RICS Regulated Surveyors

CAMSURE HOME SURVEYS

RICS HOME SURVEY LEVEL 3

PROPERTY ADDRESS:

Example Report

CLIENT NAME(S):

Example

DATE OF INSPECTION:

Example

Head Office: Camsure Homes Ltd, 3 Dock Lane, Cambridge, Cambridgeshire, CB25 9JF

Tel: 01223 862808

CONTENTS

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

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

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

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

A

ABOUT THE INSPECTION

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

A: ABOUT THE INSPECTION

As agreed, this report will contain the following:

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

• a detailed report based on the inspection (see 'The report' in section M).

About the report

We aim to give you professional advice to:

• help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property

• provide detailed advice on condition

• describe the identifiable risk of potential or hidden defects

• propose the most probable cause(s) of the defects, based on the inspection

• where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and

• make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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

About the inspection

• We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

• We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.

• We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

• We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.

• If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

• Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.

• We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.

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

• In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

Reminder

Please refer to your terms and conditions for a full list of exclusions.

A1 About the Inspection

Surveyors name	
Surveyors RICS number	
Company Name	Camsure Homes Ltd
Date of inspection	
Report reference number	
Related party disclosure	We are not aware there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

A2 Weather conditions and property status

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

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

The vendor was present during the inspection.

B

OVERALL ASSESSMENT

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

Important note

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

B: OVERALL ASSESSMENT

Overall opinion

This property is considered to be a reasonable proposition for purchase provided you are prepared to accept the cost and inconvenience of dealing with the various repair and improvement works reported.

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

Most notably we have found evidence of rising dampness, the chimney stack requires repointing and capping, the garden studio requires an overhaul or replacement, and we have concerns regarding encroaching bamboo growth to the rear.

Provided that necessary further investigations and works are carried out to a satisfactory standard however, we see no reason why there should be any special difficulty on resale in normal market conditions.

It should be noted that this survey is not a valuation, and our recommendation is based solely on the condition of the property.

Given the nature of the property, it's age, design and the materials used, when obtaining further advice, and cost estimates, it would be beneficial for you to consult contractors who specialise in older, heritage buildings. This is important to ensure that repairs are undertaken correctly, using period sympathetic materials, techniques and workmanship, but which is likely to increase repair costs.

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

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

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

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

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

Summary of the condition ratings

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

R

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

Section of the report	Element ID	Document Name
C About the Property	C6	Property Deeds
D Outside the property	D4	Any guarantees for remedial damp proofing
	D9	Building Regulation Approval
E Inside the property	E4	Any transferable guarantees for wood boring insect treatment to floors
F Services	F1	Electrical safety certificate
	F6	Utility searches showing the position of the drainage installations
	F6	Utility search confirming whether a combined drainage system is present

3

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

Section of the report	Element ID	Element Name
D Outside the property	D1	Chimney Stacks
	D3	Rainwater pipes and gutters
	D5	Windows
	D6	Outside doors (including patio doors)
	D9	Extensions, attached structures, oil, other.

E Inside the property	E3	Walls and partitions
	E7	Woodwork (for example, staircase joinery)
	E8	Bathroom fittings
	E9	Other
F Services	F1	Electricity
	F2	Gas/oil
	F4	Heating
G Grounds	G2	Permanent outbuildings and other structures
	G3	Other

2

Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Section of the report	**Element ID**	**Element Name**
D Outside the property	D2	Roof Coverings
	D4	Main Walls
	D8	Other joinery and finishes
E Inside the property	E1	Roofs
	E2	Ceilings
	E4	Floors
	E5	Fireplaces, chimney breasts and flues
	E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
F Services	F3	Water
	F6	Drainage

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

Section of the report	Element ID	Element Name

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

Section of the report	Element ID	Element Name
D Outside the property	D7	Conservatory and porches
F Services	F5	Water heating
	F7	Common services
	F8	Other services/features
G Grounds	G1	Garage

Further investigations

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

Confirm when the remedial damp-proof course works were undertaken, whether the work has been carried out under specialist guarantee, and whether or not such a guarantee remains effective and will pass with the title

Arrange for a member of the Property Care Association (PCA) to investigate the rising dampness to ground floor walls, with all necessary remedial action fully costed

Where invasive bamboo is growing on neighbouring land to the rear, this has encroached to the subject plot and will continue to spread. It has caused visual damage to the outbuilding with a risk of additional concealed defects. Further investigation and advice in this respect is required

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

Consider arranging for precautionary timber treatment of the roof structure

Secure quotations for repair or replacement of the rainwater fittings

Seek quotations for localised repairs to the external walls

Seek quotations for window repairs or replacement

Seek quotations for external door repairs or replacement

Seek quotations to redecorate external joinery items

Seek quotations to complete improvements to insulation and ventilation within the roof void

Anticipate future repairs to ceilings

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

Consider seeking quotations to replace the dated kitchen fittings prior to purchase

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

Seek quotations to complete improvements to internal fittings

Seek quotations to complete improvements to the sanitary ware and to provide extract ventilation from the bathroom

Arrange for a plumber to inspect potentially concealed and redundant pipework within bedroom three

Seek quotations to fully overhaul or replace the garden studio

Make allowances to re-stain the timber decking

Undertake a test of the electrical installation prior to purchase

Undertake a test of the whole oil installation prior to purchase in the absence of documentary evidence dated within the last 12 months, to include the location of the oil tank

Confirm the replacement boiler conforms with Building Regulations

Consider arranging a precautionary specialist inspection of the drainage installation prior to purchase

Confirm if there is a combined drainage installation prior to purchase

Complete utility searches prior to purchase

Confirm no history of previous flooding through your searches

Clarify the position of the boundaries

Confirm maintenance liabilities of the boundaries

Investigate the right of way over the property

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

Confirm all documentation and Local Authority consents for the extensions and initial construction of the garden studio

Confirm the list of restrictions imposed on the property where it is located within a conservation area

C

ABOUT THE PROPERTY

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C: ABOUT THE PROPERTY

C0 Type of Property

Type of Property:

A traditionally constructed, three-bedroom, mid-terrace house

Approximate year the property was built:

Circa 1885

Approximate year the property was extended:

Unknown, presumed circa 1975-80 – Rear single-and-two-storey extension

Circa 2007 – Garden studio

Approximate year the property was converted:

N/A

Information relevant to flats and maisonettes:

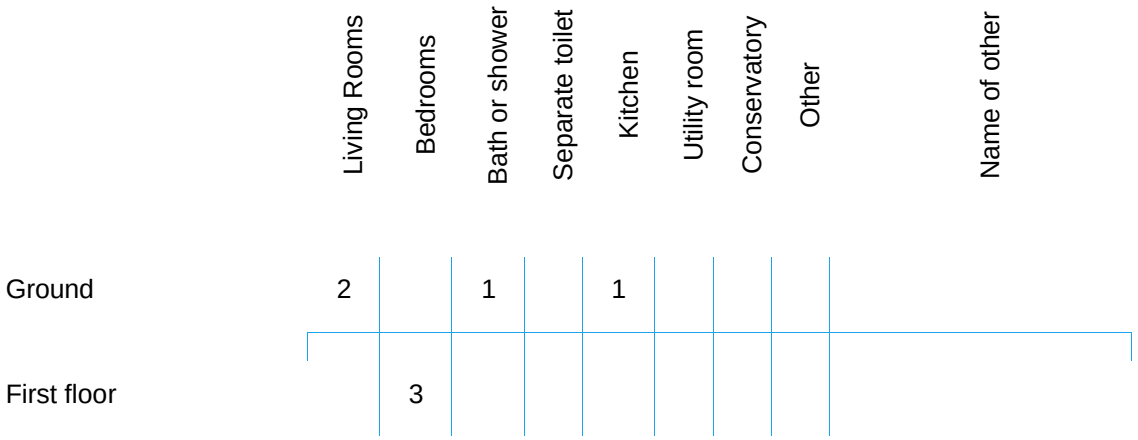
N/A

Construction:

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

The extension is of traditional construction, comprising of cavity masonry elevations set beneath a pitched roof structure that is covered in natural slate. The floors are of solid concrete construction on the ground floor and suspended timber chipboard to the upper floors.

C1 Accommodation



C2 Means of escape

There is a single battery-operated smoke detector installed to the ground floor only.

