Mi BUILDING SURVEY

360° CONFIDENCE FOR HOME BUYERS

BUILDING SURVEY REPORT

CLIENT

PROPERTY

SURVEY DATE

REF

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

Local Home Surveys
Regulated by RICS

RPSA
Residential Property Surveyors Association

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Local Home Surveys

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1.1 - About the survey and the report

Introduction

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

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

This report tells you;

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

This report does not tell you;

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

1.2 - How the survey is carried out

General

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

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

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

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

Services

Where possible, services will be checked for their normal operation in everyday use.
Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection. If any services (such as the boiler or mains water) are turned off, they are not turned on for safety reasons and the report will state that to be the case.

Outside

The Surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can reasonably be obtained. Where there are restrictions to access, these are reported, and advice is given on any potential underlying risks that may require further investigation. The Surveyor will not normally assume that access to neighbouring properties is granted, though may request permission for access if convenient to do so and considered necessary for a specific purpose, such as following the trail of suspicion to the source of a defect.

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

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

1.2 - How the survey is carried out (contd)

Outbuildings

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

Flats

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

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

Hazardous substances, contamination and environmental issues

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

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

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

Asbestos

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

1.2 - How the survey is carried out (contd)

Consents, approvals and searches

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

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

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

Assumptions

Unless otherwise expressly agreed, the surveyor while preparing the report assumed that:

a. the property (if for sale) is offered with vacant possession;

b. the Property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client; and

c. access to the Property is as of right upon terms known and acceptable to the Client.

