggested that such rights may exist, but you should check with your legal advisor who will have seen any relevant documentation.
Property Let	No issues were noted by the Surveyor.
Tree Preservation Orders	No issues were noted by the Surveyor.

Party Wall Award	No issues were noted by the Surveyor.
Drainage	No issues were noted by the Surveyor.
Boundaries and Title Deeds	The Land Registry holds a map, called the Title Plan, which is the Government's official register of the location of a property. Although it shows the boundaries of the property, normally in a red line, they are only an indication of the location of the boundaries and are not specific or highly accurate. The line drawn on the plan may be 1 mm wide at a scale of 1:1250, giving an accuracy of significantly less than 1 metre on the ground. In most cases this is the only official recognition of the boundaries of a property. As such, it is impossible to determine whether a fence or wall is in the correct place. However, during the course of the survey an inspection was conducted to identify any obvious features which could suggest that the boundaries are not consistent with the general line identified on the title plan. No issues were noted by the Surveyor and the boundaries defined around the site were found to be broadly consistent with those identified on the title plan. No detailed measurements were taken to establish the precise location of any boundary, and, if concerned, you should seek further advice from a boundary dispute specialist, particularly if planning to make alterations that might be immediately adjacent to, or affect, the boundaries. Determining the precise location of a boundary can be a very lengthy and expensive process, and can result in disputes arising between neighbours. Similarly, the Land Registry title documents rarely indicate who is responsible for the maintenance, repair or replacement of a particular boundary fence or wall. And although existing neighbours may believe that an arrangement is officially recorded, it is usually the case that no such information is given within the title plan or register, and that most boundary fences and walls are of shared responsibility.
Common and Shared Areas	No common or shared areas noted by surveyor

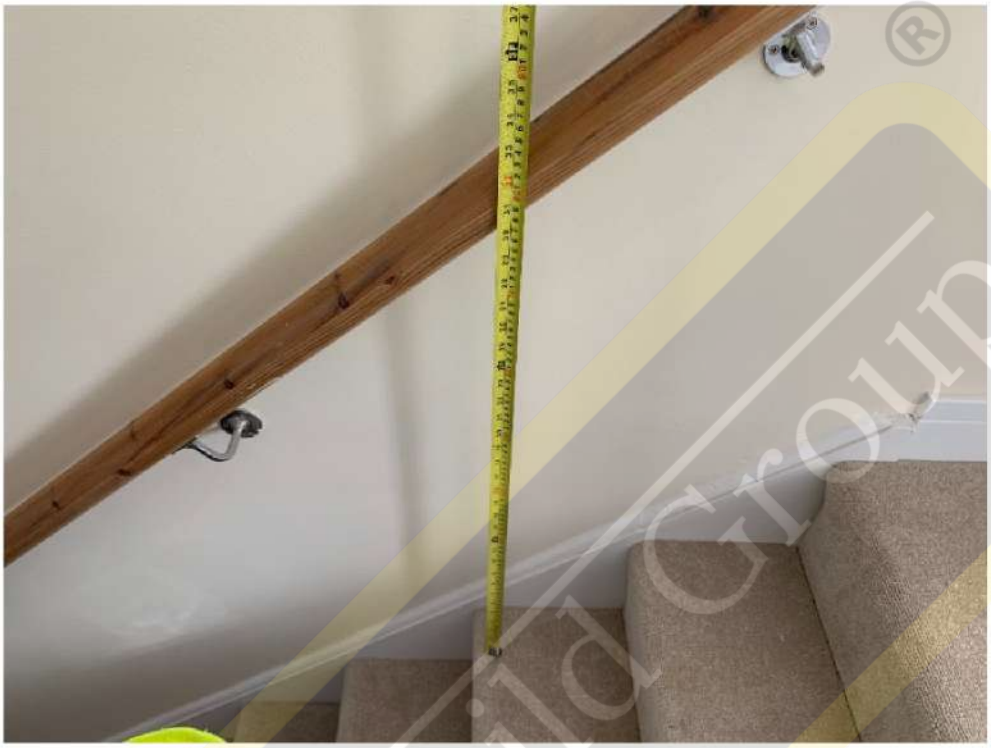
3.2 - Health & Safety related matters

A full Health & Safety risk assessment of the property and grounds was not conducted, however any matters noted during the survey which could increase the risk of accidents or injury are reported here.

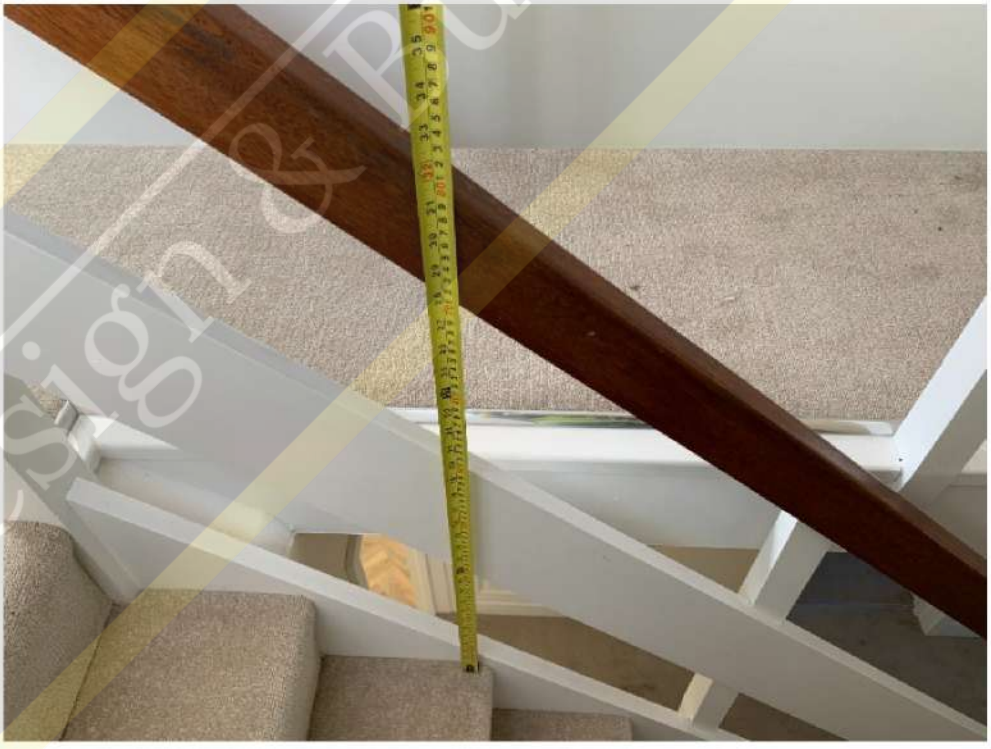
Fire Risk	The property cannot rely on the rear bedroom window as being suitable for escape. The current unobstructed window opening width is 280 mm in the rear bedroom, which is less than required. Therefore, the window hinges should be replaced with "fire escape window hinges" to comply with the Building Regulations requirements. The windows in the front bedrooms were locked and we could not check their unobstructed openings. It is recommended, to unlock the windows, check their unobstructed openings and replace the hinges with "fire escape window hinges" if necessary. In accordance with the Building Regulations Approved Document B (fire safety), escape windows should have an unobstructed opening area of 0.33 sq.m and have a minimum dimension of 450 mm in either direction. The property has smoke detectors installed on the ground and first floors. It is recommended that the smoke detectors be checked regularly. It is recommended that carbon monoxide detectors be installed in suitable locations to provide a warning of any dangerously high toxic gas levels within the property. A carbon monoxide alarm should be installed in every room which is used as living accommodation containing a fixed combustion appliance. A carbon monoxide detector should be positioned at head height, either on a wall or shelf, approximately 1-3 metres away from a potential source of carbon monoxide. The detector should not be placed right next to or over a fireplace or flame-producing appliance.

	 Unobstructed opening is less than required (rear bedroom)
Safety Glass	The door between the porch and the hallway has single-glazed panels, and these glass areas should be checked to ensure that they are of a safety type of glazing to prevent any accidents.
Lead	A visual inspection was carried out, however, pipes buried within walls or beneath the ground were not inspected. No lead water pipes were found; however, within the scope of our inspection, we cannot confirm that water lead pipes are not present in the unseen areas. Lead dissolving into drinking water from lead pipes can be harmful if it builds up in the body. The use of lead in plumbing is banned in the UK, but houses built before 1970 are likely to have lead pipes. If any lead pipes are discovered they should be replaced with safer alternatives. In the property of this age, the paint may contain lead. Lead paint can be a health hazard. Adequate safety precautions should be taken when preparing old surfaces for redecoration to avoid releasing dust or fumes containing lead.

Risk of Falls	The railings and balustrade do not comply with the Building Regulations: Approved Document K section 1.34 states: "Position the top of the handrail 900mm to 1000mm from the pitch line or floor", currently the handrails' heights are 800mm and 850mm. It is recommended to improve the handrails' heights to prevent any accidents. Approved Document K section 1.39 states: "In a building that may be used by children under five years of age ensure that a 100mm sphere cannot pass through any openings in the guarding". Currently, the gaps in the balustrade and handrail are more than required and this should be improved before the staircase is used by children. The guarding should not be readily climbable, it is therefore recommended to replace the handrail and balustrade horizontal bars with vertical balusters. Where it was possible to check, the first-floor windows had no restrictors fitted. It is recommended to install restrictors to the first-floor windows to prevent any accidental opening. This should be done soon after taking over the property.  Gap is wider than required

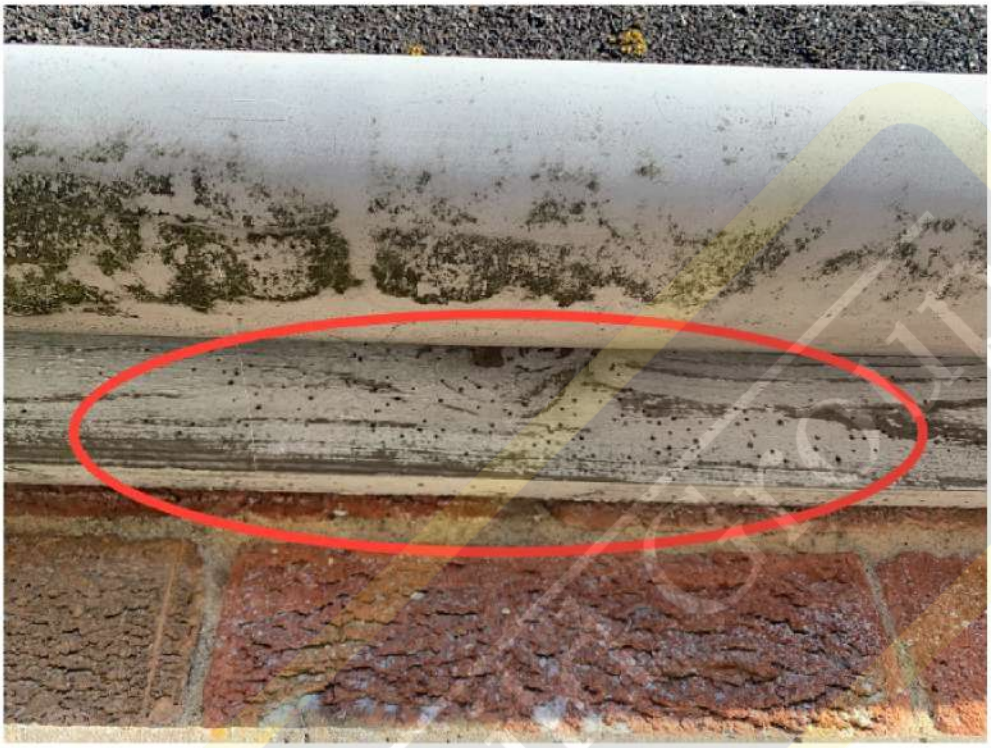


Handrail is lower than required



Handrail is lower than required

Unsafe Fittings	Fittings within the property, where possible, were checked for normal everyday use, but have not been inspected or tested for safety purposes. Loose wires were noted in the landing cupboard. It is recommended to have a suitably competent person (registered with the Electrical Contractors Association, ECA, or the National Inspection Council for Electrical Installation Contracting, NICEIC), check and improve the wire installation.  Loose wires (landing cupboard)
Insect and Rodent Infestations	Wood borer holes were noted in the garage fascia board. The fascia board should be treated.