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

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

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

You should upgrade the installation with a mains wired system across both floors after taking occupation.

First floor windows do not appear to be compliant escape windows. Current Building Regulations are not enforced retrospectively, but replacement windows should meet current standards.

C3 Security

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

C4 Energy Efficiency

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

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

Energy efficiency rating: 54 E

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

The roof void is described as uninsulated however insulation is present, although this does not meet current standards, this would likely increase the overall rating.

C5 Services

	Gas	Electric	Water	Drainage
Mains services		✓	✓	✓

	Gas	Electric	Solid Fuel	Oil	Other
Central heating				✓	

Other services	Macerator to the garden studio.

The importance of Insulating your property.

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

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

Types of insulation

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

Lower Energy Bills

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

Reduces Heat Loss

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

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

Reduced Environmental Impact

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

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

Comfort

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

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

New Heating Sources

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

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

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

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

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

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

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

Air and Ground Source Heat Pumps

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

your home and transfers it inside your home. In the summer, it reverses the process by moving the heat energy from inside your home to the outside.

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

C6 Grounds

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

Gardens are located to the rear of the property.

Only on-street parking is available which may be at a premium during peak times.

Boundaries are defined with timber fencing.

External access is provided to the front and over the rear right-side of the terrace via rights of way. Legal advisors to confirm the full details of this arrangement, including matters such as ownership, rights of way, and any shared maintenance liabilities.

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

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

C7 Location

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

The property is located close to a busy road, which was subject to distant road noise likely to be more noticeable at peak times.

C8 Facilities

The centre of Example Town is approximately three miles away with typical residential amenities.

The centre of Example City is approximately 15 miles away with more comprehensive shopping and transport facilities.

C9 Local environment

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

Our desktop study revealed the property to be constructed upon clay subsoil which can be subject to seasonal change, and it is therefore important to ensure drainage connections are sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible.

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

There is vegetation within the vicinity of the property. There is the potential for root spread towards drainage channels and the property. It would be prudent for periodic maintenance to be undertaken to ensure that vegetation remains in healthy condition and so assist in minimising against the potential for falling branches. Consideration should also be given to periodic pruning to prevent vegetation becoming too large.

Materials containing asbestos are present in many buildings constructed before 2000, often enclosed and unexposed.

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

What to do if you have asbestos in your home:

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

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

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

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

C10 Other local factors

There is limited on-street parking available, which may be at a premium during peak times.

It is understood that the property is located within a Conservation Area. This imposes additional responsibilities in terms of maintenance and alterations either internally or externally. Enquiries should be made initially with the Local Planning Authority in order to seek further guidance if work is proposed.

Your legal advisers should provide further advice on such restrictions prior to a legal commitment to purchase.

D

OUTSIDE THE PROPERTY

D: OUTSIDE THE PROPERTY

D0 Limitations

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

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

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

Please note our inspection was carried out from ground level only and there was therefore a restricted view of the upper elements of the building. In particular a view of the rear rightward facing slope and valley gutter over the rear two-storey extension could not be seen and no comment can be made on the condition of these areas.

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

Due to the shape of the property and the close proximity to the right-hand boundary fence, our view of the ground floor right elevation of the rear two-storey extension was severely limited, and the risk of unseen defects must exist.

VIEW FULL SIZE

VIEW FULL SIZE

D1 Chimney Stacks

3

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

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

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

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

The pots are open, where there are redundant fireplaces internally, this can allow for rainfall directly within the flues, and some evidence of dampness was noted within the chimney masonry internally, likely as a result of this. The chimney pots should be capped and ventilated as a precaution. See also Section E5 regarding chimney flues, fireplaces and fitted appliances.

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

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

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

There is evidence of deteriorated and missing mortar bedding to all faces, this can allow for water penetration.

Repairs are now required. You should seek quotations to repoint the stack and cap the open pots through a reputable roofing contractor prior to purchase. Scaffolding or other means of safe access will be required to carry out repairs which will increase the cost significantly and you should budget accordingly.

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

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE

Condition Rating: 3

D2 Roof Coverings

2

The main pitched roof slopes, including to over the extensions, are covered in natural slate.

The roof edge to the rear of the two-storey extension is finished in timber trims. These appear to be in satisfactory condition, although periodic maintenance will be necessary. Please refer to section D4 – External finishes.

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

Some unevenness can be seen in the original slopes evidenced by slight undulation along the ridge line, but this is within normal tolerances for a building of this age and is not sufficient to indicate any significant weakness.

Whilst generally in a serviceable condition, the natural slate covering is showing signs of ageing and deterioration, as a number of slates have suffered from delamination, have lifted, or have slipped. This indicates that nails are rusting away and there is the potential for further slippages.

Whilst we found no evidence of any obvious rainwater ingress, roof coverings often fail unexpectedly or suddenly, and we can only report upon their condition at the date of our inspection and whether repairs were necessary at that time. However, their condition will change over time depending upon the conditions imposed upon them.

It is impossible to predict with any accuracy the timescale for failure of slates of this type. You should be mindful that throughout the country, we are experiencing more extreme weather conditions, including rising temperatures, increasing levels of rainfall, and high winds, alongside an increase in the frequency of their occurrence.

As a result of the visual condition and age of the coverings, we recommend you obtain further detailed advice and estimates for general repair or replacement from a reputable roofing contractor so that you are fully aware of the required and ongoing maintenance implications of this work, prior to legal commitment to purchase. Such advice and costs can be obtained alongside repairs to the chimney stack as advised.

As advised previously, a view of the rear rightward facing roof slope was not possible, and therefore the condition of the coverings in this concealed area should also be assessed up-close as part of this inspection, before purchase.

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

The ridge tile cement mortar appears to have shrunk in places and will need to be re-pointed in due course. You should obtain quotations for such works through a roofing contractor prior to purchase in line with the above recommendations.

The valleys are formed in lead. The valley to the rear leftward facing slope was visible and appears to be in a satisfactory condition where viewed from ground level.

The valley gutter to the rear rightward slope could not be fully seen and therefore comments could not be made on its condition. To gain access would involve using a long builder's ladder, which is outside the scope of the normal survey.

Moss should be cleared from within the valleys periodically to prevent overspill.

Valley gutters are prone to leakage problems and a full inspection is recommended prior to legal commitment to purchase. Even valley gutters that are in sound condition can become blocked by leaves, snow or ice, causing water levels to rise above the edges of the joints and so seep into the fabric of the building. It should be noted that maintenance and repair costs, when needed, tend to be expensive.

It is now standard practice to insulate lofts in order to conserve energy and reduce heating costs. With the increase in insulation, it has become necessary to reduce the risks of condensation problems by ventilating roof spaces.

There is no apparent means of ventilation to the original roof line, please refer to section E1 of this report.

Ventilation to the extension roofs is achieved via mushroom and soffit vents.

There is a small 'recessed dormer' window to the rear over the pitched roof of the single-storey extension. Where this window is recessed, there is a small flat roof structure that is covered in lead, which appeared to be in a serviceable condition.

Lead has been used in roof construction for centuries, due to its superb malleability and low melting point. It can be moulded to any shape, is highly resistant to corrosion and non-combustible, making it ideal for all roofing applications. Lead roofing products tend to have a lifespan in excess of 60 years, with many examples of the material lasting over 100 years. When eventual re-covering is undertaken you should ensure that insulation and ventilation is present in accordance with current standards.

It should be appreciated flat and low-pitch roofs can fail unexpectedly and regular maintenance should be completed to prolong the life of the coverings. You should regularly inspect the ceiling to the underside of this area and undertake repairs at the first sign of rainwater ingress. Whilst you have a roofing contractor assess the chimney and main roof coverings, it would be wise for them to inspect the seals around the leadwork at the same time.


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE

Condition Rating: 2

D3 Rainwater pipes and gutters

3

The rainwater goods are formed in uPVC and appear to be in a generally reasonable condition, however, wants of repair and modification have been identified.

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

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

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

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

The joint between the top of the downpipe and the main gutter line to the front elevation has worked loose and this could allow for seepage. A localised repair should be carried out on taking occupation.

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

A support bracket to the rear righthand corner of the property appears to have worked loose, whilst the alignment has not suffered, this should ideally be repaired as a precaution in due course. Please note, it was not possible to ascertain if an end cap is provided in this location, if absent, this will allow for significant rainwater overspill. This should be investigated as part of this repair, prior to purchase.