Legal matters

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

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

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

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

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

1.3 - Condition Ratings

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

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

The condition ratings are described:-

Condition Rating 1

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

Condition Rating 2

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

Condition Rating 3

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

Condition Rating HS

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

Condition Rating NI

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

Condition Rating NA

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

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

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

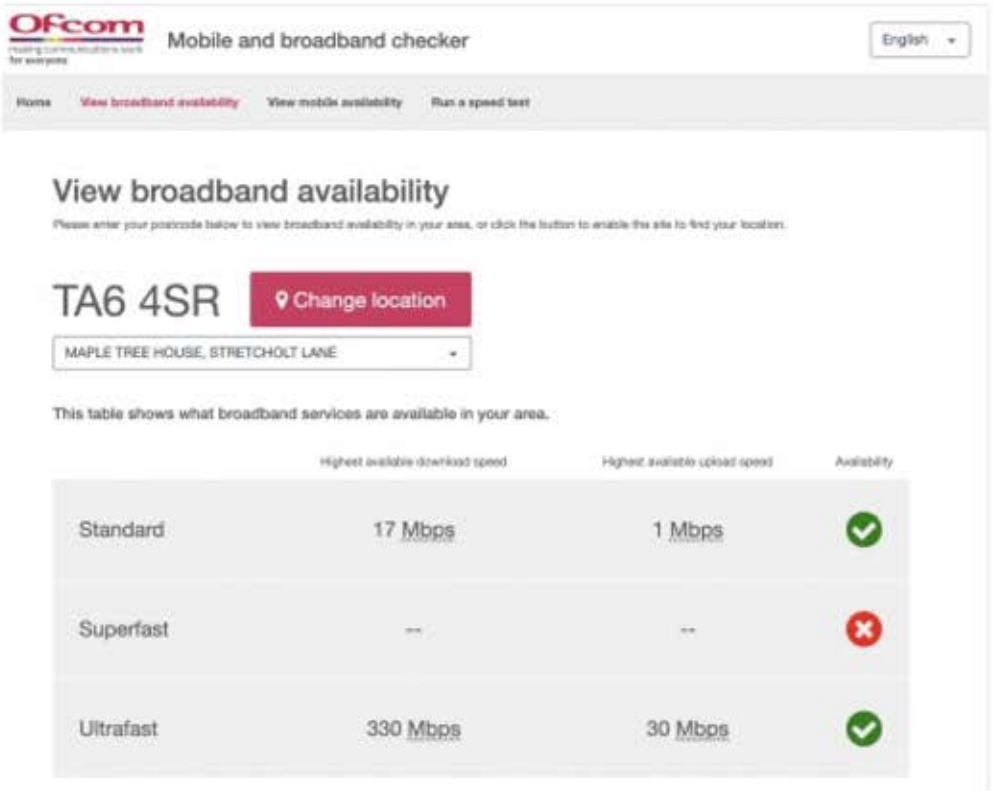
Section 2 Property information

2.1 - About the property

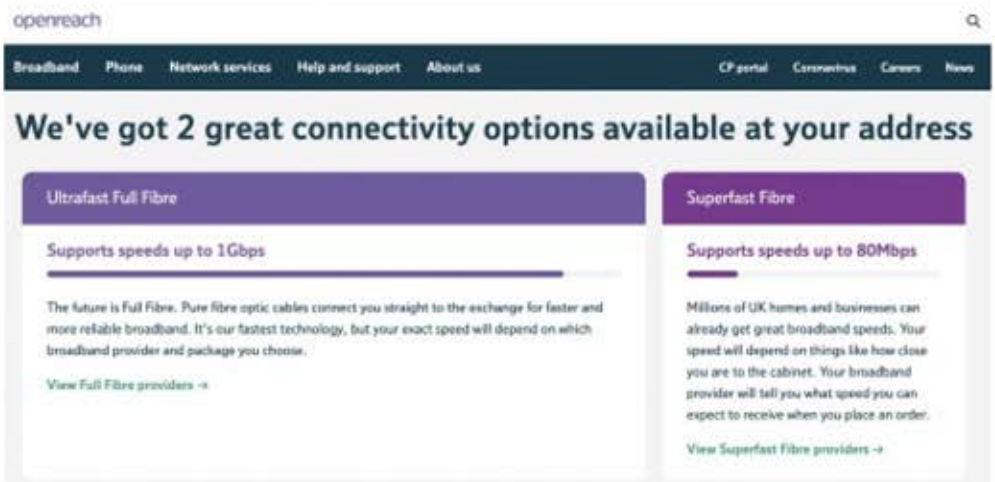
Seller Information	The vendor was not present for any part of the survey. Access to the property was via keys which were collected from a safe place as instructed by the estate agent and returned the same day.
General Construction Information	The property is a detached residence arranged over two floors. It is of a design which was very common in the 1930s and 1950s, however it may have been built in the 1960s. The exact build year could not be confirmed, however, publicly available old maps for this site that go back to 1888, show that the property was not there in 1959, but appears on a map dated 1969. Your legal adviser will be able to confirm this via the Title Deed for the property. The main walls are of brick cavity construction covered with painted render. The roof is pitched and covered with profiled interlocking clay tiles. The windows are double-glazed within uPVC frames. The ground floors are of predominantly of solid construction while those on the first floor are of suspended timbers. The vendor has recently had the property externally and internally refurbished in preparation for the sale. References in the report: The front elevation of the property faces slightly west of north but for ease of reference it is described as north. Therefore: Front = North. Rear = South. When looking at the front from the road: Left = East. Right = West. Room descriptions are referenced from a modified floor plan supplied by the estate agent. The surveyed property is referenced as 'the property'.
Council Planning Information	No specific information for this property was available on the public areas of the Sedgemoor District Council website to confirm any construction or conversion dates or details.
Listing	According to Historic England the property is not listed. (www.historicengland.org.uk/listing/the-list)
Nature of the property when inspected	At the time of the survey, the property was vacant, habitable and unfurnished. All connected services were operational.

Summary of mains services	Gas: Mains gas is not available at the property. Electricity: Connected to Mains. Drainage: Connected to a private septic tank located within the boundaries of the property Water: Connected to Mains
Weather Conditions	At the time of survey, the weather was dry with periods of sunshine and cloud.
Local Authority	The property is within the area of Sedgemoor District Council and the Council Tax band is E.
Conservation / AONB / National Parks	The property is not within a Conservation area, a National Park or an Area of Outstanding Natural Beauty.
Heating	A full central heating system is installed with an oil-fired boiler supplying hot water to radiators throughout the property. At the time of the survey, the boiler was activated only for the delivery of hot water. The boiler was not inspected in detail and should be examined by a suitably qualified engineer in accordance with the manufacturers' guidance. See section 6.4 Heating and Cooling. The radiator circuit was not in operation at the time of the survey preventing checks of any associated services or fixtures being conducted.
Outside facilities	There is a brick built outbuilding to the front of the property which includes a single garage and a workshop. The gardens extend to the rear of the property which includes a concrete slab patio area.
Renewable Energy Services	There are no renewable energy services installed at the property. There are two open fire places within the property which have the capability to burn wood logs which is classified a carbon-neutral resource.

Broadband Service	According to the Ofcom website, Standard and Ultrafast Broadband are available to the property and download speeds of up to 300Mb per second may be available. According to the BT Openreach website, fibre optic services are believed to be currently available for installation at the property with download speeds of up to 1Gbps. If this is important to you, you are advised to confirm what services are available at the property prior to exchange of contracts and to ensure that these are suitable for your personal needs and requirements.



Ofcom Broadband Checker



Openreach Fibre checker

Tenure	The property is understood to be of freehold tenure and with vacant possession, but your legal adviser should confirm this to be the case.

Section 2 Property information

2.2 - Summary and Issues

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

General	No serious issues were presented at the time of the survey. These would include significant structural defects or serious safety concerns that require urgent attention. The property was found to be in an average condition for its type and age, with no significant structural defects apparent. It should be noted that in any property of this age there will be general unevenness of the surfaces and structures of walls, floors, ceilings, doors, windows and other elements. These have occurred due to settlement of the structure and general usage over an extended period. It is not possible to highlight each individual example of such distortions and only those felt to be of an unusual nature have been highlighted.

Main Issues	Here is a summary list of the main issues: Condition rating 3: - Further investigation by a chimney specialist. See section 4.1 Chimneys. - Further investigation by a woodworm treatment contractor. See section 5.1 Roof Space. - Further investigation by a drainage contractor for the septic tank and drainage system. See section 6.5 Drainage. These require attention before you exchange contracts. Health and Safety rating HS: - No evidence of recent inspections and safety checks for the chimneys and flues from the sitting room and dining room fireplaces. See section 5.5 Chimney Breasts, Fireplaces and Flues. - No evidence of recent inspections and safety checks for the electrical installation. See section 6.1 Electricity. - The base for the oil storage tank is too small. See section 6.2 Gas/Oil. - No evidence of recent inspections and safety checks for the oil-fire boiler. See section 6.4 Heating and Cooling. These require attention before you exchange of contracts. Health and Safety rating HS: - Incorrect positioning of banister handrails and spindles for the staircase. See section 5.7 Internal Joinery. - Carbon monoxide alarms and smoke alarms are required in various rooms in the property. See section 6.6 Other Services. These can be done after you have moved in to the property. Condition rating 2: - General poor condition of roof tiles, lack of hip irons and lack of underlay feeding into the rainwater gutters. See section 4.2 Roof Coverings. - Lack of mechanical ventilation in the kitchen connected to an external vent grille. See section 5.6 Built-in Fittings. - Cracking within walls of the garage and workshop. See section 7.2 Outbuildings and Sheds. These can be done after you have moved in to the property. Other issues mentioned in this report are mostly those of routine maintenance. However, you should read the full contents of this report to establish whether any matters are of concern to you. Any legal issues are covered in section 3.1 Conveyancing Matters.