	 Woodborer holes (garage fascia board)
Recent testing of services	There is no evidence of recent inspection of the electrical or heating systems. It is recommended that domestic electrical installations be tested at least once every 10 years and on change of occupation. If there is no record of a test certificate within this period, then we would recommend that the system be tested. Your legal adviser should check whether there is any documentary evidence that the heating and gas installations have been tested or serviced recently. In the absence of documentary evidence to show that the heating system and gas installations have been tested the heating system and gas installations should be checked by a suitably qualified person before exchanging contracts. If legal enquiries reveal that the system has been tested recently, then a test may not be required.

Asbestos	This report is not an asbestos inspection under the Control of Asbestos Regulations 2012 and no specific testing to detect the presence of asbestos has been conducted. Based on a visual inspection only, the Surveyor suspects that some construction materials and products used at the property may contain asbestos. These include vinyl tiles in the understairs cupboard, textured wall finish in the dining room and flue in the roof space. Asbestos-containing materials can also be present in areas that cannot be accessed or inspected. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. You can obtain further information from the Health & Safety Executive asbestos site http://www.hse.gov.uk/asbestos/ Asbestos containing materials were commonly used in the construction, conversion and refurbishment of houses in the 1950's-70's, though the use of asbestos was not completely prohibited until the late 1990's. Many houses therefore include materials that contain asbestos and are lived in safely and without risk to health. However you should be aware that there are health risks when asbestos containing materials are drilled or sanded and you should consider this when carrying out any alterations, repairs or renovations.

3.3 - Environmental Matters

A full environmental assessment of the property and grounds was not undertaken. Publicly available information is reproduced herewith, and may be supplemented by a more detailed search which can be commissioned by your conveyancer.

Flood	Based on a postcode search only, the property is located in an area with a low risk of surface water flooding and a very low risk of flooding from rivers and the sea. Low risk means that this area has a chance of flooding of between 0.1% and 1% each year. Very low risk means that this area has a chance of flooding of less than 0.1% each year. Note that flooding can occur outside designated flood risk areas. The Environment Agency is constantly updating its data to reflect any new incidents of flooding or any increased risks of flooding. This publicly available information should be used to indicate a level of risk to the property. You should consult your legal advisor with regard to the options for carrying out a full-environment search.
Geology	The British Geological Survey website indicates the bedrock of the area is of Whitecliff Sand Member - Sand. Bedrock is a solid base that is not normally prone to seasonal movement.
Radon	The property is in an area with a low probability of radon. Meaning that less than 1% of homes are at or above the Action Level.
Fracking	It is understood that the property is not located within an area that falls within a block of land offered by the Oil & Gas Authority (OGA) for applications to obtain a Petroleum Exploration and Development Licence (PEDL). Such licences may include permission to carry out fracking.
Landfill	There is a historic landfill site about 80m from the property. According to "Approved Document C - Site preparation and resistance to contaminants and moisture" paragraph 2.28- In case of development "further investigation for hazardous soil gases may be required where the ground to be covered by the building and/or any land associated with the building is: On a landfill site, within 250m of the boundary of a landfill site or where there is suspicion that it is within the sphere of influence of such a site. The Environment Agency's policy on building development on or near to landfills should be followed."

Invasive Species	The grounds around the house were inspected for any indications of Japanese Knotweed. It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained. No evidence of the presence of Japanese Knotweed was seen during the inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.
Mining	No issues were noted by the Surveyor.

Section 4 - Outside of the Property

Scope of survey

The following was carried out:-

A visual non-invasive inspection of the outside of the main building and permanent outbuildings from various points within the boundaries of the property and from public areas such as footpaths and open spaces, without entering neighbouring private property unless permission had been expressly granted.

High level features were inspected either from points within the property using binoculars, a ladder or other equipment, where safe to do so. A ladder, or other equipment, was used to view or photograph areas not visible from the ground.

Because of the risk of falls or of causing damage, flat roofs were not walked upon.

4.1	Chimney Stacks
4.2	Roof Coverings
4.3	Rainwater and Above Ground Drainage Fittings
4.4	Walls
4.5	Windows and External Doors
4.6	External Joinery and Finishes
4.7	Conservatories and Porches

	4.1 Chimney Stacks	Condition rating	1
Construction & Type	The property has no chimneys, however there is a ridge terminal.		
Nature of inspection and Limitations	The ridge terminal was examined from ground level with the aid of binoculars, for possible defects including undue movement, distortion, chemical or weather-related damage, pointing damage and other evidence of failure.		
Condition	No significant defects were noted. Where visible the mortar pointing around the ridge terminal is in satisfactory condition.		
Action Required	No repairs are currently required. Minor defects are considered to be part of normal maintenance.		

Ridge terminal

	4.2 Roof Coverings	Condition rating	2
Construction & Type	Main roof The property has a pitched roof covered with interlocking concrete tiles. The roof is formed from a single ridge running across the width of the property with pitches to the front and rear. The roof verge is covered with plastic caps, the so-called dry verge. Front flat roof The porch and part of the living room have a flat roof covered with felt. The flashing where the roof abuts the main wall is lead. Extension roof The rear extension roof is flat and covered with felt. The flashing where the roof abuts the walls is made with felt.		
Nature of inspection and Limitations	The roof pitches were examined from ground level with the aid of binoculars for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure. The flat roofs were examined from above with the aid of a step ladder. Due to the absence of specified safe walking areas, the roofs were not traversed. The flat roofs were inspected for indications of failure of the surface, holes, depressions, and other common defects.		

Condition	Main roof Moss growing on the roof can cause the roof tiles to be dislodged and allow damp penetration into the property. No significant defects were noted and the roof was found to be structurally stable. No evidence was seen of unusual sagging or other movement which might indicate that the structure is failing. The roof coverings have weathered but appear to be generally in satisfactory condition for their age with no serious disrepair evident. At the time of inspection, all ridge tiles were in place and appeared reasonably well-bedded. The verge caps were found to be in satisfactory condition. Front flat roof No significant defects were noted and the roof was found to be structurally stable. The felt appears to be satisfactory with no significant tears, however, felt tends to deteriorate over the years and this can allow dampness to penetrate inside the roof structure. Therefore, it is recommended to check the condition of the felted roof at least twice a year. Particular attention should be paid to the ends of the roof, where the felt tends to deteriorate faster than on the flat part of the roof. The lead flashing has cracked in places, and some sections have been poorly repaired. The roof is partly covered with moss. The moss may lead to felt deterioration and should be removed. The removal of moss from a flat roof is very important, as moss can cause damage to the felt if allowed to grow. Additionally, it can roll into gutters, leading to blockages. Extension roof The roof was found to be structurally stable. It was noted that the flashing between the roof covering and the main wall is poorly installed, and there are minor gaps between the wall and the flashing. There is a leak in the dining room which may have been caused by moisture ingress between the flashing and the wall. The felt roof covering is poorly installed at the ends of the roof and some parts have deteriorated. Although no leaks were noted directly beneath the deteriorated sections, localised repairs are recommended to prevent further deterioration. It was noted the roof is partly covered with moss.

Action Required	The gaps between the extension roof flashing and the main wall should be sealed to prevent moisture ingress inside the property. It is recommended to remove moss from the roof coverings soon. This is considered to be part of regular maintenance. The lead flashing of the front flat roof should be replaced. This should be done soon after taking over the property. The extension roof felt covering requires localised repairs. This should be done soon after taking over the property. Minor and cosmetic defects are considered to be part of normal maintenance. The property's roof must be maintained in a normal way. You should carry out a thorough visual inspection of the roof tiles twice a year – once in the autumn to prepare for the cold and rainy season, and once in the spring to assess any damage the winter storms may have caused. It is also recommended to visually inspect the tiled roof after any big storms. Any missing mortar beneath any ridge tiles should be repaired. Any moss or other accumulated plant matter should be cleared.
	 Moss growing on the roof

Moss growing on flat roof (front flat roof)

Cracked flashing (front flat roof)

Cracked and poorly repaired flashing (front flat roof)

Deteriorated felt (extension roof)

Poorly installed felt

Poorly installed flashing (extension roof)

Poorly installed flashing (extension roof)

Moss (extension roof)

	4.3 Rainwater and Above Ground Drainage Fittings	Condition rating	3
Construction & Type	The rainwater fittings are plastic. The gutters are fixed along the perimeter of the roof slopes to collect rainwater outfall, which is then discharged via downpipes.		
Nature of inspection and Limitations	An inspection was carried out from ground level with the aid of binoculars to look for possible areas of leakage, misalignment, overflow and other defects. As it was not raining at the time of the inspection, it is not possible to confirm that the rainwater installation is free from blockage, leakage etc., or that it is coping with long periods of heavy rainfall. No tests have been carried out to either trace or establish the structure or condition of any underground soakaways.		
Condition	The joints where the front and rear gutters join the neighbour's gutters appear to be poorly made, which could lead to leaks. Defective rainwater goods can lead to serious defects in other parts of the property if not repaired. Although plastic rainwater goods are relatively low maintenance, the joints of plastic gutters are sealed with flexible gaskets, and these perish with age, commonly lasting around 20 years. The rear downpipe from the main roof discharges onto the extension roof. There is a risk that the extension gutter may not be sufficient to handle the amount of water discharged from the main roof during heavy rain periods. It was noted that the extension rainwater downpipe discharges rainwater onto the ground. During prolonged or heavy rains, the discharged water can oversaturate the soil near the house, which can lead to a loss of the bearing capacity of the soil under the foundation, which, in turn, can lead to damage to the foundation and, as a result, to structural deformations of the building. It was noted that the neighbour's gutter was missing an end cap. During rain, the water from the gutter would discharge onto the subject property's extension wall which over time could lead to serious defects.		