Where the downpipe to the front discharge directly onto the ground this is an unsatisfactory arrangement that can lead to a deterioration of the adjacent low-level masonry, localised penetrating dampness, and even changes in ground conditions. Significant dampness has been recorded internally within this location, and we believe that the discharge of the rainwater is an attributing factor to this, please refer to section E3 of this report.

The downpipe should be modified so that it is connected to an underground installation or to a water butt as a matter of urgency.

You should seek further contractor's advice and quotations for all of the above wants of repair and modification prior to commitment to purchase.

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

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

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 3

D4 Main Walls

2

General

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

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

The walls to the original construction are of solid brick construction.

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

The walls to the rear single-and-two-storey extension are of cavity construction measuring approximately 295mm overall where measured. With cavity wall construction most of the load is carried by the internal leaf of the brickwork or blockwork. The external leaf provides stability to the load bearing inner leaf by increasing its overall thickness and also provides weather proofing.

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

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

North and north-eastern elevations tend to be more cold and relatively dry, although can be more prone to the weathering effect from frost damage or condensation. Moss build-up on roofs, which can wash off into gutters, is also likely to be more pronounced on north and north-eastern elevations.

South and south-westerly elevations are generally more exposed to high temperatures during the day and weathering, such as expansion or cracking in masonry or paint finishes, is a possibility.

In a property of this age, it is probable that the foundations are shallow by modern standards. Shallow foundations are at an increased risk from subsoil movement. Roots from trees and shrubs can also have a contributory effect to the condition of the foundations. The risk of movement can be reduced by both maintaining the drainage in good condition and controlling the growth of trees, shrubs and hedges.

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

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

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

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

Lintel supports above door and window openings are concealed within the construction and as a result were not visible for inspection. Given the age of the property and windows they are likely to be a combination of brick arches and metal construction. There was no evidence of significant cracking, which suggests they are performing satisfactorily.

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

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

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

Insulation

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

If desired however, it may be possible to provide the solid walls with an external wall insulation system as part of the overall improvement of the dwelling. Such elements are attached to the

external walls over a vapour barrier with a ventilation gap and covered beneath a cementitious render coating.

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

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

Given that the property falls within a conservation area, and is part of a terrace row, we believe that it is unlikely permission would be given to provide such external insulation, however further advice from the Local Authority would be required in this regard.

You should therefore anticipate that in purchasing a property of this age and type, the thermal efficiency will be poor compared to modern construction, prone to heat loss, cold-bridging, and condensation. Please see also sections E2, E3, and E4 of this report.

Given the age of the extensions they may not be insulated, or they may be provided with some insulation which will not be in accordance with current regulations. There is no evidence to suggest that insulation has been upgraded since the date of construction and you may wish to seek further specialist advice in this regard, as part of the overall improvement to the property.

External finishes

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

External timber elements of a property should be maintained on a three to five yearly cycle to prevent timber decay occurring. The external decorations are deteriorated and new decoration in reasonable course is required. This should include thorough preparation of the timber by removing all loose and flaking decorative finishes before priming the bare surfaces and re-applying appropriate decorative coatings. Much of this work will be undertaken at height and it is therefore recommended that you obtain quotations for this prior to purchase.

Please note, a closer inspection of the timber may reveal some concealed deterioration and you should expect that localised repairs may be necessary prior to redecoration.

Damp-proof course

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

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

There appears to be a slate damp-proof course set into the base of the original walls. Such original elements are prone to failure and holes have been drilled into the front walls at a low-level, which appears to indicate that a retrospective chemical damp-proof course has been installed to such areas where failure of the slate course has occurred.

The incorporation of a chemical damp-proof course in a property of this age is not uncommon or unusual.

You should be aware that chemical courses are not always 100% successful, particularly if sufficient coverage is not achieved at the time of the installation, and the effectiveness of the chemicals will gradually decline, resulting in the eventual return of rising dampness and a requirement for a top-up course.

Confirmation should be obtained as to when these works were undertaken, whether the work has been carried out under specialist guarantee, and whether or not such a guarantee remains effective and will pass with the title. You should also secure all documentation relating to these works, including the details of any associated re-plastering that may have been undertaken internally.

We believe that the remedial damp-proof course is also now failing, and improvements are required, please see section E3 of this report.

A PVC damp-proof course is provided within the base of the rear extension walls and where masonry has been replaced below the replacement front lounge window. The recommended height above ground level is generally achieved. Please note however, where raised decking is provided up to the base of the rear wall of the bathroom, rainwater splashback and surface water on the decking may by-pass the damp course in this location.

Improvements to drainage between the decking and the main wall should be introduced as a precaution and you should seek quotations for this through a landscaper. Please see also section G3 of this report.

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

Minor defects and areas of note

Areas of worn and missing pointing were identified to a number of locations across the original front elevation, and this has allowed for localised penetrating dampness. Repointing works are now required, and such works should be carried out in a lime-mortar in this original elevation, which is porous and will allow the solid masonry to breathe, encouraging evaporation.

Lead flashings have been provided to the rear, between the single-storey roof slope, the original rear wall, and the left elevation of the rear two-storey extension. Such elements have been provided to create a waterproof seal between the masonry and the single-storey roof structure.

The flashings have begun to work loose and the mortar bedding to the flashing within the rear elevation is missing in places. This will allow for water ingress, re-setting of the flashing and repointing works are now required.

Minor movement was noted to the external walls evidenced in the form of hairline cracking noted around some window and door openings and sills. This is likely attributed to a disturbance of the masonry at the time of the replacement of the window and door units and is not a serious structural defect. Only minor repointing works are required.

The external mortar and mastic fillings around window and door frames are deteriorating, this is most notable around the door frames. This can allow water to penetrate, with a risk of dampness and decay to timbers and internal plaster. Raking out and replacement with a flexible mastic is recommended. The mastic should be a type suitable for this specific purpose, and normally should not be applied along the top edge of any frame as this can increase the risk of water retention.

There are holes in the rear elevation wall close to the boiler flue. Any holes should be repaired and filled in the short term to prevent damp or debris entering the wall.

A gap was observed at first floor level between the left elevation of the rear extension and the original rear wall. This has likely been constructed as an expansion joint, to alleviate the pressures of differential movement between the structures. This joint should ideally be sealed as a precaution against rainwater ingress.

Contractors should be instructed to provide quotations for raking out and repointing all defective brickwork, and to undertake the above maintenance, prior to purchase.

It is recommended that you instruct a contractor who is experienced in the maintenance of period properties, to ensure that they use appropriate mortar materials within the original elevations.

Additional rectangular holes were noted to the rear lefthand corner of the rear extension. We believe that these are crude cavity weep holes around the rear door, to prevent moisture build up within the cavity over the lintel.

Ideally, weep vent grilles should be inserted to prevent driving rain ingress, and this should be assessed during the above recommended repairs.

Black pock marks were noted within the brickwork throughout the elevations of the extension, which is an indication that the bricks contain a high iron content within the raw material, and this usually makes the bricks cheaper to purchase.

The iron content can effectively rust over time, and this can cause spalling (delamination) of the face of the masonry, which exposes the soft inner core of the brick and can lead to penetrating dampness and progressive deterioration of the brickwork.

We found no evidence of any significant associated defect within the masonry at the time of the inspection; however, it must be appreciated that the risk remains, and you should regularly monitor the brickwork for changes.

Local environment

Subsoils within the area may include shrinkable clay and these are subject to seasonal changes in ground conditions. You should maintain trees and shrubs close to the property in order that ground conditions remain as stable as possible.

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


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 2

D5 Windows

3

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

The windows have been replaced incorporating uPVC double-glazed windows. uPVC frames can vary enormously in quality and an assessment of individual design is beyond the scope of this report. They are less suitable for piecemeal repairs whilst stay mechanisms and fixings can require occasional overhaul.

Given their age it is unlikely that there would have been a requirement for the replacement double glazed units to conform with FENSA regulations, which became a requirement post-2002.

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

It should be appreciated that the windows are now of some age, a number of handles have begun to work loose, and operation is stiff throughout.