Dampness Summary	Moisture meter readings were taken internally at regular intervals, where access permitted, throughout the property. Locations included areas such as the internal face of all external walls, party walls, ground floor, ceilings, chimney breasts, in the roof space, around windows and around all water using fittings. (This is not an exhaustive list). Generally, there is no evidence of significant levels of dampness that are causing damage to the fabric of the property. However, there were some above average and high moisture meter readings found in: - the timber supports around the chimney breasts in the roof space. See section 5.5 Chimney Breasts, Fireplaces and Flues. - the chimney breasts in bedroom 2 and 3. See section 5.5 Chimney Breasts, Fireplaces and Flues. - the internal wall below the bay window in the sitting room. See section 5.3 Walls. There was evidence of cold bridging areas around the base of the ground floor walls where they join the solid floor areas, but this was all within tolerance levels and no damage to the walls was seen. Dampness in a property can be a major factor in purchasing a property. It can be useful to understand the difference between dampness, condensation and cold bridging, along with how this occurs in any property. Please see below for descriptions: - Rising dampness is where a damp proof course within the external and internal walls is either not present, has failed, or has been breeched by high ground levels. It is where ground based moisture rises up a wall to a maximum height of 1m. - Penetrating dampness is where moisture penetrates from outside through a wall or roof element. This can include a roof tile failure, an open chimney, a gutter failure, driving rain through a solid wall, high ground levels, failed window seals, and poor external drainage. - Cold bridging is generally where cold spots are created at the base of internal walls due to the proximity to another cold surface (such as a solid floor) - internal airborne moisture is then attracted to the cold spots which condenses. - Condensation is moisture produced by washing, cooking and bathing etc., carried by the air as vapour, and which settles on colder surfaces, often around windows or on cold walls and ceilings, resulting in stains and mould growth. It is often present where there is a lack of good ventilation, heating and insulation.
Structural Summary	No evidence of movement was seen other than that which would normally be expected in any building of this age. The north boundary wall, which forms part of the structure of the garage and workshop, is an old single brick thick wall which is out of plumb and leaning slightly towards the road.

Health & Safety related matters	See section 3.2 Health and Safety Matters: - Fire Risk - Risk of falls - Unsafe fittings - Insect and Rodent Infestations - Recent Testing of Services

2.3 - External Photographs

South elevation

2.4 - Summary of Accommodation

	Reception Rooms	Bedrooms	Bath/ Shower	Sep WC	Kitchen	Utility	Conservatory / Sun room	Other	Integral Garage
First Floor		4	2						
Ground Floor	2			1	1	1			

2.5 - Floorplan

Ground floor

First floor

A modified version of the floor plans supplied by the estate agent.

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

2.6 - Energy Performance

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

The last EPC for the property, dated the 9th March 2021, was not prepared by the Surveyor. At that time, the property had a current efficiency rating of 47, band E and a potential rating of 84, band B. The rating as provided for this property is below the UK average of 60, band D. You can find the report on the national register at:
https://find-energy-certificate.digital.communities.gov.uk/

It is a legal requirement to have a valid EPC when a building is sold, rented or constructed.
EPCs are valid for 10 years unless improvements are made, upon which a new EPC should be commissioned. It may be that some recommended efficiency measures have been completed but a new certificate not issued.

The property already benefits from some roof insulation, a modern boiler and efficient heating controls.

The Surveyor is not an Energy Assessor or Adviser so the accuracy of the EPC has not been checked against the current property. Some comments regarding the recommendations made within the EPC are as follows:

1. Increase loft insulation to 270 mm.
The property could benefit from increasing the depth of insulation within the roof space. Currently, there is a varied depth of insulation installed from approximately 100 mm - 200 mm but with areas of no insulation at all.
The current recommendation is a consistent depth of 270 mm. When installing loft insulation it is essential to ensure that good ventilation of the roof space is maintained.

2. Cavity wall insulation.
The external walls could benefit from cavity wall insulation, however some properties with south and west facing walls are not suitable for insulation. You should gain the advice of an approved installer before proceeding:
- Cavity Insulation Guarantee Agency: https://ciga.co.uk/installer_region/south-west/
- National Insulation Association: https://www.nia-uk.org/nia-members/installers/

3. Floor insulation (solid floor).
The EPC suggests floor insulation to the solid floors, however, this can be very disruptive, costly to install and is rarely realistically recommended.