Action Required	It is recommended to clear out and check all gutters etc., for any leakage following a period of rainfall and carry out any repairs found to be necessary. It would be prudent to consider redirecting the main roof rear downpipe to discharge directly into the underground rainwater drainage system. It is recommended to re-direct the extension downpipe to an underground rainwater system that discharges into a soakaway situated away from the base of the building. The neighbour's gutter should be repaired as soon as possible to prevent damage to the subject property. This work should be done by the neighbour. Your legal advisor should advise you on this aspect. Minor defects are considered to be part of normal maintenance. The property must be maintained in a normal way.
	 Front downpipe and gutter

Front downpipe

Poorly joint (front gutter)

Poorly made joint (rear gutter)

Downpipe from main roof discharges onto extension roof

Rear downpipe discharges onto the ground

Neighbour's gutter stop end is missing

	4.4 Walls	Condition rating	2
Construction & Type	The property's main walls have a masonry inner leaf and an outer skin of brick with two leaves separated by an air gap (cavity). The damp proof course at ground level is bitumen.		
Nature of inspection and Limitations	The outside walls were examined from ground level from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork and pointing, cracking, indications of subsidence and land failure and other defects. The condition of some walls could not be fully ascertained due to shrubbery growing close to the property. It is suggested to cut back shrubbery to prevent any dampness from being trapped between the wall and vegetation and penetrating the wall.		
Condition	No evidence was seen of any cracking which might indicate that the property is subject to subsidence, unusual settlement, or other exceptional movement of the ground. The lintels above some windows are not visible. The property is of an age where lintels were not often installed above timber window frames and when the frames are replaced with plastic items, additional support and brickwork repairs can be needed. Although no serious distress was noted, we cannot confirm that adequate lintel support exists above some windows and future repairs may be required. There are hairline wall cracks above the rear sliding door. The lintel above the door is not visible and may not be installed. There are hairline and slight cracks above the rear first-floor windows. The windows have lintels installed. The cracks may have been caused by initial settlement or thermal movement. The cavity walls of this property are formed in two leaves which are usually held together with metal wall ties. The metal ties used in properties built before the 1980s were prone to corrosion which, if significant, could lead to structural movement. No signs of wall tie failure were found during our inspection. No further action is necessary at this stage although it is advisable to have the walls checked every 5 – 10 years by a registered cavity wall tie replacement company. Where visible the damp-proof course (DPC) clearance is lower than 150mm. DPC should be at the height of 150 mm (two bricks) above ground level to comply with the Building Regulations. The reason for this gap is to prevent soil, etc. building up and bridging the DPC, and to minimise the risk of dampness caused by rain splashing up from the adjacent surfaces. The mortar pointing between the bricks is mainly in acceptable condition however a minor defect was noted on the side wall, requiring localised repairs. The mortar pointing above the side windows and between some of the external window sill tiles has deteriorated, which could lead to moisture ingress inside the property. An unused service hole was noted on the rear wall under the bathroom window.		

Action Required	All wall cracks should be sealed to prevent moisture ingress inside the cracks, which could lead to further deterioration. Although the cracks above the sliding doors are not severe and the door is not jammed, it would also be prudent to have a reputable contractor check the lintel support above the door and estimate the cost of possible improvements before exchanging contracts. Ideally, the ground level should be lowered where necessary to achieve the minimum recommended height between the ground and DPC. However, this work could be costly. An alternative solution is to inject a silicone-based damp-proof cream into the brickwork above the low DPC to reduce the risk of rising damp. This method can be more cost-effective and faster than lowering the ground along the walls. The mortar pointing between the bricks, above the side windows and between window sill tiles should be repointed where necessary to prevent moisture ingress inside the property. If the service hole under the bathroom window is not required, it should be sealed to prevent damp ingress inside the wall. Rectification of any minor or cosmetic defects is considered to be part of normal maintenance.
	 Hairline crack above the rear door (extension rear wall)

Hairline crack above the rear door (extension rear wall)

Hairline crack (extension rear wall)

Crack above window (rear wall)

Cracks above window (rear wall)

DPC is lower than 150mm

Deteriorated pointing (side wall)

Deteriorated pointing (side wall)

Window sill deteriorated pointing (rear bedroom window)

Unused service hole (rear wall)

Vegetation close to the wall

	4.5 Windows and External Doors	Condition rating	HS
Construction & Type	The property has plastic double-glazed windows. The front and side doors are plastic with double-glazing. The rear sliding door is aluminium with two large double-glazed units.		
Nature of inspection and Limitations	All external doors were checked for normal operation and signs of failure or damage. Windows were examined for general signs of degradation and failure including blown double-glazing units and worn seals. Where possible widows were checked for normal operation. Some windows were locked and were not checked for operation. No window keys were found, and it would be prudent to confirm that the vendors have window keys.		
Condition	The property cannot rely on the rear bedroom window as being suitable for escape. Please refer to section 3.2 "Fire Risk" for more details. This is the reason for HS rating. Some condensation was noticed within the double-glazed units in the bedroom 1 and 2 and in the large unit of the rear door, indicating that the units are not hermetically sealed. When a double-glazed unit has failed, it cannot be fully repaired. Although the condensation can be removed, it will not be possible to ensure the tightness of the double-glazed unit again. Either the condensation has to be tolerated or the unit has to be replaced. Condensation may only be visually apparent at certain times, depending on several factors such as temperature and humidity. Therefore, the presence of other defective double-glazed units is not excluded, and it would be prudent to check all double-glazed units thoroughly before exchanging contracts. The window and door rubber gaskets have deteriorated in places. As the gaskets deteriorate, they lose their ability to create a tight seal between the window/door and the frame. This can lead to air leakage, allowing drafts to enter the building. Consequently, you may experience discomfort due to temperature variations, reduced energy efficiency, and higher heating costs. Where it was possible to check, the first-floor windows have no restrictors fitted. The property's windows have no trickle vents. A trickle vent is a small slot/opening in a window or building envelope component that allows small amounts of ventilation (trickle ventilation) through a window when it is closed. Trickle vents prevent airflow when they are closed and allow it when open. Trickle vents help avoid problems associated with poor ventilation such as condensation. Some of the windows were not closed properly. Although it's possible that the windows were intentionally left slightly open for ventilation, as they were locked, we couldn't assess their operation. There's a risk that the windows may require adjustment. All doors operated effectively on opening and closure and no significant defects were noted.		

Action Required	The failed double-glazed units should be replaced. It is recommended to replace the window and door gaskets where required. It is recommended to install restrictors to the first-floor windows to prevent any accidental opening. This should be done soon after taking over the property. It is recommended that the trickle vents be fitted and used regularly to improve ventilation. Some localised adjustments and lubrication of hinges may be required to allow windows to open and close correctly. It would also be beneficial to check the condition of the mastic sealant around the external frames to prevent any slight damp ingress around the frames. We would recommend that copies of any guarantees for double glazing replacement be obtained before exchanging contracts. Confirmation should also be obtained that the guarantees are current, effective and will pass with Title, which would confirm that in the event that the double glazing does not perform adequately in the future, repairs or replacement would be covered by the long-term guarantee. Windows and doors fitted from April 2002 should have had Building Regulations approval or should have been fitted under the FENSA registration scheme and your legal adviser should check for documentary evidence of statutory approval or FENSA Certification. Be aware that previous owners may have distributed multiple sets of keys for the doors to individuals not known to you. When purchasing a property, you should consider the cost of replacing all of the door locks as soon as possible after you take up occupation. When doing this you should consult your insurers to ensure that you meet their requirements for security, and obtain any discounts that may be available by improving the security of the property. Minor and cosmetic defects, localised adjustments and lubrication of hinges are considered to be part of normal maintenance.

Condensation inside double-glazed unit (bedroom 1)

Condensation inside double-glazed units (bedroom 2)

Condensation inside double-glazed unit (bedroom 2)

Window was not closed properly (bedroom 1)

Window was not closed properly (bedroom 2)

Window was not closed properly (toilet)

Mouldy gaskets (bedroom 3)

Mouldy and deteriorated gaskets (bedroom 1)

Condensation inside large double glazed unit (rear door)

Deteriorated gaskets (rear door)

Deteriorated gaskets (side door)

Deteriorated gaskets (front door)

	4.6 External Joinery and Finishes	Condition rating	2
Construction & Type	The property has plastic soffits, fascias and bargeboards to the exterior of the roofline.		
Nature of inspection and Limitations	The plastic finished were examined from ground level and with the aid of binoculars from vantage points within the grounds of the property.		
Condition	Plastic soffits, fascias and bargeboards are relatively low maintenance and do not require redecoration. We saw no evidence of significant defects to the plastic finishes within the scope of our inspection and report. There are soffit vents along the perimeter of the roof. It was noted that some of the soffit vent grills were missing. A missing grill could allow birds to enter the roof space.		
Action Required	It is recommended to install the soffit vent grills where necessary. Soffit vents blocked by insulation are a common problem and can lead to condensation in the roof space with decay and rot of a timber roof structure. It is therefore recommended that the soffit vents be checked at least every two years, and this is part of normal maintenance. No repairs are essential at this time but future maintenance will be necessary. Minor and cosmetic defects are considered to be part of normal maintenance. The property must be maintained in a normal way.		
	 Soffit board		

Bargeboard

Missing soffit vent grills

	4.7 Conservatories and Porches	Condition rating	NA
Construction & Type	The property has a porch to the front door area, however, its condition is included in other sections of this report.		
	 Porch		

Section 5 - Inside the Property

Scope of survey

The following was carried out:-

A visual non-invasive inspection of all the parts of the property that can be seen without causing damage to the fabric or any fixtures, fittings, possessions or furnishings present at the time of inspection.

Checks for damp using a moisture-measuring meter where possible.

Inspection of the roof structure from inside the roof space where it was safe to access and move around the roof space, but insulation material, stored goods and other contents were not moved or lifted.

Floor surfaces were inspected where readily and safely accessible, but fitted floor coverings and furniture were not moved.

Sound insulation or noise is not commented on.

Personal possessions, including those within cupboards and wardrobes, for example, pictures, mirrors, furniture, and other valuable or delicate objects were not moved.

Secured panels and/or hatches were not removed.

5.1	Roof Spaces
5.2	Ceilings
5.3	Walls
5.4	Floors
5.5	Chimney Breasts, Fireplaces and Flues
5.6	Built-In Fittings
5.7	Internal Joinery
5.8	Bathroom and Sanitary Fittings

	5.1 Roof Spaces	Condition rating	2
Construction & Type	The main roof space is accessed from a hatch in the landing ceiling. There is no loft ladder fitted. The house has a cut timber frame roof covered with interlocking concrete tiles and underfelt. The party and gable walls are of masonry construction.		
Nature of inspection and Limitations	The roof space was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, insects, animals and beetles (woodworm), and other defects. The roof space was further investigated for any indications of lack of adequate ventilation or suitable fire walls. A representative selection of timbers was examined more closely for infestations by wood boring insects (such as Common Furniture Beetle and Death Watch Beetle), though it must be noted that within a general survey it is not physically possible to inspect every timber in sufficient detail to provide conclusive proof of the presence or absence of such infestations. Insulation severely obstructed our inspection of the roof structure and space. The roof structure was inspected while standing on the ladder due to the lack of decking. The loft has no lighting, and a torch was used to inspect the roof structure and space. Therefore, there is a risk that some defects may be present in the concealed areas. If this risk is unacceptable, it is recommended to contact a reputable contractor and thoroughly check the roof structure before exchanging contracts. The structures of the flat roofs are not accessible and cannot be assessed.		
Condition	No significant defects were noted during the inspection and the roof was found to be structurally sound. No evidence was seen of infestations by wood-boring insects, other insects, birds, rodents or bats. However, in view of the age and type of property, there is a risk that infestation may present in the unseen areas and future repairs may be needed. There is a small unsealed opening in the gable wall and the brickwork mortar pointing of the party and gable walls has deteriorated in places. The party wall in the loft of the semi-detached house not only separates the properties from each other but also protects them from fire and smoke spreading through the roof space. Proper party and gable walls also prevent the property from total collapse during a fire, giving the users time to escape. White and dark mould was noticed on some roof timbers, likely caused by condensation. Some areas of the roof space have limited ventilation, and this may allow for condensation to occur. There is an asbestos cement flue in the roof space. The flue is no longer used by the heating appliances. The underfelt was found to be satisfactory with no significant tears etc.		