In addition, there were signs of condensation between the double-glazed panes, including to the dining room, bathroom, and bedrooms one and three at the time of inspection, and this may be present elsewhere. It should be noted that double-glazing can be prone to this problem, which is caused by a failure of the seals at the edges of the panes of glass. Over a period of time the seals can deteriorate, causing unsightly condensation or misting between the panes. There is no remedy other than to replace the defective double-glazed panes.

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

Glazing to the lounge and dining room is close to floor level and there were no visible British Standard marks to the glazing suggesting it is not toughened or laminated. The glazing should be replaced as a safety precaution.

In view of the overall condition of the window units, we recommend that these are replaced in the short term, and you should seek quotations for these works prior to commitment to purchase, in order to budget accordingly.

Please be aware, there may be restrictions on the types of units that can be installed, given that the property is in a conservation area, Local Authority advice is required in this regard.

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

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 3

D6 Outside doors (including patio doors) 3

The doors are of single-glazed timber construction and appear to be in a generally poor condition.

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

The external timber decorations will require periodic renewal in order to offset timber decay. The decorations are suffering from deterioration and areas of softwood and decay were noted across both units, to the base of the doors, around the windowpanes, and around the rear cat flap.

In addition, any glazing fitted externally within doors below 1500mm above ground level should be fitted with safety glass. All safety glazing should be etched as such. Safety glazing does not appear to be present in either door which is considered hazardous.

Furthermore, single glazed units have poor sound and thermal insulation qualities compared with modern equivalents and the thermal efficiency of the property would benefit from their replacement.
https://assets.publishing.service.gov.uk/media/60d5bdcde90e07716f516cfd/Approved_Document_K.pdf

Given the overall condition of these units, together with the thermal and safety concerns, it would be prudent for these to be replaced in the short-term, in line with the windows. You should seek quotations for this prior to commitment to purchase. Please refer to the advice in section D5 regarding possible restrictions on materials.

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


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE

Condition Rating: 3

D7 Conservatory and porches

NI

There is no conservatory or porch.

Condition Rating: Not Inspected

D8 Other joinery and finishes

2

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

The fascia boards to the front have worked slightly loose from their fixings and have slightly twisted. Deterioration will be ongoing, and these should be resecured when the gutters are repaired and modified as advised in section D3 of this report.

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

The external decorations are deteriorated and new decoration in reasonable course is required. Much of this work will be undertaken at height and it is therefore recommended that you obtain quotations for this prior to purchase. It would be economical to undertake redecoration at the same time as the rear gable timber cladding.

Please note, a closer inspection of the timber may reveal some concealed deterioration and you should expect that localised repairs may be necessary prior to redecoration.

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 2

D9 Extensions, attached structures, oil, other.

3

Alterations

The property has been altered and extended by way of a rear single-and-two-storey extension.

A detached garden studio has also been constructed which would have likely required consents given that the property is located within a conservation area. Please see also section G2 of this report.

Legal advisers should confirm that Local Authority approvals and Building Regulations were obtained and complied with. The Local Authority should be consulted if relevant approvals and consents including Completion Certificates are not readily available.

Whilst there were no signs of obvious inadequacy, there will be further complications on eventual re-sale should you proceed without the relevant documentation for works which have been carried out.

Oil

There is a uPVC oil tank which is located in the rear garden.

In order to plan and budget accordingly it is recommended that you obtain all necessary information through the vendor as to their current oil supplier, alongside the most recent costs to fill the tank and the frequency in which refills have been required throughout their occupancy.

The uPVC oil tank appears to be adequately supported and bunded.

However, it is not felt that the tank is correctly positioned due to the close proximity to timber sheds and boundaries. Oil Tanks should be placed:

1.8m away from non-fire rated eaves of a building.

1.8m away from a non-fire rated building or structure (e.g. garden sheds).

1.8m away from openings (such as doors or windows) in a fire rated building or structure (e.g. brick-built house/garage).

1.8m away from oil fired appliance flue terminals.

760mm away from a non-fire rated boundary such as a wooden boundary fence.

600mm away from screening (e.g. trellis and foliage) that does not form part of the boundary.

For more information see https://www.oftec.org/

In the absence of documentary evidence dated within the last 12 months, it would be prudent to arrange for a precautionary inspection prior to commitment to purchase.

VIEW FULL SIZE

Condition Rating: 3

E

INSIDE THE PROPERTY

E: INSIDE THE PROPERTY

E0 Limitations

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

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

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

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

The roof frame over the single-storey rear extension was concealed within the structure and therefore no comment can be made on the condition of the frame, nor on the levels or insulation. The risk of unseen defects exists.

Our inspection of the main roof void was limited to a head and shoulders inspection due to the presence of insulation and a lack of safe access across the ceiling joists, the risk of unseen defects must exist.

Within the roof space the inspection of the ceilings was restricted by loft insulation.

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

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

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

VIEW FULL SIZE

VIEW FULL SIZE

E1 Roofs

2

The original roof structure is formed in conventional rafters and purlins incorporating adequately sized timbers.

The roof structure over the rear two-storey extension is formed in a hand-cut design incorporating adequately sized timbers.

Timbers appear to be suitably arranged, with no signs of any significant twisting or distortion noted. No cutting out of these timbers should be contemplated without first seeking advice from a Chartered Structural Engineer.

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

We are pleased to report we saw no signs of any timber decay to roof timbers that were visible at this time including any wet rot, dry rot or wood-boring insect infestation. Whilst there was no evidence of frass (powdered wood) to indicate ongoing wood-boring beetle activity, roof voids are intrinsically dusty places, and it is possible that the evidence may be concealed.

Given that this is a period property, there is evidence of wood-boring insect activity elsewhere in the property as will be reported, and the ventilation to the roof void is inadequate, there is a risk that the roof timbers may have been affected by wood-boring insect infestation where not accessible.

Whilst there is no obvious evidence of infestation to the visible and accessible timbers, the risk of unseen defects still exists, particularly at a low-level within the eaves, and to the concealed outward faces of the timbers.

As a precaution, it is recommended that you arrange for a more invasive specialist inspection prior to purchase through a member of the Property Care Association (PCA), with further advice obtained on precautionary treatment measures. Without undertaking such investigations, you must accept the risk of unseen defects, which could be both costly and disruptive to remedy should any significant historic, or active infestation be present.

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

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

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

The party walls are of masonry and plasterboard construction and are complete, offering satisfactory separation between the subject and adjacent properties.

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

Improved roof space ventilation can be achieved in a variety of ways, such as improving the provision of ventilation grilles and air bricks in gable walls, installing ventilated soffits, and

through roof ventilators in the roof slopes. A reputable roofing contractor will be able to undertake this work and it is recommended that quotations be obtained prior to legal commitment to purchase.

Ventilation within the extension roof area appears adequate and is achieved via vented soffits and mushroom vents in the roof slopes.

Current Building Regulation standards recommend that a roof void is insulated in its entirety, with a minimum of 270mm of a fibreglass insulation material, or its equivalent, depending on how the insulation is laid.

Insulation is currently provided to a depth of approximately 100mm which falls short of current standards. Although not enforced retrospectively, we do endorse current standards and encourage you to upgrade the insulation, where practicable and possible, on occupation. This should include the upper surface of the trap hatch and the eaves should be kept free to ensure a degree of ventilation throughout the entirety of the roof void.
https://assets.publishing.service.gov.uk/media/5a80e50d40f0b62305b8dbff/DECC_factsheet_11.11.16_LOFT_INSULATION_LOCKED.pdf

In places, electrical wiring is present beneath the loft insulation. This can cause overheating and in extreme cases lead to fires. All covered cables must be re-positioned on top of the insulation, and this should be assessed as part of a specialist Electrical test. Please see also section F1 of this report.

There are no visible cold water storage tanks within the roof void.

It is apparent that large wasps' nests have been removed from within the eaves to the front slope of the original roof frame. You should be mindful of further nests that may be present in hot summer months.

Where residue of the nests remains, these timbers will be at risk of sweating which can lead to decay. It is recommended these timbers are inspected up-close as part of the advisory PCA inspection above.


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 2

E2 Ceilings

2

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

The ceilings are formed in a combination of lath and plaster and plasterboard and finished in a smooth plastered skim and lining paper.

We believe that original lath and plaster ceilings are provided within the dining room, landing, and bedroom two.