4. and 5. Solar water heating and Solar photovoltaic panels (2.5 kWp).
Improvements can be gained employing renewable energy sources such as Solar water heating and Solar photovoltaic (PV) panels for hot water and electricity generation. The predominantly south facing roof slope would make the installation effective.
- The installation of solar water and/or PV panels may be allowed as 'permitted development' with no need to apply to the Local Planning Authority for planning permission. It is recommended that you discuss the matter with the East Devon District Council Planning department.
- If you wish to install solar water and/or PV panels on the property roof, building regulations will normally apply. The ability of the existing roof to carry the load (weight) of the panels will need to be checked and proven. Some strengthening work may be needed. It is recommended that you contact an installer who can provide the necessary advice.

6. Wind turbine.
The final recommendation is to instal a wind turbine, however, such an installation may not be in keeping with the area, permission may not be granted and there may be objections from owners of neighbouring properties.

Other suggestions:

- Low energy lighting.
The ongoing use of energy efficient lighting is a very cost-effective way of improving the energy efficiency rating of the property.

- Draught proofing.
By fitting a sealed and insulated access door to the roof space, the amount of lost heat will be reduced and energy efficiency increased. Any openings from the first floor areas to the roof spaces above will also require draught proofing as much as is practicable.

- New double-glazed windows.
Replacing the older double-glazed windows with low-E energy double-glazed windows (Low-E stands for low emissivity) will help improve energy efficiency. Low-E glass has a microscopically thin coating of metal oxide on one of the internal glass surfaces. This coating reflects heat back into the property but still lets in the light from outside.

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

Further information about how to reduce your energy bills and current grants can be obtained from:
www.gov.uk/improve-energy-efficiency
www.simpleenergyadvice.org.uk

MAPLE TREE HOUSE
STRETCHOLT LANE
STRETCHOLT
BRIDGWATER
TA6 4SR

Energy rating

E

Valid until 8 March 2031

Certificate number
6400-7316-0722-8001-3793

EPC Summary

Section 3 - Conveyancing, Health & Safety and Environmental Matters

3.1 - Conveyancing Related Matters

This information should be highlighted to your conveyancer.

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

Extensions & Alterations

The relevant entries below would have been 'notifiable' works.

Extensions:
The current footprint of the property differs from that on the 1969-1970 map.
A two-storey extension has been added to the north-west corner of the property to provide a larger sitting room, utility, cloakroom and bedroom 1. This also included a new section of pitched roof above.
It is not known when this work was done as no other old maps are available for this site after the 1969-1970 map.

Conservatory:
No issues were noted by the Surveyor.

Loft Conversion:
No issues were noted by the Surveyor.

New Boiler:
The modern oil-fired condensing boiler has been installed.

Chimney / Breast Removals:
No issues were noted by the Surveyor.

Wall Removal:
The wall in the sitting room, as shown in the photograph below, was removed during the extension work. This is likely to be load bearing as it would have been an original front wall of the property.

Post 2002 Windows:
No issues were noted by the Surveyor.

Log Burner Installation:
No issues were noted by the Surveyor.

Electrical Circuits:
There is evidence of recent electrical works at the property:
- The consumer unit is modern
- There has been a new kitchen and bathroom which would have necessitated new circuits.

Renewables:
No issues were noted by the Surveyor.

Drainage:
No issues were noted by the Surveyor.

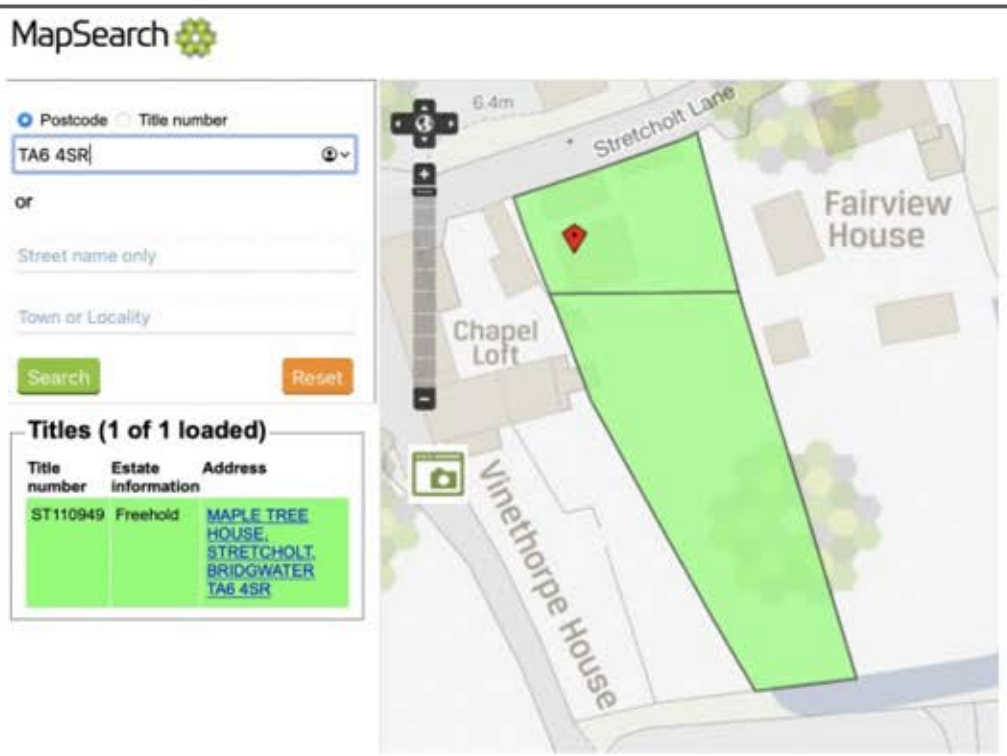
North and west elevations showing corner extension

Old map dated 1969-1970 with property coloured yellow and north-west section not included.