Action Required	It is recommended to seal the opening in the gable wall and repoint deteriorated mortar in the gable and party walls to prevent fire from spreading in the event of a fire. It would be prudent to improve ventilation where necessary to promote efficient cross-flow of air, which should prevent condensation from forming. This can be achieved by installing roof vents at the high level and clearing soffit vents at the low level. Severe lack of ventilation can result in timber rot. To prevent rot, decay, and other issues, it is recommended that the roof timbers be re-treated soon. Since the flue is no longer in use, it is recommended to remove it and replace the ridge terminal with a ridge vent to improve ventilation in the roof space. Although the flue appears to contain asbestos, this can only be determined by taking a sample for analysis. The most significant risk with asbestos is when it is disturbed during, alteration, etc. This can cause the release of small clouds of asbestos pores which are harmful when breathed in. During the maintenance or removal of the flue, you should be aware of the possibility of asbestos and the need for a licensed contractor to remove and dispose of any asbestos found. To improve access to the roof space, it is recommended to install a pull-down ladder and decking. The repair of any minor defects is considered to be consistent with a property of this type and age. The property must be maintained in a normal way. Care should be taken when moving around, or storing heavy objects, in the roof space. The spaces between the floor joists will not support a person's weight or that of large boxes etc. Where heavy items are to be stored, it is important to distribute the weight evenly using fixed boards. Additional structural support may be required if you plan to store large quantities of heavy items in the roof space.
	 Roof structure and space

Minor opening in a gable wall

Deteriorated pointing

Asbestos cement flue supported by two timber planks

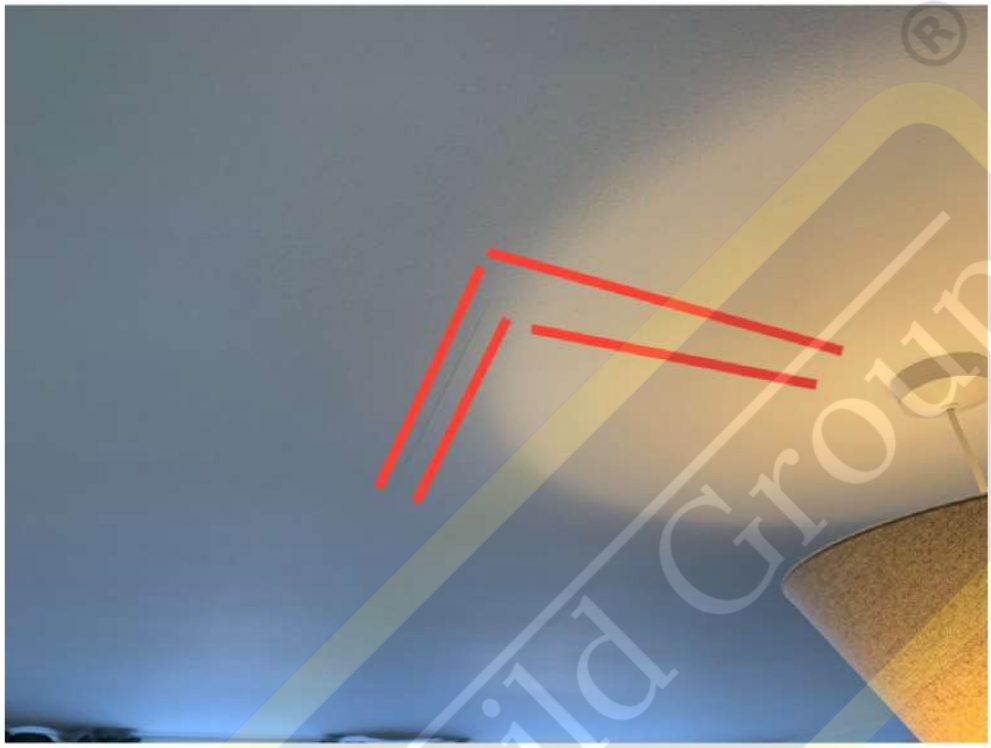
Mouldy rafter

Mouldy rafter

	5.2 Ceilings	Condition rating	2
Construction & Type	The property has mainly plasterboard ceilings finished with emulsion paint. The porch has a timber ceiling finished with emulsion paint.		
Nature of inspection and Limitations	Ceilings were examined for signs of undue levels of bowing, cracking, staining and other defects.		
Condition	The plasterboard ceilings were found to be generally well adhered back to floor and ceiling joists with no undue bulging, dishing or displacement. This indicates that the ceilings are currently in serviceable condition. There are some hairline cracks in plasterboard ceilings. When plasterboard cracks, it displays the effects of movement in the building structure or sub-frame. All buildings are subject to movement and experience small changes in dimensions, and minor plasterboard cracks are often the result of the building settling over time. The ceiling cracks appear to be due to normal settling. However, if they develop, you'll need to engage a structural engineer to investigate the cracks further. Leak stains were noted in the landing cupboard. At the time of the inspection, the stains were dry. The stains may have been caused by water spillages from a water tank which was likely installed in the loft before. No water tank was noted in the roof space at the time of the inspection.		
Action Required	No significant repairs are required. Rectification of any minor or cosmetic defects is considered to be part of normal maintenance. The property ceilings must be maintained in a normal way.		

Hairline crack in plasterboard ceiling (bedroom 1)

Hairline cracks in plasterboard ceiling (bedroom 2)



Hairline crack in plasterboard ceiling (living room)

Leak stains (landing cupboard)

Leak stains - no excessive moisture (landing cupboard)

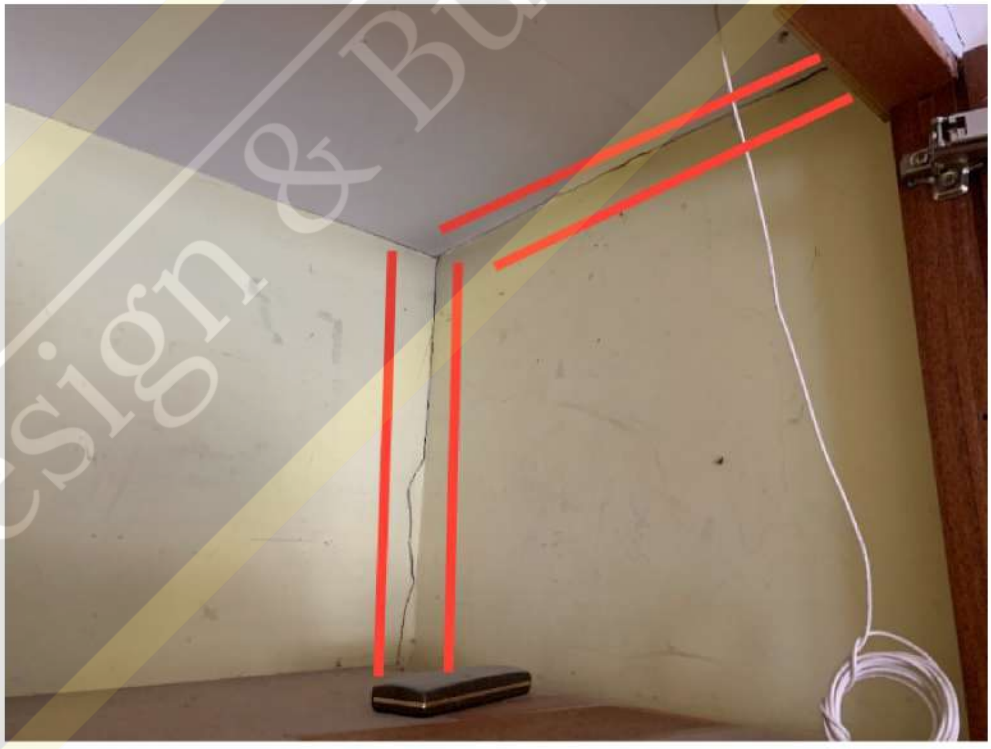
	5.3 Walls	Condition rating	3
Construction & Type	The property has a mixture of masonry and studwork walls covered with plaster/plasterboard and decorated with emulsion paint, plastic panels and textured coating.		
Nature of inspection and Limitations	Internal walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage. Our inspection was obstructed by furniture and other objects such as radiators, etc. hanging on and attached to the walls. Therefore, defects may exist in these unseen areas. Unless the property is fully inspected before the exchange of contracts, there may be additional repair costs.		
Condition	There is a hairline crack above a doorway in the wall between the dining room and kitchen. The crack is visible from inside the dining room. The crack may have been caused by settlement. The wall next to the crack had high moisture content which indicates a leak. The leak may have been caused by moisture ingress between the wall and the extension roof flashing. Since the main wall is a cavity wall the leak may have also been caused by moisture ingress due to gaps between first-floor window sill tiles. (please refer to section 4.4 for more details). The leak could lead to further deterioration and structural issues. This is the reason for condition rating 3. The rest of the internal walls generally appear to be in reasonable structural order; however, hairline and slight cracks are present throughout. All buildings are subject to movement and experience small changes in dimensions, and hairline and slight cracks are often the result of building settling over time. However, if the cracks progress further, a structural engineer should be involved to check the cause of the cracking. No evidence of significant condensation was noted in the property. However, the extent of condensation in a dwelling depends not only on its orientation and construction but also on variable factors such as weather conditions, lifestyle and how the property is heated and ventilated. Problems usually become worse in the colder months. Adequate heating and ventilation will help to keep condensation problems to a minimum. The bathroom walls are covered with plastic panels and one of the panels has detached, which was caused by poor quality of work when the panel was installed. It was also noted that the joints between some plastic panels were not sealed, which could lead to moisture ingress between the panels and the wall and as a result lead to leaks and dampness.		

Action Required	The extension roof flashing and the window sill should be improved/repaired. As the crack above the doorway is not severe, once the leak is repaired, the crack needs to be sealed. The wall has a lintel that supports the cavity wall above the doorway, and deformation in the lintel could lead to structural issues. Therefore, once the crack is repaired, it should be closely monitored. If the crack reappears and develops further a structural engineer would need to be involved to check the cause of the crack. Since the crack is between the extension and the main building and the lintel is not visible due to plaster and timber panels, it is recommended to ensure that a Building Regulations approval has been obtained for the extension and structural alterations. If the house extensions and house alterations were completed less than 10 years ago, a structural 10-year warranty should also be requested. If the house extensions and house alterations were completed more than 10 years ago, it is recommended to obtain insurance covering all structural risks. The detached plastic panel in the bathroom should be reinstalled. The joints between the panels should be sealed. Internal decorations to the property have been completed to the specification of the current owner. We would advise that the general quality of internal decoration is satisfactory having regard to the age and style of the property. However, since minor and cosmetic defects are present, we have assumed that after purchase, some touching-up will be carried out. Repairs are not considered urgent and can be done at your convenience after taking over the property. One of the walls in the dining room has a textured finish and there is a risk that the textured wall finish contains asbestos fibres. However, this can only be determined by taking a sample for analysis. Even if the wall finish does contain asbestos fibres it is not normally considered to be a health hazard provided it is not disturbed, for example, it should not be rubbed down during redecoration. When maintaining and repairing textured walls, you should be aware of the possibility of asbestos and the need for a licensed contractor to remove and dispose of any asbestos found. Minor and cosmetic defects are considered to be part of normal maintenance. The property walls must be maintained in a normal way.