Lath and plaster ceilings are vulnerable to cracking and loosening as they age. Due to the relatively fragile nature of this type of ceiling, failings can occur. There is some unevenness to the lath and plaster ceilings, and whilst no works are currently required, the need for repairs to the ceilings cannot be ruled out during your occupation.

A number of the ceilings have been replaced already further evidencing the possibility that further replacement of the original ceilings will be needed as time goes on.

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

Plasterboard ceilings are believed to be provided elsewhere, to include within the lounge and bedroom one.

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

Minor irregularities and shrinkage cracks are present, such as cracks along the lines of plasterboard joints are not unusual. These cracks are not structurally significant and can be filled prior to redecoration.

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

Staining was observed to the ceiling finishes in the kitchen, in close proximity to the hob. This area was tested with an electronic moisture meter and was found to be dry. The staining is believed to have been caused by oils and residue from cooking, where there is no means of extract ventilation to the exterior over the hob, please see section E6 of this report. The ceiling in this location will require cleaning with a layer of stain block applied prior to redecoration.

Peeling decorations and minor mould growth were also observed within the bathroom and this is attributed to excessive condensation due to a lack of ventilation, please see section E8 of this report. The loose and peeling decorations should be stripped, prior to the re-application of an appropriate water-proof paint.

There are recessed spotlights installed within the ceilings to bedrooms two and three. These should be checked by an electrician to ensure they are shrouded and provide half-hour fire resistance. You should instruct a reputable electrician to inspect as part of an electrical safety test, please see also section F1 of this report. Any required improvements should be provided with a quotation to undertake repairs, replacement and redecoration as recommended.

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 2

E3 Walls and partitions

3

The internal faces of the outside walls are mostly finished in a combination of plaster and lining paper.

The walls to the front and left side of the bathroom have been dry lined, presumably in plasterboard.

Dry lining is where plasterboard sheets are fixed to the external walls either with timber battens or dabs of plaster and then decorated over. This means that there is a gap between the plasterboard and the walls. Because of the gap, it is difficult to screw directly into the walls, although a range of proprietary fixing products can be found in DIY stores.

Dry lining can sometimes hide dampness. It is not possible to ascertain the condition of wall surfaces behind dry lining. If the supporting timbers are not adequately protected and the intervening space ventilated, these can create the circumstances for decay to develop.

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

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

Hairline cracking was observed along the corner junctions between the external and internal walls, and between the walls and the ceilings. Such cracks are attributed to slight differential and thermal movement between the opposing walls, exacerbating on the first floor by the suspended timber floor structure, which is common in properties of this age.

Further hairline cracking was observed within the centre of the wall to the left of bedroom three. This is not a structural issue and often occurs with this type of construction where there are large expanses of masonry without a thermal break, such as a window or door opening, which offers some relief to the thermal expansion and contraction of the structure.

Additional shrinkage cracks and irregularities are present in the plasterwork, most notably around the window and door reveals, and this is attributed to a disturbance of the masonry at the time of the replacement of the units.

A small area of impact damage was noted to the rear lefthand corner of the dining room, in the partition with the lounge, believed to have been caused by the adjacent door to the kitchen. Making good is required.

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

The above comments are not a complete inventory of every crack and irregularity within the property however we found no evidence of any significant structural cracking or movement. These are not considered to be serious in a property of this age however an amount of making good should be anticipated for prior to redecoration, and you should make allowances for this as part of the overall improvement of the property.

Please note, hairline cracking may reoccur over time, as a result of ongoing thermal movement within the structure.

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

Damp

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

Moisture content readings were taken throughout the walls at regular intervals where accessible with an electronic damp meter.

Significant dampness was noted across the ground floor in the original structure in the following locations:

- Across the base of the front elevation, particularly between the dining room and lounge window reveals.
- To the rear of the lounge and to the rear lefthand corner of the party wall within the lounge.
- To the rear righthand corner of the dining room, most notably at the base of the stairs.
- Along the base of the rear wall between the dining room and the kitchen.
- Along the base of the wall between the lounge and the dining room.

These readings suggest that the chemical damp-proof course is not operating effectively or may have been installed poorly. Initially, you should make enquiries to the Vendors to establish when the existing chemically injected damp proof course was installed and whether there are any guarantees which are enforceable and could be relied upon for the remedial treatment currently needed.

If this is not possible, you will need to seek further advice from a Property Care Association (PCA) company who could provide quotations for upgrading works required. This must be undertaken before commitment to purchase.

Localised high moisture readings were also recorded to the front wall at a high level and around window and door reveals, and we believe that these readings are attributed to penetrating dampness through the deteriorated mortar. It is believed that the repairs advised in section D4 of this report will alleviate the issue and you should anticipate that making good of the internal surfaces will be required following on from these repairs.

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

Elevated content readings were recorded at high level to chimney masonry which is likely to be attributed to direct rainfall within the flue.

Prior to commitment to purchase, it would be prudent to arrange for a timber and damp specialist assessment from a PCA company. We advise you to obtain specific readings relating to the property from any such contractor alongside a detailed report which should be fully costed. We would also recommend you obtain at least three competitive quotations for any remedial works prior to exchange of contracts. Finally, if a mortgage is in place, we would advise you refer the matter to your solicitor to obtain advice as to disclosure to your mortgage lender.

Water damaged finishes

Additionally, saturated plasterwork and decaying windowsill timbers were observed within the bathroom. This has been caused by a lack of protection to these areas from the use of the adjacent shower, causing significant water damage.

The plasterwork will need to be hacked off in this location, and the window board removed, with a drying out period undertaken to the below masonry. This will then require making good through replastering, renewal of the windowsill, and suitable waterproofing finishes, such as wall tiles, plastic cladding, or specialist 'Mermaid boards'. You should seek further advice and quotations in this regard prior to purchase, with the repairs undertaken as soon as it is possible to do so.


VIEW FULL SIZE

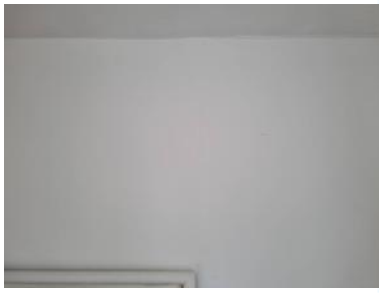

VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE

Condition Rating: 3

E4 Floors

2

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

Ground floors are of solid concrete construction.

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

The surface of the solid ground floor slab within the original structure is uneven. This is common and may have been caused by inadequate construction, insufficient compaction of the hardcore during construction or some other reason.

The degree of movement noted is considered to be within acceptable tolerances for the age of the property and further investigations are not considered to be required. However, you may wish to carry out some remedial works such as the application of a self-levelling latex screed over the floor slab to create a level finish, prior to the installation of new coverings.

We are unable to confirm whether the flooring in the original solid ground floors contains a damp-proof membrane. The provision of a damp-proof membrane prevents dampness from the ground beneath rising through to the interior of the property. There is the potential risk from damp penetration, and this may be a contributing factor to the dampness reported in section F3 of this report. This should be investigated fully as part of the recommended specialist damp inspection.

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

Upper floors are of suspended timber construction, with floorboards to the original floors and chipboard sections to the rear extension.

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

There is evidence of wood-boring insect infestation to the exposed floorboards and whilst there were no signs of recent activity, you should confirm whether previous treatments have been made and if so, whether guarantees can be transferred under the sale. In the absence of any active guarantees, consideration could be given to having precautionary treatments carried out, in line with our advice for the roof timbers.

The fixing nails to the chipboard sections will be prone to loosening overtime, which can cause movement of the chipboard and excessive squeaking.

The chipboard floors do creak and give when walked on and refixing of individual board sections is recommended on replacement of the floor coverings, and you should anticipate this. Complete elimination of the problem will be difficult.

It should also be noted that chipboard floors can be prone to impact damage, particularly if the joint sections are unsupported.


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE

Condition Rating: 2

E5 Fireplaces, chimney breasts and flues 2

There are open and redundant fireplaces within the lounge and bedroom one. The fireplace within the dining room has been sealed and provided with internal ventilation.

Where these fireplaces are redundant, the chimney pots should have been capped and ventilated to prevent rainfall within the flues.

As previously advised, high moisture readings have been detected within the internal chimney masonry and the recommendations made in section D1 of this report should be followed to alleviate this. These works include capping and ventilating the open pots and undertaking repointing works across the stack.