	 Position of wall removal in sitting room
Access & Rights of way	Along the east boundary is the gable wall of an old building belonging to the neighbouring property to the west. The neighbour will require access to carry out maintenance on the building. This access should be confirmed by your legal adviser prior to exchange of contracts.
Easements & Wayleaves	In simple, but non-legal terms, an easement is the right of one landowner to make use of another nearby piece of land for the benefit of his own land. An example may be that of a right of way across land belonging to someone else to gain access to a garage or gate. A wayleave is a right for someone (usually a utility company) to take pipes, wires or cables across another's land. Nothing was seen at the site which suggested that such rights may exist, but you should check with your legal adviser who will have seen any relevant documentation.
Property Let	The property is not currently let to tenants. You should ensure that it is available with vacant possession.
Tree Preservation Orders	No issues were noted by the Surveyor.

Party Wall Award	No issues were noted by the Surveyor.
Drainage	Inspection chambers are located in the rear garden. They were covered with heavy objects and were not inspected at the time of the survey. Waste water from the property drains into the private septic tank which may date back to when the house was first built. It is very important to know when it was last inspected? This should be carried out annually. This should be confirmed by your legal adviser but if no evidence is available it is advisable that the system is surveyed by an approved drainage contractor prior to exchange of contracts. It was noted that the gulley below the kitchen window is receiving foul water from the kitchen sink waste, together with rainwater from the roof downpipe. Your legal adviser will be able to check the layout of the drainage system. Rainwater should be redirected away from the septic tank to a suitable ground based soakaway. Because the oil-fired boiler is a condensing boiler, it produces condensate liquid which has a high acidity level. The condensate pipe was seen to feed in to the rainwater drain at the south-west corner. If the rainwater drain at this point connects to the foul water system, the condensate will kill the bacteria in the septic tank and stop the sewage treatment process working.

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



HMLR Title map

Poor condition of old brick walls and east elevation of neighbour's building

Common and Shared Areas	No common or shared areas were noted by the Surveyor.
Misc	Summary: It would be beneficial to you if you were to ask your legal adviser to check for the following: 1. If required, whether local authority approvals for the extension have been obtained and that all statutory inspections have been made and appropriate completion certificates issued. This will include a Local Authority Building Control Completion Certificate or a Professional Consultants Certificate (PCC) sometimes referred to as an Architects Certificate. If a Professional Consultants Certificate exists, is it valid and transferable to you as new owners of the property, and will it remain valid should the Professional Consultants firm ceases trading? You should ensure that a Professional Consultant's Certificate has been provided by a suitably competent professional, e.g. Chartered Building Surveyor, Architect, Chartered Structural Engineer, etc, in respect of works carried out at this property. 2. The existence, validity and transferability of guarantees and certificates for the installation of the double-glazing windows, outside doors, electrical system, oil-fired boiler, oil storage tanks, the wood burning stoves, cavity wall insulation and the conservatory which should be assigned to you as a new owner of the property. It is likely that there are other fitted appliances at the property that apply. 3. The existence and validity of any service agreements or engineer's certificates for the electricity installation and appliances, oil installation and appliances, the chimneys and flues and when testing/servicing was last carried out. 4. The ownership and obligation for maintenance of the property's boundaries including the walls, trees and fencing. 5. The access on to neighbouring properties for maintenance and repair of the walls, trees and fencing. 6. The access for the neighbours to carry out maintenance and repair to the walls, trees and fencing. 7. The confirmation of the drainage system for the property. 8. The existence, validity and transferability of guarantees and certificates for any previous woodworm and timber treatment.

3.2 - Health & Safety related matters

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

Fire Risk	The design of the windows in the bedrooms prevents easy exit in the event of fire. See section 4.5 Windows and External Doors. No smoke alarms are fitted at the property. See section 6.6 Other services. There are a number of recessed downlights in the ceilings of the property. Due to the roof space insulation, it could not be seen if intumescent (fire resistant) hoods cover the downlights set into the first floor ceiling. See section 6.1 Electricity.
Safety Glass	No issues were noted by the Surveyor.
Lead Pipes	No issues were noted by the Surveyor, however pipes buried within walls or beneath the ground may exist.
Risk of Falls	The stairs are very steep by design as would be expected of a property of this age, and do not comply with current regulations. Although there is no requirement to retrospectively comply with more recent standards, you should be aware of the risks that may be present and care must be taken when traversing the steps. The handrail on the landing banister is lower than it should be for safety reasons. In addition, the gaps between the vertical spindles are too wide. See section 5.7 Internal Joinery.
Unsafe Fittings	The pendant light fitting in bedroom 4 has exposed wiring. See section 6.1 Electricity.
Insect and Rodent Infestations	Signs of woodworm activity were seen in the roof space. See section 5.1 Roof Space.
Recent testing of services	At the time of the survey, there was no evidence of recent inspection of the electrical, oil and heating installations, and the private drainage system. See sections 6.1 Electricity, 6.2 Gas / Oil, 6.4 Heating and Cooling and 6.5 Drainage.