Hairline crack with high moisture content (wall between dining room and kitchen)

Hairline crack with high moisture content (wall between dining room and kitchen)

No excessive moisture further away from the crack (wall between dining room and kitchen)



Slight and hairline cracks (bedroom 1 wardrobe)

Hairline cracks (bedroom 1 wardrobe)

Hairline crack (bedroom 1 wardrobe)

Hairline crack (bedroom 2 wardrobe)

Hairline crack (bedroom 2)

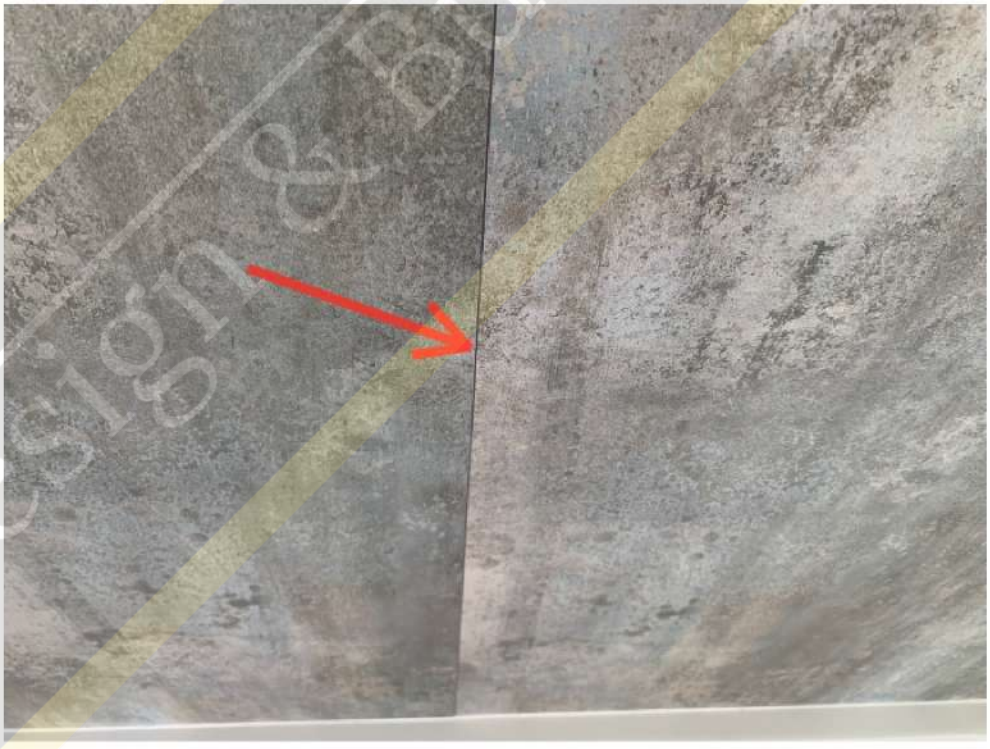
Hairline crack (bedroom 2)

Hairline crack (dining room)

Hairline crack (living room)

Detached plastic wall panel (bathroom)

Textured wall finish (dining room)



Joint between plastic panels is not sealed (bathroom)

	5.4 Floors	Condition rating	3
Construction & Type	The ground floor is mainly of concrete construction, however, a part of the floor in the dining room appears to be timber. It is possible that the timber floor in the dining room was installed to provide access to an inspection chamber which may be located under the floor. However, within the scope of the inspection, we cannot confirm it. The first floor is timber. The floors have different finishes, including carpets, vinyl, and vinyl tiles.		
Nature of inspection and Limitations	Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings prevented direct examination of the floor surfaces. Furniture and stored items throughout the property severely restricted our inspection of the floors. Therefore, it is possible that defects may exist in these unseen areas. Unless the floors are fully inspected before exchanging contracts, additional repair costs may occur.		
Condition	Part of the floor in the small bedroom sags underfoot. When the floor sags, the underlying floor structure should be inspected. There may be structural issues, such as rotten or damaged joists that need to be repaired/replaced. This is the reason for condition rating 3. The rest of the timber floor is generally satisfactory, without excessive creaking, sagging, slopping, etc. The concrete floor was found to be firm, level and tight to the underside of floor skirtings. No ramping or deflection was evident, and there was no evidence of widespread resonance (hollowness). Therefore, no visual signs were found indicating that the ground floor slab was adversely affected due to problems associated with ground movement. The vinyl tiles most likely contain asbestos (so-called vinyl-asbestos tiles or VAT), and precautions are required when removing and disposing of them. The carpets in the hallway and landing were dirty. Although the rest of the floor finishes are generally in good condition allowing for their age and normal wear, some minor repairs may be required on closer inspection. There is always a risk of hidden defects that will only be discovered when the floor coverings are lifted. Future repairs may be needed.		

Action Required	It is recommended to have a reputable contractor check the sagging floor in the small bedroom and estimate the costs of necessary repairs prior to the exchange of contacts. It would be prudent to consider the replacement of all VAT with safer floor coverings after purchase. Therefore, it is recommended to have a licensed contractor estimate the costs of replacement prior to the exchange of contracts. The landing and hallway carpets require professional cleaning. Any minor or cosmetic defects are considered to be part of normal maintenance. The property's floors must be maintained in a normal way.
	 Sagging floor (bedroom 3)

Dirty carpet (landing)

VAT tiles (cupboard under the stairs)

Part of the floor appears to be timber (dining room)

	5.5 Chimney Breasts, Fireplaces and Flues	Condition rating	2
Construction & Type	The living room fireplace has been blocked up.		
Nature of inspection and Limitations	The blocked fireplace was inspected visually.		
Condition	The blocked-up fireplace had no airbrick installed to provide ventilation to the chimney void.		
Action Required	It would be prudent to ensure that the chimney void is adequately ventilated to prevent any condensation and dampness from forming and causing a problem. An air brick should be inserted at a lower level to provide ventilation to the chimney void. Minor defects etc. are considered to be part of normal maintenance.		

	5.6 Built-In Fittings	Condition rating	1
Construction & Type	The kitchen fittings include wall and base units, drawers, sink and worktops. The built-in fittings include wardrobes and cupboards.		
Nature of inspection and Limitations	The fitted units were examined for general condition. Cupboards and drawers were checked for normal operation. Built-in appliances were not checked for operation or safety. Utensils, kitchen appliances and other stored items severely limited our inspection of the kitchen units. Therefore, some defects may exist in these unseen areas. Unless the kitchen built-in fittings are fully inspected before exchanging contracts, additional repair costs may occur. The built-in fittings had stored items inside which limited our inspection of the built-in fittings. Therefore, some defects may exist in these unseen areas. Unless the built-in fittings are fully inspected before exchanging contracts, additional repair costs may occur.		
Condition	The kitchen fittings appeared to be generally in good condition. The flow of water at the kitchen outlet was within a normal range and considered to be suitable for the intended use. The small bedroom cupboard doors do not close properly and drag on the carpet when operated. The rest of the built-in wardrobes and cupboards appeared to be generally in acceptable condition. No significant defects were noted.		
Action Required	The small bedroom cupboard doors should be adjusted. Any minor or cosmetic defects are considered to be part of normal maintenance. No significant repairs are currently necessary but normal maintenance will be needed. The property's built-in fittings should be maintained in a normal way.		

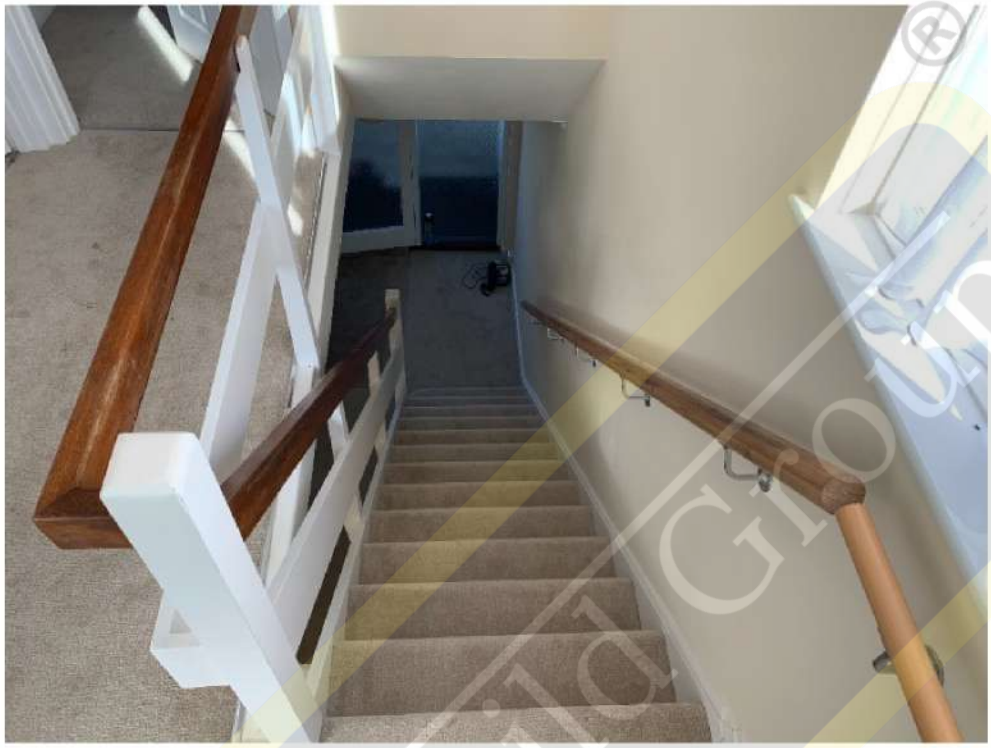
Kitchen fittings

Tap checked for operation

Bedroom 1 wardrobe

Doors do not close properly and drag on carpet (bedroom 3)

	5.7 Internal Joinery	Condition rating	HS
Construction & Type	The internal woodwork includes such items as doors, frames, skirting, bannisters and a staircase.		
Nature of inspection and Limitations	All internal doors were checked for normal operation and other woodwork examined for a range of defects. Woodwork was also examined for evidence associated with movement of the structure of the property, woodworm and other infestations, and general condition and usage.		
Condition	Of concern is that the railings and balustrade do not comply with the Building Regulations. This is a safety hazard and the reason for the HS rating. Please refer to section 3.2 for more details. The staircase was fully carpeted and it was found to be reasonably firm, well set and even to the tread. The small bedroom door drags on carpet and the door between the porch and hallway does not close properly. The rest of the internal doors are in acceptable condition for their age. The door surrounds, skirting boards, etc. are in acceptable condition for their age. No sign of any significant decay or wood borer infestation was noted. However, in a property of this age and type, some defects may be found requiring attention when surfaces are examined closely. The internal joinery is painted, and the decoration is generally satisfactory. In the property of this age, the paint may contain lead. Lead paint can be a health hazard. Adequate safety precautions should be taken when preparing old surfaces for redecoration to avoid releasing dust or fumes containing lead.		
Action Required	The small bedroom door and the door between the porch and hallway should be adjusted. Rectification of minor and cosmetic defects and door adjustments are considered to be part of normal maintenance.		