The chimney breast appears sound. However, it was not possible within the limits of this report to inspect the flues in detail or to assess the internal condition of flues or flue liners and we can give no assurances as to the practicalities of reinstating the fireplaces. Further contractor's advice will need to be sought in this regard should you wish to utilise the fireplaces.


VIEW FULL SIZE


VIEW FULL SIZE

Condition Rating: 2

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

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

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

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

The fitted units are basic, and some wear and tear was apparent. You will no doubt wish to arrange to seek quotations for their replacement as part of the overall improvement to the property.

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

Whilst there is a wall mounted extractor fan unit to the rear left corner of the kitchen, it would be prudent to provide mechanical extract ventilation over the hob to reduce the possibility of condensation problems occurring and to remove moisture directly over the main source.

There is an electric hob fitted and you should confirm with your legal adviser whether this has any electrical safety certification. Please refer to section F1 of this report.

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

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 2

E7 Woodwork (for example, staircase joinery) 3

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

The joinery was carefully inspected where readily accessible.

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

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

However, much of the internal joinery is original and dated and you may wish to arrange for modernisation of internal fittings, which is a matter of personal choice.

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

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

There is a satisfactory handrail to the staircase.

There is no balustrade (banister) to the staircase. This is not compliant with regulations and is a health & safety issue, due to the possibility of falling. The provision of a banister should be provided as a matter of urgency, and you should seek quotations for these works prior to commitment to purchase.

You should consider installing a ventilation grille to the storage areas beneath the staircase in order to reduce the risk of condensation.

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 3

E8 Bathroom fittings

3

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

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

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

The flexible sealant around the sanitary ware is significantly deteriorated, most notably to the bath and basin, and there is a risk that water penetration has, or will, occur. The sealant should be replaced as soon as it is possible to do.

A precautionary inspection of the enclosed area beneath the sanitary fittings is also recommended before purchase, in order to rule out whether water damage has occurred as a result of this deterioration, which may not be readily visible. Without exposure, the risk of unseen defects will exist.

The floor beneath the sanitary fittings could not be inspected as this would involve damaging investigations which are beyond the scope of a normal survey. If there has been leakage because of defective pipework, gaps in wall tiles or at the junctions between wall tiles and sanitary fittings, dampness may have caused rot damage in the floor. Where damp staining has been noted to the floor coverings around the bath, further investigations are recommended prior to legal commitment to purchase, to establish whether the floor structure has become saturated.

Toughened glazing is provided to the shower screen.

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

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

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

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

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 3

E9 Other

3

There is a single battery-operated smoke detector installed to the ground floor only. Smoke detectors should be provided to all levels of accommodation. You should therefore upgrade the installation with a mains wired system across both floors after taking occupation and you should make allowances for this.

It is recommended the smoke detectors are serviced in accordance with the manufacturer's instructions.

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

The smoke detector installed to the ground floor will expire in September 2029.

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 3

F

SERVICES

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

F: SERVICES

F0 Limitations

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

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by testing. Building standards are continually being upgraded and older properties become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. As a consequence there is the potential for higher running costs in older compared to newly built properties.

As a general note regarding services, we are not specialised in this field. We therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as a helpful comment and suggestions. They are not a full and complete assessment of any problems that may exist.

F1 Electricity

3

Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every 10 years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

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

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

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

The meter and consumer unit are located within the dining room. There is an additional consumer unit serving the garden studio, located within the studio.

The electrical units displayed evidence of the last testing date on 22/10/2007. As a benchmark for a new test and inspection, a copy of the last electrical examination should be obtained prior to legal commitment to purchase.

We have concerns regarding the age of the installation which we believe will not meet current safety standards. Due to our concerns, together with no signs of a recent test of the electrical installation, we recommend an electrical inspection is completed prior to legal commitment to purchase with all recommendations fully costed and implemented.

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

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 3

F2 Gas/oil 3

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

Central heating and hot water are provided by an oil-fired system and the position and composition of the oil storage tank has been reported in section D9.

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

In the absence of documentary evidence dated within the last 12 months, it is advised that you arrange for an inspection of the entire system to be carried out by an OFTEC Registered engineer, prior to purchase. All recommendations for improvement to ensure compliance with current OFTEC standards should be fully costed and implemented.

Please note annual oil safety checks are a statutory requirement for landlords and recommended annually during occupation. It is recommended that oil tanks are manufactured to OFTEC Standards. Please see the OFTEC website for more details on compliance and maintenance and the location of the tank.
https://www.oftec.org

Condition Rating: 3

F3 Water 2

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

We believe that bedroom three, within the rear extension, may have initially been used as a bathroom, evidenced by the close proximity of the soil and vent pipe externally, and boxing in around the walls within this room. There is a risk that redundant pipework remains, which if not properly disconnected could cause leakages.

Prior to purchase, it is recommended that a reputable plumbing contractor exposes these areas and quotes to fully remove any redundant pipework, as part of the overall improvement to the property.

There are no visible cold water storage tanks within the property.

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

The internal rising main, meter, and stop tap are located beneath the kitchen sink.

The external stop tap is located in the mouth of the front shared pathway.

Given the age of the property the incoming mains water supply pipe may be in lead, a material which can be hazardous to health. The incoming mains pipework was not visible, and it would be prudent to confirm whether the main water feed pipe has been renewed and if it is found lead pipework is still present the original feed pipe should be stripped out and renewed.

It is possible that the incoming mains water supply line to the property is common to the this and neighbouring properties, and therefore could be subject to demand related fluctuations in pressure. Further investigations through either the Water Company or a reputable plumbing contractor would need to be made to confirm this.

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 2

F4 Heating

3

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

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

The oil-fired boiler is located externally to the rear. This is a modern appliance and appears to be operating satisfactorily at the time of inspection.

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

You should also arrange for annual testing during your occupation.

We believe that the replacement boiler was installed approximately 4-5 years ago. You should request a copy of the Building Regulations Compliance certificate for the installation prior to purchase. In the absence of any such paperwork, the installation may not comply with Building Regulations, and this would need to be investigated further by an appropriately registered heating engineer. There may be guarantees for the installation that can be transferred upon sale.

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

Thermostatic radiator valves (TRVs) should ideally be fitted to all radiators where absent. These can be fitted retrospectively to help improve energy efficiency as they allow for individual heat control over each unit.

However, given the age of the radiators they are likely to be inefficient compared to modern equivalents and you may wish to consider upgrading as part of the overall improvement of the property.

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 3

F5 Water heating

NI

Hot water is provided by the oi-fired combination boiler. See Section F4.

Condition Rating: Not Inspected

F6 Drainage

2

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

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

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

The rainwater may discharge directly into the foul drains. This is common in properties of this age and is acceptable provided there is a combination foul and storm water drain, as was generally the case before the introduction of modern Building Regulations.

However, if there is a separate surface water drainage system it is not permissible to discharge surface water into the foul drain and vice versa. Your legal advisers should make appropriate enquiries on this matter with the Local Authority and through your searches.

There are no visible inspection chambers located within the grounds of the property and we cannot therefore comment on the condition of the underground drainage system.

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

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

The soil and vent pipe is of uPVC construction and is in serviceable condition at present. As mentioned in section F3, it is possible that this waste pipework is now redundant, and this matter should be investigated by a reputable plumbing contractor.

There is a macerator toilet present within the garden studio. These are noisy and can be problematic, with a requirement for high levels of maintenance. They should be used with care in order to ensure undue blockages are not encouraged. A macerator is only appropriate where an alternative traditionally plumbed toilet is also available for use within the property, this is because macerators will not operate in the event of a power failure. Please refer to section G2 of this report.

VIEW FULL SIZE

Condition Rating: 2

F7 Common services

NI

None.

Condition Rating: Not Inspected

F8 Other services/features

NI

None.

Condition Rating: Not Inspected

G

GROUNDS

(including shared areas for flats)

G: GROUNDS

G0 Limitations

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

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

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

There is limited access to the rear of the outbuilding and the risk of unseen defects must exist.

VIEW FULL SIZE

G1 Garage

NI

There is no garage provided with the property.

Condition Rating: Not Inspected

G2 Permanent outbuildings and other structures

3

There is a timber-frame outbuilding to the rear which is constructed beneath a pitched and tiled roof. Please also refer to section D9 of this report for comment on consents for the construction.

The outbuilding is not classed as a habitable area and should only be used for storage or use as a hobby room.