Asbestos	This report is not an asbestos inspection under the Control of Asbestos Regulations 2012 and no specific testing to detect the presence of asbestos has been conducted. No materials were identified as those commonly known to contain asbestos, however, no testing was carried out and no evidence was available as to what may be contained within concealed or inaccessible areas. If you do find asbestos materials, any such materials should not be drilled, disturbed or removed without prior advice from a licensed specialist. You can obtain further information from the Health & Safety Executive asbestos site: www.hse.gov.uk/asbestos/index.htm If there is suspected asbestos containing materials within the property, samples can be sent for testing as specialist laboratories for confirmation. One such lab is: www.somersetscientificservices.co.uk/asbestos-testing-and-surveying/ Asbestos containing materials were commonly used in the construction, conversion and refurbishment of houses in the 1950s-1970s, though the use of asbestos was not completely prohibited until the late 1990s. Many houses therefore include materials that contain asbestos and are lived in safely and without risk to health. However, you should be aware that there are health risks when asbestos containing materials are drilled or sanded, and you should consider this when carrying out any alterations, repairs or renovations.
Misc	Carbon monoxide: There is no carbon monoxide alarms in the sitting room and dining room where the open fires are located. You should ensure that a carbon monoxide alarm is present in every room with a combustion appliance and on the landing outside bedrooms. See section 6.6 Other Services.

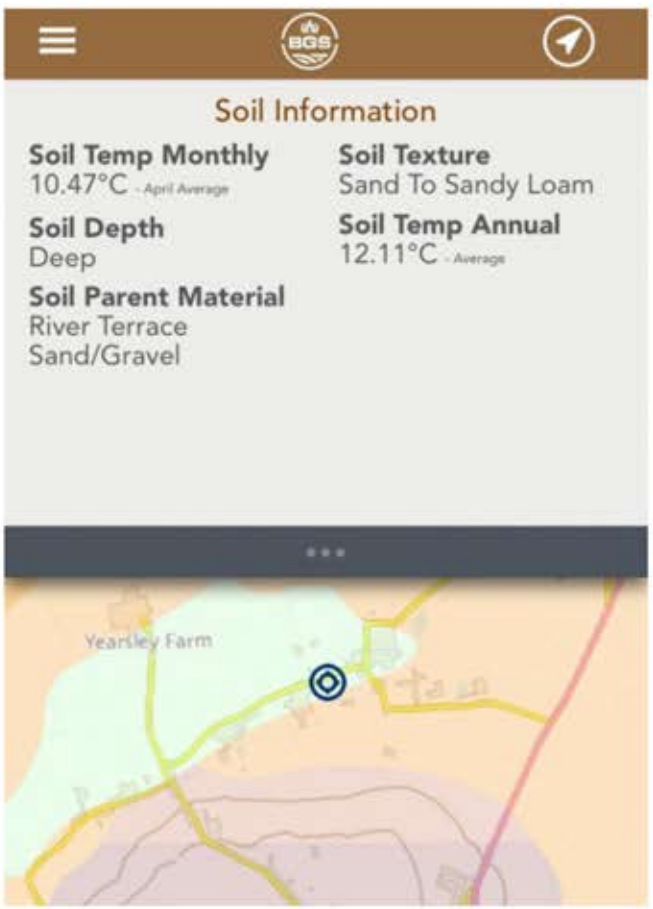
3.3 - Environmental Matters

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

Flood	Based on a postcode search only, according to the UK Government's 'Long term flood risk information' website, the property is in an area of very low risk of flooding from rivers and from surface water flooding. Further information can be obtained from: https://flood-warning-information.service.gov.uk/long-term-flood-risk? The information provided is suitable for identifying: - which parts of towns or streets are at risk, or have the most risk - the approximate extent and depth of flooding It is likely to be reliable for a local area but not for identifying individual properties at risk. Rivers and the sea - Very low risk - This flood risk summary is not property specific. - Very low risk means that each year this area has a chance of flooding of less than 0.1%. This service takes into account any flood defences. The Environment Agency is responsible for managing the flood risk from rivers and the sea. Surface water - Very low risk - This flood risk summary reports the highest risk from surface water within a 20-metre radius of this property. - Very low risk means that each year this area has a chance of flooding of less than 0.1%. Surface water flooding, sometimes known as flash flooding: - happens when heavy rain cannot drain away - is difficult to predict as it depends on rainfall volume and location - can happen up hills and away from rivers and other bodies of water - is more widespread in areas with harder surfaces like concrete Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water No issue was noted by the Surveyor at the time of the survey, no flooding was noted in or around the subject property but see flood maps c/o the website above. You should check with your insurers that cover is available for the property, at normal rates, and without special conditions, prior to exchange of contracts. Please note that flooding can occur outside designated flood prone areas. The Environment Agency are constantly updating their data to reflect any new incidents of flooding or any increased risks of flooding. This publicly available information should be used to indicate a level of risk to the property. You should consult your legal advisor with regard to the options for carrying out a full environment search.