Staircase

Door drags on carpet (bedroom 3)

Door does not close properly (hallway)

	5.8 Bathroom and Sanitary Fittings	Condition rating	2
Construction & Type	There is a range of bathroom fittings in the property.		
Nature of inspection and Limitations	All sanitary fittings were checked for normal operation. Taps were turned on to form an opinion of the water flow in normal use, but for practical reasons were only operated individually. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time. The toilets were flushed. Visual inspection was made to identify any obvious leaks sourced from sanitary fittings. However, it is not possible to examine waste, or other, pipework and joints, where they are concealed beneath the bath, etc.		
Condition	The water from the ground floor toilet was not draining properly. Please refer to section 6.5 for more details. It was noted that the bathroom had no shower installed. The first-floor bathroom and ground-floor toilet have no extractor fans to remove warm moist air and smell. Apart from the issues above, no significant defects were noted and the bathroom fittings were found to be in serviceable condition. The bathroom fittings were adequately secured to the adjacent floor and wall surfaces. It would also be prudent to regularly check the condition of all service pipework and wastes etc. to ensure that no leakage or blockage is occurring.		
Action Required	It is recommended to install a shower in the bathroom. It would be prudent to install some form of mechanical ventilation in the bathroom and toilet to ensure that no condensation and dampness can occur. It is essential to ensure that the seals are properly made and maintained at the junction between wall surfaces and sanitary fittings, as damp penetration can lead to the development of fungal decay in concealed areas. Minor and cosmetic defects are considered to be part of normal maintenance. Bathroom fittings maintenance also includes cleaning, limescale removal, repair and replacement of damaged fixtures, plumbing system maintenance, grout and sealant replacement, ensuring proper ventilation, and taking preventive measures such as using gentle cleaning agents. Regular maintenance is essential for prolonging the life of bathroom fittings, preventing damage, and ensuring safety.		

Bathtub

Tap checked for operation (ground floor toilet)

Section 6 - Services

Scope of survey

A visual non-invasive inspection of the services was carried out. Specialist tests were not conducted but services were checked through their normal operation in everyday use. If any services (such as the boiler or mains water) were turned off, they were not turned on for safety reasons and the report will state that to be the case.

The reports only comments on the services covered in this section (electricity, gas, oil, water, heating and drainage).

All other services and domestic appliances are not included in the inspection: for example security and door answering systems, smoke alarms, television, cable, wireless and satellite communication systems, cookers, hobs, washing machines and fridges (even where built in).

Competent Person Schemes

Competent person self certification schemes (commonly referred to as competent person schemes) were introduced by the Government in 2002 to allow registered installers (i.e. businesses, mostly small firms or sole traders), who are competent in their field, to self-certify certain types of building work as compliant with the requirements of the Building Regulations.

These schemes offer benefits to the building industry and consumers:
- scheme members save time by not having to notify in advance and use a building control body (i.e. a local authority or a private sector approved inspector) to check/inspect their work
- consumers benefit from lower prices as building control charges are not payable.

The schemes help to tackle the problem of cowboy builders by raising standards in the industry and enabling consumers to identify competent installers. They also allow building control bodies to concentrate their resources on areas of higher risk.

Any works undertaken to these services should be carried out only by a suitably qualified competent person.

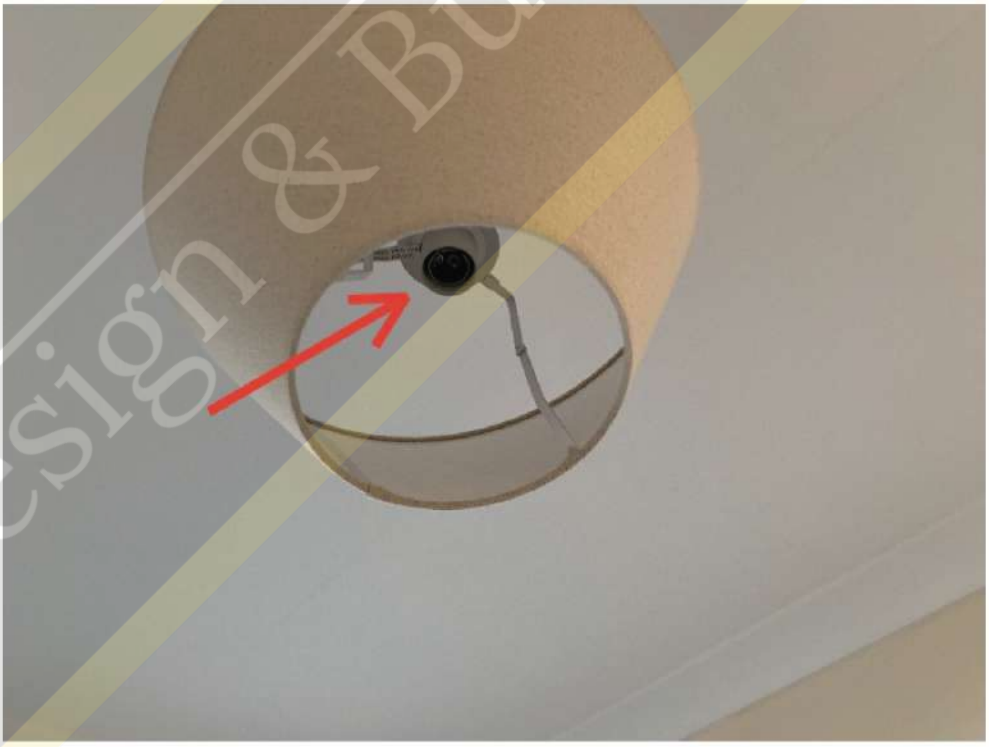
Examples of Competent person schemes are Gas Safe Register, CIGA, CERTASS, Competent Roofer, FENSA, HETAS, NAPIT, OFTEC.

6.1	Electricity
6.2	Gas / Oil
6.3	Water
6.4	Heating and Cooling
6.5	Drainage
6.6	Other Services

	6.1 Electricity	Condition rating	HS
Construction & Type	The property has a mains electricity supply, and the meter and the consumer unit are located in the cupboard under the stairs.		
Nature of inspection and Limitations	We are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as helpful comments and suggestions. They are not a full and complete assessment of any problems that may exist. The main service installations within this property have been subjected to a visual inspection only and no intrusive checks have been carried out. The information provided in this part of the report is purely for your consideration only. It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within the scope of this inspection. No testing of the installations or appliances was carried out other than operation in normal everyday use, such as operating light switches.		
Condition	Loose wires were noted in the landing cupboard. Please refer to section 3.2 for more details. The light in the porch did not work and the light fitting in the hallway had no light bulb fitted. Apart from the issues above and for the most part, the electrical installation doesn't appear to have any obvious defects. However, electrical regulations are updated periodically and an older installation may no longer comply with current regulations. When a property is over 30 years old and has the original wiring, it is likely to need updating, at least in part, to meet modern standards. A sign a rewire is necessary is dated rubber, fabric or lead-insulated cabling. Modern wiring is PVCu coated, coloured grey or white, and twin-earthed. Earth bonding was not checked. Earthing is used to protect people from the risk of electric shock. If the earthing arrangements within your electrical installation were defective or inadequate, you could receive an electric shock from the equipment or appliance metal casing.		

Action Required	It is recommended to replace the light bulb in the porch and fit a bulb to the hallway fitting and then test the lights prior to the exchange of contacts. If the lights still do not work, the light fittings may need to be replaced. It is recommended that domestic electrical installations be tested at least once every 10 years and on change of occupation. If there is no record of a test certificate within this period, then we would recommend that the system be tested. At the time of the survey, no documentation was seen to verify that an inspection has been carried out within the last 10 years and the installation must therefore be considered to be in a potentially dangerous and unsatisfactory condition. Unless you are provided with verifiable evidence that such an inspection has recently been carried out by a competent person, the electrical installation should be inspected by a suitably competent person (registered with the Electrical Contractors Association, ECA, or the National Inspection Council for Electrical Installation Contracting, NICEIC) prior to the exchange of contracts. In the bathroom, the area above the bathtub requires a minimum lighting rating of IP45. In the area stretching 0.6m outside the bathtub and wash basin perimeter, the minimum rating is IP44. This should be checked by a suitably qualified person. Your legal adviser should obtain Building Regulations certificates for any electrical installations undertaken.
	 Electricity meter (understairs cupboard)

Consumer unit (understairs cupboard)



No lightbulb fitted (hallway)

Light does not work (porch)

	6.2 Gas / Oil	Condition rating	HS
Construction & Type	Gas is supplied from the mains and the gas meter is located in the understairs cupboard.		
Nature of inspection and Limitations	We are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as helpful comments and suggestions. They are not a full and complete assessment of any problems that may exist. The main service installations within this property have been subjected to a visual inspection only and no intrusive checks have been carried out. The information provided in this part of the report is purely for your consideration only.		
Condition	For the most part, the gas installation appeared to be generally acceptable, with no obvious defects. However, considering the potential risks of an unsafe gas supply, a suitably competent person, such as a Gas Safe registered contractor, should inspect the gas installation before exchanging contracts. This is considered to be a potential health and safety risk and should be treated as requiring urgent attention. In the absence of certification, surveyors must give rating HS to the item.		
Action Required	A suitably competent person, such as a Gas Safe registered contractor, should inspect the gas installation before exchanging contracts. For safety precautions, it would be prudent to consider relocation of the gas meter outside. The ideal location for a gas meter is on an external wall that is no more than 2 meters from the corner of the property on either side of a door or sealed window.		

Gas meter (cupboard under the stairs)

	6.3 Water	Condition rating	2
Construction & Type	Water is supplied from the mains and your legal adviser should make the usual checks in respect of the water supply. The external stop tap and water meter are located in the pavement meter box. The internal stop tap is located behind the kitchen corner unit. The internal supply pipes appear to be of copper.		
Nature of inspection and Limitations	The visible parts of the system were checked for any obvious signs of leaking, damaged pipes, correct covering and insulation, and other evidence of defects. Water taps were operated to check for flow and drainage. As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as helpful comments and suggestions. They are not a full and complete assessment of any problems that may exist. The main service installations within this property have been subjected to a visual inspection only and no intrusive checks have been carried out. The information provided in this part of the report is purely for your consideration only.		
Condition	There was water inside the meter box. In some cases, water inside the meter box may indicate that there is a leak near the meter. Where visible, the plumbing system is generally satisfactory. However, we did not carry out any tests on the system and therefore we cannot comment on the operation or serviceability of any of its components. The flow of water at all outlets was found to be within a normal range. Apart from the water inside the meter box, the water supply etc. generally appeared satisfactory. However, it may need to be repaired in the future and this is considered to represent normal maintenance.		
Action Required	It is recommended to have a specialist accredited contractor inspect and if necessary repair the meter. The seals of the meter box may need to be maintained/replaced to prevent the ingress of rainwater.		