You should seek documentary evidence that the installation of the electrics and plumbing installations have been done so in accordance with Building Regulations.

The outbuilding is suffering from numerous and significant wants of repair, including but not limited to the below:

- There is an active leak occurring within the shower room, likely from the macerator unit. This has caused significant rot damage within the floor structure. This may also have affected the base of the walls.
- There is evidence of rising dampness through the floor structure throughout the outbuilding, most notably to the rear righthand corner. This may have been caused by the leaking sanitaryware, however we have suspicions that this is also attributed to a defective damp membrane beneath the structure, allowing for rising damp. See section G3 below. This may also have affected the base of the walls, evidenced by dampness within the low-level skirting timbers.
- The mechanical extractor fan within the shower room is not functional.
- The leadwork over the roof ridge has worked loose and requires resecuring.
- The left and rear external elevations have not been decorated and will be at risk of decay caused by exposure.
- Decorative breakdown has occurred to the right elevation.
- The timber doors have suffered from thermal expansion and are stiff to operate.
- The guttering is poorly aligned to the front left corner and requires adjustment. Guttering to the rear has been completed detached from the roof line, due to the growth of bamboo from the neighbouring garden. This will no doubt have led to increased dampness. See also pictures in G3.

A complete overhaul of the outbuilding is now required urgently, likely to include the removal of all sanitary fittings, the complete reconstruction and damp-proofing of the entire floor structure, exposure of the external walls for treatment of any dampness and decay, alongside the other general wants of maintenance described.

Whilst it could be possible to overhaul and repair the structure, it may now be more economical to consider complete replacement. It would be prudent for you to seek further contractor's advice and quotations in this regard prior to your commitment to purchase.

Please note, where neighbouring bamboo has evidently caused damage to the rear gutter, and potentially to the floor structure where it has encroached the boundary line, it would be prudent to seek legal advice on this matter prior to purchase. If further investigations show that the bamboo has caused the issues with dampness in the structure, you will need to be aware of any rights you may have in terms of compensation.

You will of course need to weigh up whether you wish to pursue this matter as this could cause difficulties with the neighbouring owner. Initially, we suggest that the current vendor seeks advice on this.

The electrical services to the outbuilding, to include the hot water and shower units, should be tested by a qualified electrician alongside the electrics to the property. Please see also section F1 of this report.

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


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 3

G3 Other

3

Only on-street parking is available which may be at a premium during peak times.

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

Bamboo is present nearby to the property, located to the rear on neighbouring ground, which has begun to grow on the subject plot. It can threaten foundations and push through drains and brickwork as well as exploit weaknesses and cracks in concrete. There is a risk that this has damaged the outbuilding already, where there is evidence of rising dampness within the main floor area, which could have been caused by the bamboo growth.

The plants cannot be killed-off with herbicides and will need extensive work to destroy the roots. This is a very invasive plant, and we recommend it is removed. You should seek further specialist advice in this regard prior to purchase.

You will also need to seek legal advice in this regard prior to purchase, where it is encroaching from the neighbouring garden, in order to reduce the potential for disputes during occupation. Please also see advice in section G2 of this report.

There is vegetation within the vicinity of the front of the property. There is the potential for root spread towards drainage channels and the property. It would be prudent for periodic maintenance to be undertaken to ensure that vegetation remains in healthy condition and so assist in minimising against the potential for falling branches. Consideration should also be given to periodic pruning to prevent vegetation becoming too large.

Distant road noise was apparent during our inspection, and this may be worse during peak times.

The timber decking to rear is badly weathered. This will require re-varnishing and cleaning and you should make allowances for this. As mentioned in section D4 of this report, you should also introduce improved drainage where the decking abuts the rear wall.

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

There is a right of way across the front and rear of the terrace, accessible from the righthand side. Legal advisers should confirm the full details of this arrangement, to include the ownership and any shared maintenance liabilities.

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

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

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

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


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE

Condition Rating: 3

H

ISSUES FOR LEGAL ADVISERS

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

H: ISSUES FOR LEGAL ADVISERS

H1 Regulation

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

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

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

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

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

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

Confirm the usual permitted development rights exist in respect of any alterations which may not have require planning consent.

H2 Legal List

Confirm no previous flooding through your searches.

Complete utility search of drainage installation.

Complete utility searches prior to purchase.

Confirm full details of the right of way over the property.

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

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

Confirm whether local authority consents and prevailing Building Regulations compliance documentation exists for the alterations to the property.

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

Obtain advice where damage to the outbuilding has been caused by encroaching neighbouring bamboo, and where it should ideally be removed from the area.

H3 Guarantees

Confirm whether a guarantee exists for the remedial damp-proof course.

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

H4 Other matters

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

Your maintenance responsibilities in respect of the boundaries.

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

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

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

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

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

Where there is tall growing bamboo in the adjacent gardens which is growing sufficiently close to the property and has caused damage, we would suggest that further legal advice is obtained and that the owners are notified of the situation.

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

You should obtain all guarantees relevant to the property, including matters such as damp-proof course and the replacement central heating boiler etc. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.

The tenure is assumed to be Freehold. Your legal adviser should confirm all details.

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

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

Our desktop study revealed the property to be constructed upon clay subsoil which can be subject to seasonal change, and it is therefore important to ensure drainage connections are

sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible.

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

Published information indicates that Anthrax spores may exist in old wall and ceiling plaster and that there is a slight risk of contracting this disease. Until 1907, animal hair used in the plaster was not sterilized. After 1907, sterilization was required in this country, but much material was imported, so it is best to assume that unsterilised material could be present in buildings constructed as late as around 1920. The greatest risk of exposure to spores occurs when the plaster is repaired or replaced. Appropriate health and safety precautions should be observed. You are also under a legal obligation to warn any contractors or tradesmen carrying out works that a potential risk exists. If you require any further information, you should contact the Environmental Health Officers Department of your Local Authority.
http://www.hse.gov.uk/agriculture/zoonoses-data-sheets/anthrax.pdf

In view of the age of the property, it is likely that lead based paint is present internally and externally. There is, therefore, a risk of lead poisoning. Children and pregnant women are particularly at risk. Precautions should be taken to prevent inhalation of paint dust or paint fumes when the old paint is rubbed down, scraped off or burnt off. Children may also be tempted to eat loose and flaking paint, leading to poisoning through ingestion. Leaflets giving advice on avoiding the risk of poisoning from lead paint are available from paint manufacturers and good DIY stores. Information can also be obtained from the Environmental Health Officers Department of the Local Authority.
http://www.hse.gov.uk/pubns/cis79.pdf

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

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

RISKS

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

I: RISKS

I1 Risks to the building

Arrange for a reputable contractor to inspect and carry out remedial works to the chimney.
Re-point the chimney brickwork.
Anticipate increasing maintenance of the roof slates.
Arrange for an inspection of the roof coverings.
Adjust rainwater goods.
Re-direct rainwater into the drainage installation.
Re-point cracked brickwork around openings.
Re-point brickwork.
Replace flexible sealant around windows.
Maintain trees and shrubs close to the property.
Anticipate increasing repairs to old windows.
Complete external re-decorations.
There may be concealed defects to timbers close to the eaves.
Improve roof void ventilation.
Place wiring beneath the roof insulation over it.
Ongoing repairs to lath ceilings.
Where areas of fragile hollow plaster have been observed, anticipate repairs.
Anticipate repairs to walls after removal of lining paper.
Repair shrinkage cracks and irregularities.
Arrange for an inspection regarding the dampness recorded.
Implement repairs to combat dampness.
Implement repairs to combat dampness to the chimney masonry.
Where possible reduce creaky to timber floors.
Replace flexible sealant to the kitchen worktops.
Improve ventilation within the kitchen.
Confirm the electrical hob has been tested.
Improve ventilation to the bathroom.
Investigate flooring beneath the sanitaryware.
Upgrade smoke detectors to mains wired.
Replace smoke detectors every 10 years.
Due to concerns raised test the electrical installation.
Test the oil installation including confirmation of the tank location.

Arrange a precautionary test of the heating installation.

Investigate the old drainage installation.

I2 Risks to the grounds

Invasive bamboo to the rear which has encroached the boundary and caused damage to the outbuilding.

Overhaul or replace the outbuilding.

Distant road noise.

Confirm boundary positions.