River water flood risk map

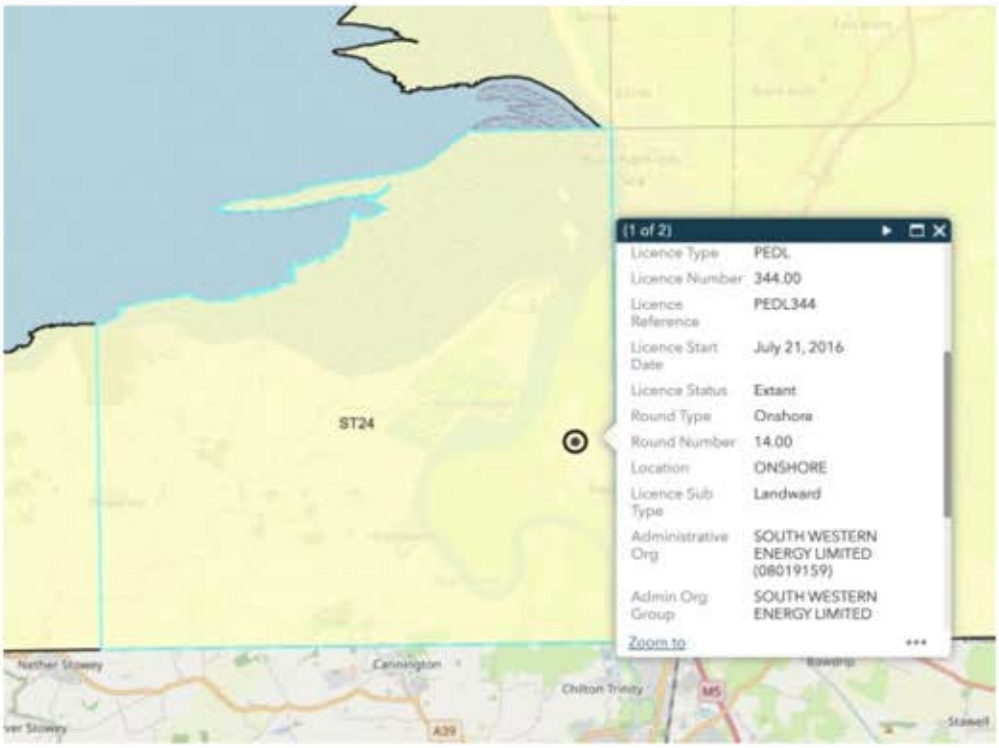
Surface water flood risk map

Geology	The British Geological Survey (BGS) data indicates that the bedrock geology is Mudstone and the subsoil is sand and gravel with a texture of sand to sandy loam. Loam is soil composed mostly of sand, silt, and a smaller amount of clay. By weight, its mineral composition is about 40–40–20% concentration of sand–silt–clay, respectively. Sand and gravel are 'non-cohesive' soils, which means that they do not vary in size depending on moisture content. However, they are susceptible to being washed away by water flow. This means properties in areas with this soil type can be at risk during wet periods of heavy rain or flooding, or if they are located near a body of water. According to the BGS Shrink Swell map, the property is in an area of low-to-nil risk of soil shrinkage or swelling. No evidence was seen of any cracking, or other disturbance, which might be linked to seasonal ground movement. See further comments in section 4.4 Walls.  Geology map

Radon	Radon is a naturally occurring radioactive gas, we can't see, smell or taste it. You need special equipment to detect it. It comes from the rocks and soil found everywhere in the UK. The radon level in the air we breathe outside is very low but can be higher inside buildings. Radon produces a radioactive dust in the air we breathe. The dust is trapped in our airways and emits radiation that damages the inside of our lungs. This damage, like the damage caused by smoking, increases our risk of lung cancer. The publicly available Radon maps are free and can indicate if the property is in an area generally affected by radon, but cannot identify if a particular property is affected. Radon may affect one property, but not another in the same street or even next door. The property is located in the marked 1 km square in the image below. All parts of this 1 km grid square are in the lowest band of radon potential. Less than 1 % of homes above the Action Level and no further action is required. The property is very close to an area with a higher radon potential of 3-5%. You can check the radon potential of individual addresses at www.ukradon.org You can obtain more information and advice about Radon from Public Health England at www.ukradon.org/information If the property is in a radon affected area with greater than 1% radon potential, Public Health England has the following recommendations: - The property should be tested. - Enquiries should be made of the current owners to see if a test has already been done at that address. If not, you should test the property when you move in. - Your legal adviser will be able to advise you with regard to arranging a retained fund to cover remedial costs. Testing for radon requires a kit from UK Radon, at a current cost of £52.80, and takes 3 months to complete. If the test identifies a high risk of radon then it can usually be removed by increasing ventilation, particularly in sub-floor areas. The cost of this will vary but is usually in the range of £200-£2000. Specific information about radon testing and how to reduce radon levels: www.ukradon.org/services/orderdomestic www.ukradon.org/information/reducelevels

Radon map

Fracking	The property is located within an area that falls within a block of land offered by the Oil & Gas Authority (OGA) for applications to obtain a Petroleum Exploration and Development Licence (PEDL). The licence details are: Licence start date - 21st July 2016 Organisation - South Western Energy Ltd (08019159) A PEDL does not give any direct permission for operations to begin but grants the licensee exclusivity over an area of land for onshore hydrocarbon exploration, appraisal and extraction. This may include extraction of shale oil and gas, commonly known as fracking. Further permissions and consents including, for example, planning permission and environmental permits, would be required before a PEDL licensee could begin operations or production. Further information can be obtained from: www.somerset.gov.uk/waste-planning-and-land/oil-and-gas-development/ www.ogauthority.co.uk/data-centre/interactive-maps-and-tools/ The Government gives further information in its document "Guidance on fracking: Developing shale gas in the UK". You can read the information at: www.gov. uk/government/publications/about-shale-gas-and-hydraulic-fracturing-fracking/developing-shale-oil-and-gas-in-the-uk