Water meter and external stop tap

Internal stop tap (kitchen corner unit)

	6.4 Heating and Cooling	Condition rating	HS
Construction & Type	The heating is provided by the gas-fired boiler, located in the kitchen, and the hot water radiators. The hot water is provided by the gas boiler. The boiler is a Greenstar GR1000W 30 C NG combi gas boiler. According to our desk research, the boiler has an efficiency grade A. The hot water radiators have thermostatic radiator valves (TRVs). There is also an air heater control panel installed in the hallway cupboard, however, no air heater was noted at the property and the panel appears to not be in use. If the control panel is not required, it can be removed, however, this should be done by a suitably qualified person.		
Nature of inspection and Limitations	We are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as helpful comments and suggestions. They are not a full and complete assessment of any problems that may exist. The main service installations within this property have been subjected to a visual inspection only and no intrusive checks have been carried out. The information provided in this part of the report is purely for your consideration only. The installation of central heating is a specialist matter governed by regulations set out by various bodies. We cannot guarantee that the installation fully complies with these regulations. If you require further assurance on the heating installation, we must recommend that a specialist heating engineer is asked to inspect and report on the system.		
Condition	The heating system appeared satisfactory but was not running at the time of the inspection and therefore no assessment could be made on its performance or serviceability. We were not informed that there was a gas service agreement. Copies of records and certificates should be obtained prior to the exchange of contracts. The heating systems tend to collect sludge, which can reduce the installation efficiency and, consequently, the cost of heating bills etc. Eventually, some flushing out or replacement may be necessary, but this is part of normal maintenance for a heating system. TRVs allow separate control of each radiator. If used correctly, they can improve the efficiency of a system, but in practice, they are challenging to operate effectively. As mechanical devices, they can sometimes jam and become ineffective. Minor and cosmetic defects are considered to be part of normal maintenance.		

Action Required	Your legal adviser should check whether there is any documentary evidence that the heating installation has been tested or serviced recently. In the absence of documentary evidence to show that the heating system has been tested, surveyors must give designation HS to the item and the heating system should be checked by a suitably qualified person before exchanging contracts. If legal enquiries reveal that the system has been tested recently, then a test may not be required. This is considered to be a health and safety risk and should be treated as requiring urgent attention.
	 Greenstar GR1000W 30 C NG combi gas boiler (kitchen)

Old air heater control panel

	6.5 Drainage	Condition rating	3
Construction & Type	The property is believed to be connected to the main sewer. Your legal adviser should make the usual checks in respect of the drainage system. No inspection chambers were noted in the gardens, however, there may be an inspection chamber located under the dining room timber floor, although within the scope of the inspection, we can not confirm it.		
Nature of inspection and Limitations	Internally, all taps were run and the WCs were flushed. We are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as helpful comments and suggestions. They are not a full and complete assessment of any problems that may exist. The main service installations within this property have been subjected to a visual inspection only and no intrusive checks have been carried out. The information provided in this part of the report is purely for your consideration only.		
Condition	Water was not draining properly from the ground floor toilet which indicates that the drains could be clogged or defective. Apart from the issue above and where visible, the internal drainage system appeared satisfactory, with normal water drainage and no disrepair evident. The above ground wastes generally appeared in serviceable conditions where visible with no evidence of leakage or major disrepair. Without extensive exposure work, we cannot confirm the type or layout of the underground rainwater drainage system.		
Action Required	Given the age of the property and the potential risks that underground drains may be defective or clogged, it is recommended to arrange a home buyer drainage survey before exchanging contracts. The survey should include an assessment of the property's drainage system, including a drainage map showing where and what drainage a property has, a compliance assessment to check whether the property's drainage is compliant with the necessary environmental and building regulations, functionality assessment including sizing checks, defects and maintenance checks, a full CCTV condition survey of the drains, appropriate repair methods, and full written report with recommendations and budget figures for repair or replacement. Minor defects are considered to be part of normal maintenance.		

Water does not drain properly

Drainage channel and external drainage pipes

Kitchen sink drainage

	6.6 Other Services	Condition rating	2
Construction & Type	There are two television aerials in the loft.		
Nature of inspection and Limitations	A visual inspection was made to locate television aerials at the property. The television aerials were examined for general condition and security of fixing. No specific checks were made to confirm connections to/from the aerials or their effectiveness of providing a signal.		
Condition	It appears that the television aerials are not securely fixed and are currently resting on the roof insulation.		
Action Required	It is recommended to improve the television aerials installation to prevent any accidents. You should ensure that any required services, such as cable, satellite or internet facilities are available to meet your specific needs. Examine all fittings regularly to ensure that they are secure.		
	 Television aerials (loft)		

Section 7 - External Elements

Scope of survey

The condition of the boundary walls and fences, outbuildings and areas in common (shared) use was inspected from within the grounds and any public areas, but not from neighbouring private property.

The report provides a summary of the general condition of any garden walls, fences and permanent outbuildings. Buildings containing swimming pools and sports facilities are treated as outbuildings, but the report does not comment on the leisure facilities, such as the pool itself and its equipment.

7.1	Garaging
7.2	Outbuildings and Sheds
7.3	Grounds
7.4	Common and Shared Areas
7.5	Neighbourly Matters

	7.1 Garaging	Condition rating	2
Construction & Type	The property has a garage in a garage block located near the property. The garage is of masonry construction with a flat felted roof. The metal door is painted. The rainwater goods are plastic. The fascia board is timber. There are two steel posts installed at the front of the garage.		
Nature of inspection and Limitations	The garage was examined from ground level for signs of bowing or leaning of walls, damaged brickwork and pointing, and the condition of the roof externally. The estate agents had no keys for the garage and no keys were found inside the property. Therefore the garage was not inspected internally. Unless the garage is fully inspected before the exchange of contracts, there may well be additional costs of repair which must be borne by you.		
Condition	The concrete lintel above the garage door has cracked and the rebar is rusty. The lintel is load-bearing and when the rebars rust they can lose their load-bearing characteristics. The felt was found to be in acceptable condition, however, the rear part of the roof was covered with vegetation and debris and it is possible that defects may exist in concealed areas. The felt tends to deteriorate over the years and this can allow dampness to penetrate inside the roof structure. Therefore, it is recommended to check the condition of the felted roof at least twice a year. Particular attention should be paid to the ends of the roof, where the felt tends to deteriorate faster than on the flat part of the roof. The garage gutter is partially broken, sags in the middle, and is clogged. The fascia board decoration has weathered and there are woodborer holes in the board. Where visible the damp-proof course (DPC) clearance is lower than 150mm. DPC should be at the height of 150 mm (two bricks) above ground level to comply with the Building Regulations. The reason for this gap is to prevent soil, etc. building up and bridging the DPC, and to minimise the risk of dampness caused by rain splashing up from the adjacent surfaces. The metal posts were found to be in acceptable condition, however, their purpose is not clear. They may have been installed to add protection to the walls from vehicles.		

Action Required	It is recommended to treat the rusty rebar and repair the lintel soon after taking over the property. It is recommended to remove vegetation growing on and near the garage. Once vegetation is removed the felt covering should be checked and repaired if necessary. The gutter should be replaced. It is also important to clean the gutter regularly. The fascia board should be treated. It would be prudent to ask the vendors about the purpose of the metal posts. The damp-proof course should be improved which could be done by injecting a silicone-based damp-proof cream into the brickwork above the low DPC Rectification of any minor or cosmetic defects is considered to be part of normal maintenance.
	 Garage

Cracked lintel

Deteriorated lintel and rusty rebar

Roof partly covered with vegetation and debris

Clogged gutter

Broken gutter

DPC is lower than 150 mm from the ground

	7.2 Outbuildings and Sheds	Condition rating	2
Construction & Type	There is a timber shed in the rear garden. The shed has a pitched roof covered with felt and a single-glazed window.		
Nature of inspection and Limitations	The shed was assessed for general condition and was examined externally and internally to identify areas of rot, damage, leaks and other defects.		
Condition	The shed has a number of defects that require repairs. The roof covering is poorly installed and the roof structure is damp. One wall panel is missing. Some panels are rotten. The shed's external decoration has weathered and the timbers are mouldy internally. The door's hardware is rusty.		
Action Required	The roof covering should be replaced. The missing timber panel should be installed, to prevent moisture ingress inside the shed. The rotten timbers should be replaced. The shed should be treated both externally and internally to prevent rot, decay and infestation. The rusty hardware should be treated or replaced. Rectification of any minor or cosmetic defects is considered to be part of normal maintenance.		

Shed

Poorly fixed roof covering

Rotten fascia

Missing wall panel

Damp roof

Mouldy walls and floor

Rusty hardware

	7.3 Grounds	Condition rating	2
Construction & Type	The property has a small front garden and a private enclosed rear garden. There is side access leading to the rear garden. The front garden is laid to lawn. There is a pathway to the front entrance, the pathway is covered with concrete slabs. The side access is covered with paving slabs and gravel. There is a timber gate between the front garden and side access. The rear garden is mainly laid to lawn, with some parts covered with paving slabs and natural stones. The boundaries are defined by a mixture of timber panel fencing, masonry walls, metal mesh fencing and hedges.		
Nature of inspection and Limitations	The grounds around the house were inspected for any indications of land failure or movement, or other defects that would have a material effect on the property as a whole. Some parts of the grounds are overgrown with foliage and could not, therefore, be examined in detail.		
Condition	The mortar pointing between the paving and concrete slabs has deteriorated in places The side gate and timber fencing decoration has weathered. The natural stone slabs at the back of the rear garden are loose. The masonry wall has cracked in places. Apart from the issues above no significant defects were noted. There is no evidence of any damage from flooding.		

Action Required	The mortar pointing between the paving and concrete slabs has deteriorated and needs to be improved soon after taking over the property. The paved areas enhance the quality of the property curtilage. However, they must be kept in satisfactory condition otherwise this could present a safety hazard to users. It is recommended to treat the timber fencing and gate on an annual basis to ensure their longevity and maintain their appearance. Regular treatment helps protect the wood from moisture, UV rays, and other elements that can cause deterioration. By treating timber fencing and the side gate annually, you can extend their lifespan, enhance their aesthetic appeal, and provide added resistance against rot, decay, and damage. The natural stone slabs should be re-bedded. Cracks in the boundary wall should be sealed. Minor defects are considered to be part of normal maintenance. The property must be maintained in a normal way. Your legal adviser should verify the responsibility of the property owners for maintaining boundary timber fencing, masonry walls, metal mesh fencing and hedges.
	 Front garden

Side access

Side access

Gate - weathered decoration

Rear garden

Cracks in the boundary wall

	7.4 Common and Shared Areas	Condition rating	NA
Construction & Type	There were no common or shared areas noted at the property.		