Confirm repairing liabilities of the boundaries.

Confirm details of the right of way over the terrace.

Ongoing repairs required to the boundaries.

Repair the defective decking.

No drainage inspection covers.

I3 Risks to people

Test electrical installation due to concerns.

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

If regulations and annual certification are not available, arrange for a test of the replacement boiler installation prior to use.

Inspect the oil installation and tank location.

Upgrade battery to mains wired smoke detectors.

Replace smoke detectors every ten years.

Investigate rising dampness to ground floor walls.

Install a balustrade prior to taking occupation.

Provide toughened glazing to doors where required.

Provide toughened glazing to windows where required.

Slippery external surfaces present use with care.

Change the locks to improve security.

I4 Other Risks

In relation to the wants of repair noted in this report, you are strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts, prior to purchase. Only when you have all this information will you be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the purchase. Remedial works could be costly and quotations are required to determine this. We must advise you however that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future.

J

ENERGY MATTERS

This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building, but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

J: ENERGY MATTERS

J1 Insulation

The original walls do not incorporate insulation.

Insulation is likely present but unlikely to comply with current standards within the extension.

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

The original solid floors are unlikely to incorporate insulation.

The extension solid floors likely contain very limited insulation, if at all.

Windows are double glazed to improve thermal efficiency.

Single glazed doors have poor thermal performance.

J2 Heating

The central heating boiler was operating during our inspection.

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

J3 Lighting

The provision of natural lighting is satisfactory for the property.

There are few low energy light bulbs in the property and replacing them with contemporary low energy lighting would improve energy efficiency. Low energy lighting bulbs can reduce energy consumption by approximately 85%. Of course turning off electrical lighting within vacant rooms should be adhered to.

J4 Ventilation

It would be prudent to provide mechanical extract ventilation within the bathroom and over the kitchen hob to reduce the possibility of condensation problems occurring.

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

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

J5 General

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

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

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

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

K

SURVEYOR'S DECLARATION

K: SURVEYOR'S DECLARATION

Surveyor’s name

Qualifications

Surveyor’s RICS number

BS Licence No

Company name

Camsure Homes Ltd

Address

Camsure Homes Ltd
3 Dock Lane
Cambridge
CB25 9JF

Phone number

01223 862808

Website

www.camsurehomes.com

Email

Property address

Example

Client’s name

Example

Date this report was produced

Example

“I confirm that I have inspected the property and prepared this report”

Signature

L

WHAT TO DO NOW

L: FURTHER INVESTIGATIONS AND GETTING QUOTES

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

L1 Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

• ask them for references from people they have worked for;

• describe in writing exactly what you will want them to do; and

• get the contractors to put the quotations in writing.

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

L2 Further Investigations and what they involve

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

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

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

• a description of the affected element and why a further investigation is required

• when a further investigation should be carried out and

• a broad indication of who should carry out the further investigation.

L3 Who should you use for these further investigations

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

M

DESCRIPTION OF THE RICS HOME SURVEY – LEVEL 3 SERVICE AND TERMS OF ENGAGEMENT

M: DESCRIPTION OF THE RICS HOME SURVEY – LEVEL 3 SERVICE AND TERMS OF ENGAGEMENT

M1 The Service

The RICS Home Survey – Level 3 service includes:

• a thorough inspection of the property (see The inspection below) and

• a detailed report based on the inspection (see The report below).

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to:

• help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property

• provide detailed advice on condition

• describe the identifiable risk of potential or hidden defects

• propose the most probable cause(s) of the defects based on the inspection and

• where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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

M2 The Inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

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

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

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

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

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

M3 Services to the property

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

M4 Outside the property

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

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

M5 Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

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

M6 Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

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

M7 The Report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

M8 Condition ratings

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

• R – Documents we may suggest you request before you sign contracts.

• Condition rating 3 – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.

• Condition rating 2 – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

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

• NI – Elements not inspected.

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

M9 Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

M10 Issues for legal advisers

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

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

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

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

M11 Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The report will identify and list the risks, and explain the nature of these problems.

M12 Standard terms of engagement

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

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

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

3 Before the inspection

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

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

4 Terms of payment – You agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

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

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

This report is for use in the UK.

M13 Complaints handling procedure

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

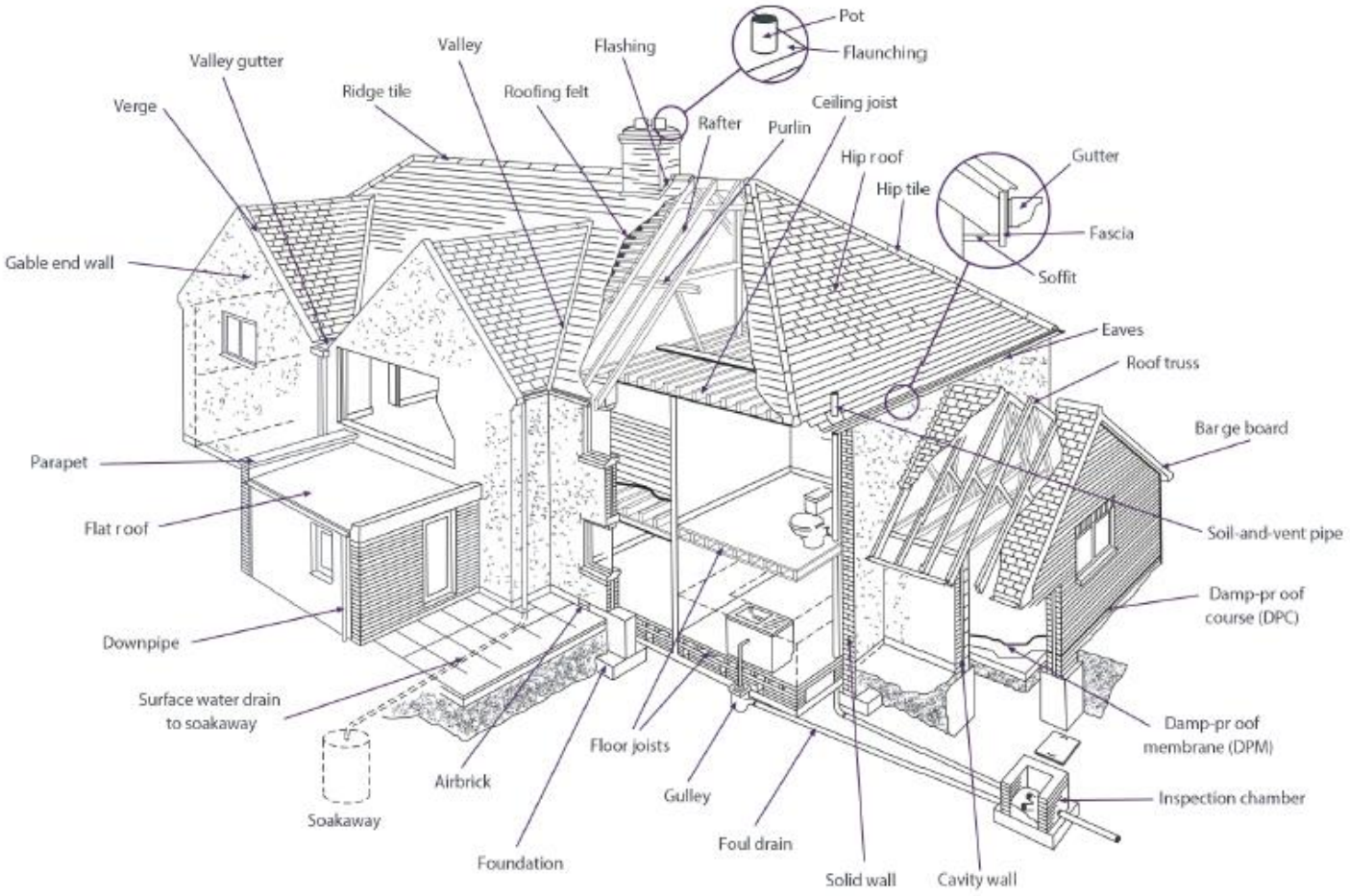
N

TYPICAL HOUSE DIAGRAM

N: TYPICAL HOUSE DIAGRAM

TYPICAL HOUSE DIAGRAM

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



RICS DISCLAIMER

You should know....

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

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

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

This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted into the document, or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.