	7.5 Neighbourly Matters
Observations	A general unspecific overview of the immediate local area was carried out during the course of the survey, to identify issues that might affect the normal enjoyment of the property. No obvious causes of concern were noted however it cannot be known if issues are present at other times. You are advised to visit the property on a number of occasions at different times of the day and night to form an opinion of any factors that might be relevant

	Section 8 Addendum **8.1 - About your Surveyor**			
Surveyor				
Address	Design and Build Group Ltd			
Contact Details	Telephone			
	Mobile			
	Email			
Signed (electronic signature)			Date Finalising Report	

8.2 - Maintenance advice

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time.

Outside

You should check the condition of your property at least once a year and after severe weather.
Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

Chimney stacks: Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the flashings, the materials used to form the joints with the roof coverings.

Roof coverings: Check these occasionally for slipped, broken and missing tiles or slates, particularly after severe weather.

Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

Rainwater pipes and gutters: Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.

Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.

Windows and doors: Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.

Conservatories and porches: Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.

Other woodwork and finishes: Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Grounds

Garages and outbuildings: Follow the maintenance advice given for the main building.

Other: Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after severe weather. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.

8.2 - Maintenance advice (contd)

Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.
Roof structure: When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.

Ceilings: If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.

Walls and partitions: Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.

Floors: Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.

Fireplaces, chimney breasts and flues: You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated.

Flues to gas appliances should be checked annually by a qualified gas technician.

Built-in fittings: Check for broken fittings.

Services

Ensure all meters and control valves are easy to access and not hidden or covered over.
Arrange for a competent person to check and test all gas and oil services, boilers, heating systems and connected devices once a year.

Electrical installations should only be replaced or modified by a competent person and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).

Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.

Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.

8.2 - Maintenance advice (contd)

Important information for purchasers of older, listed and historic properties

Modern properties, those built after 1900 or so, are essentially constructed as sealed boxes which are designed to keep all moisture out. This is achieved by the use of impermeable membranes at ground level (such as a damp proof course) to prevent moisture rising up from the ground below, and cavity walls which are designed to prevent moisture penetrating through the walls. Windows and doors are made to seal tightly, and most houses built today are constructed without any chimneys at all.
In this type of property, where dampness is found inside then it is generally due to some specific defect which will require repair.

Older properties, generally those built before 1850 or so, were constructed in a very different way, and one in which moisture will naturally enter the property. They do not have damp proof courses or cavity walls and are not intended to be a sealed unit.
However, these properties are designed to manage the movement of moisture in such a way as to prevent it becoming a hazard to health or to the structure of the building, and it is important to understand the mechanisms by which it does this in order to protect the structural elements of the building from becoming defective.

At the time that these properties were constructed it was the normal for them to have many openings where draughts could enter the building, such as multiple open fireplaces, ill-fitting doors and windows, and gaps in floorboards. As a result, ventilation levels were very high, allowing moisture to evaporate readily in the moving air, and to be carried away to the outside. So, for example, where moisture penetrated the walls, although the inside surfaces of those walls would be damp, the levels of moisture would achieve equilibrium as the rate of evaporation compensated for the rate of penetration.
Today, we try to minimise draughts by blocking fireplaces, adding secondary or double glazing, laying laminate floors and sealing the gaps around doors and windows. As a result moisture levels rise due to the decreased air movement that is a consequence of the reduced ventilation. This then leads to dampness becoming evident, particularly in areas of minimal air movement, such as behind large objects of furniture and within cupboards and wardrobes.

Many older homes were built at a time when lime mortar was the primary method of setting bricks and stones. Lime mortar is both flexible and porous, unlike the very hard, inflexible and nonporous cement mortars used in more modern construction. Lime mortar, therefore, allows the moisture evaporation process to continue by acting as a wick for moisture to leave the main walls between the bricks and/or stones that make up the bulk of the wall. This is a further step in the process of managing moisture within the property.

Today, we see many repairs carried out to older homes using cement mortar. This seals the gaps between the bricks and/or stones, trapping the moisture in the wall and forcing it into the surface of the bricks and stones, causing them to fail when that moisture freezes in the surface of those materials. And by reducing the amount of moisture that can evaporate through the wall to the outside, it increases dampness levels inside.

As a result of the actions described above, it is common, today, to find higher than average moisture levels in older properties. The consequences of this can cause significant defects within the property. In particular, high moisture levels, especially in roof spaces and cellars, can promote the development of wood boring insects such as Common Furniture Beetle, and Death Watch Beetle in structural timbers such as roof and floor joists. High levels of dampness in walls causes plaster to fail, decorations to become damaged, and in some properties, significant damage to the timber frame of the building.

To avoid these defects developing and becoming a serious threat to the building, it is important to be aware of the consequences of any actions which may have an impact on moisture management within the building.
The following is a list of suggestions and recommendations that will help maintain the building in a good and sound condition. It is by no means an exhaustive list and it is recommended that all owners of listed, historic and older buildings inform themselves of the best way to protect such a property.

1.Consider ways to improve ventilation within the property. This may include the installation of mechanical extractors in kitchens and bathrooms, removing secondary glazing units, ensuring that windows can be opened easily and that they are used regularly, removing insulation from the eaves area of the roof where it may block ventilation, and not leaving the property closed up and unoccupied for extended periods.

2. Where repairs are necessary, ensure they are carried out by tradespeople who are knowledgeable and competent in traditional building methods and that materials are sympathetic to those used originally. In particular, where walls are to be repointed, then lime mortar (which is very different from cement mortar with some lime added!) should be used and any earlier cement mortar repairs removed and refinished.

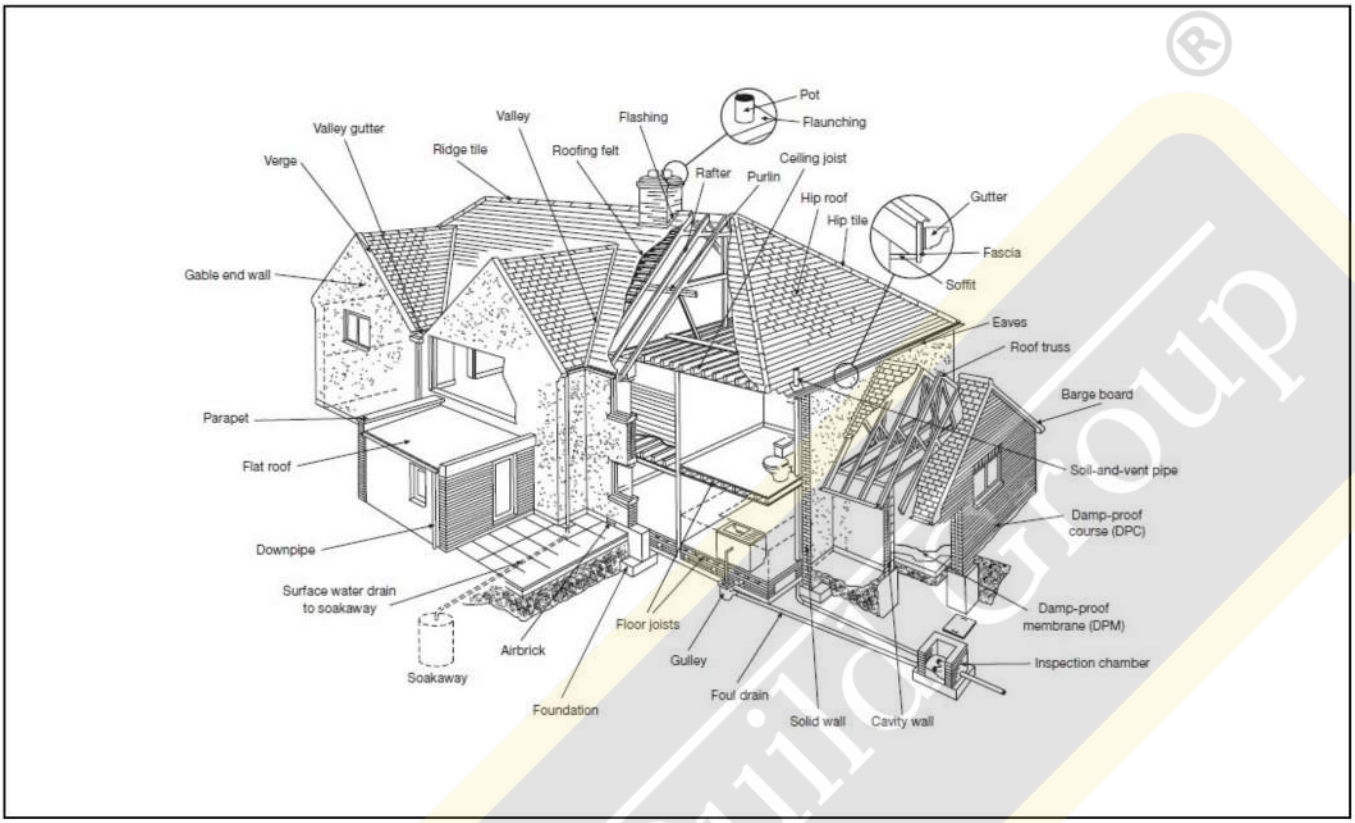
3. Ensure that the guttering and rainwater handling systems are in a well maintained and fully operative condition. Very significant damage can be caused in a very short period of time due to simple leaking gutters, downpipes, hoppers and other elements of the rainwater handling systems. It is therefore essential that these are inspected regularly, at least three or four times a year, and any damages or defects repaired as quickly as possible. In particular they should be cleared after autumn leaf fall to ensure they are as effective as possible during the winter.

4. Maintain a regular and vigilant inspection process. Unidentified or unrepaired defects can rapidly become more significant, and therefore more costly to repair. A regular process of inspection is more likely to ensure that defects identified at an early stage and can be rectified before further damage is caused. Such a process should include inspection of all the outside elements such as chimneys, roofs, walls, guttering and downpipes, windows and doors and roof edge timbers etc. Internal inspections should include a detailed examination of the roof timbers, moving of large objects of furniture to assess the wall condition behind, examination of floors, doors and timber fittings to identify signs of movement, and the condition of the heating and plumbing systems to ensure no leaks are present. This is in addition to a general and normal maintenance programme.

5. Avoid the introduction of unnecessary interventions. Many companies will recommend the use of chemical processes, such as spraying of timbers or injection of damp proof courses, as a means of rectifying the effects of dampness. In most cases, in respect of older properties, these processes are completely unnecessary, usually ineffective, and in many instances counter-productive. Attempting to prevent the passage of moisture through a wall which was always intended to be damp is unlikely to affect a cure. In fact, it is likely to push the problem elsewhere, and may cause even more significant damage.

Remember that, if the property is listed, any works you wish to carry out may require Listed Building Consent, and it is always best to check with the local authority Conservation Officer before undertaking any activities.

There are many useful resources of information available from, for instance English Heritage, and the Society of Protection of Ancient Buildings, which can help you in understanding how to manage an older property in a sympathetic and considered way. It is strongly recommended that you gain an understanding of the means and methods that they advocate in order to protect your investment.



8.3 – Customer Care

Customer Care

At our aim is to provide the best level of service possible and we go to very great lengths to ensure that the survey report we have prepared for you is as accurate, informative and complete as possible.

It is possible, however, that for some reason we have not met your expectations in some way and that you wish to raise a concern. We will treat any concerns positively and recognise that they are a means of identifying improvements which can be made to our service delivery standards. We will deal with any concerns quickly and will take prompt action to resolve them.

How to contact us

There are several ways you can contact us:
- You can call us by telephone -
- You can email us at
- You can write to us at our office,