	 Oil, Gas and Fracking map
Landfill	According to the data.gov.uk website, there is no evidence that the property is located on or immediately adjacent to a former landfill site.
Invasive Species	Information available online suggests that there have been no reported instances of invasive plant species identified near the property. However, such information is quite limited in its availability and scope and should not be relied upon as proof that no invasive plant species are present in, or around, the property. The grounds around the house were inspected for any indications of Japanese Knotweed. Although no evidence of the presence of invasive plant species, such as Japanese Knotweed, was seen during the course of the survey, it can often be difficult to identify, especially where the gardens have been recently cut back are overgrown. It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained. You are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.
Mining	According to the Coal Authority website, the property is not in an area where it may be affected by matters related to mining.

Section 4 - Outside of the Property

Scope of survey

The following was carried out:-

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

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

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

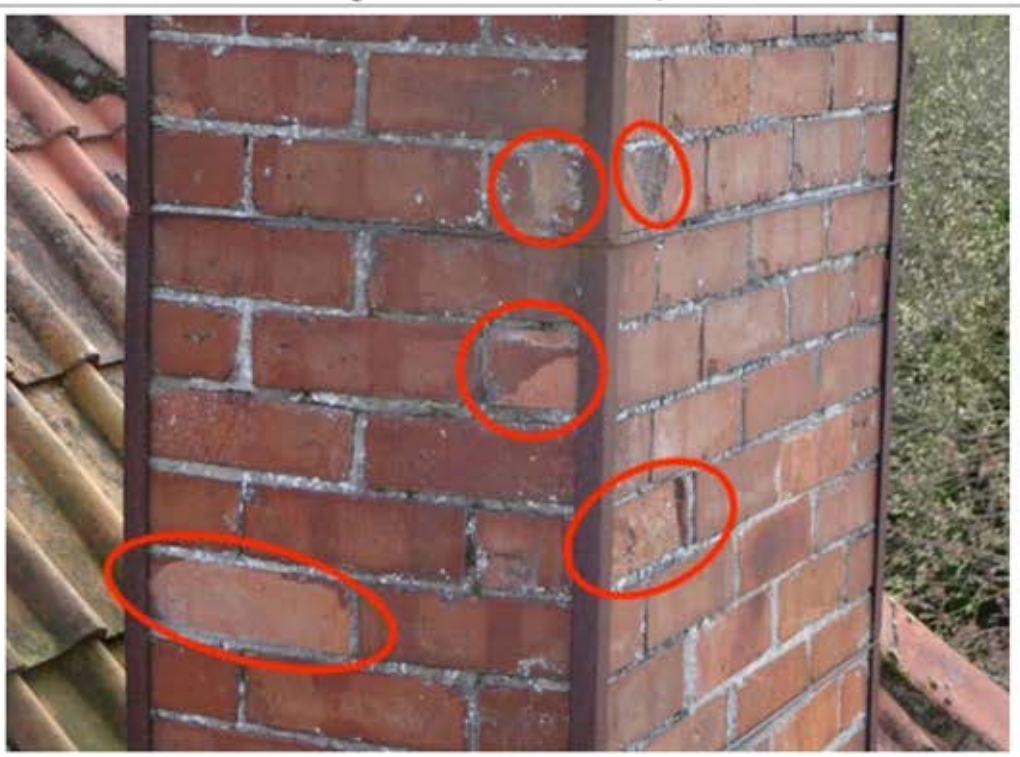
4.1	Chimney Stacks
4.2	Roof Coverings
4.3	Rainwater and Above Ground Drainage Fittings
4.4	Walls
4.5	Windows and External Doors
4.6	External Joinery and Finishes
4.7	Conservatories and Porches

	4.1 Chimney Stacks	Condition rating	3
Construction & Type	There are two chimney stacks at the property, referred to as the east stack and west stack. The chimney stacks are brick built. The flue of the west stack is topped with a coping stone supported at each corner by a brick. This allows flue gases to escape but prevents rain entering the flue line. It also has wire mesh fixed around the top to prevent bird and debris penetration. The east stack provides a flue to the open fire in the fireplace of the dining room. It has one pot which is secured in place by cement mortar. The pot has a rain cowl to prevent flue gases to escape but prevents rain, birds and debris entering the flue line. The flashing at the base of the stacks at the junction with the roof slopes is of lead.		
Nature of inspection and Limitations	The chimney stacks were examined from ground level with the aid of binoculars, and a camera on an extended pole, from vantage points within the grounds of the property for possible defects including undue movement, distortion, chemical or weather related damage, brickwork and pointing damage and other evidence of failure. Due to limited viewing angles it was not possible to see all faces of the chimney stacks from ground level, and it is assumed that the condition of those faces not visible is similar to that of the visible faces. They were also inspected for slenderness, or in other words, the 'Height to width relationship' as detailed in current building regulations. Where a chimney is not adequately supported by ties or securely restrained in any way, its height if measured from the highest point of intersection with the roof surface should not exceed 4.5W, where: -W is the least horizontal dimension of the chimney measured at the same point of intersection, and - H is measured to the top of any chimney pot or other flue terminal - see images below.		

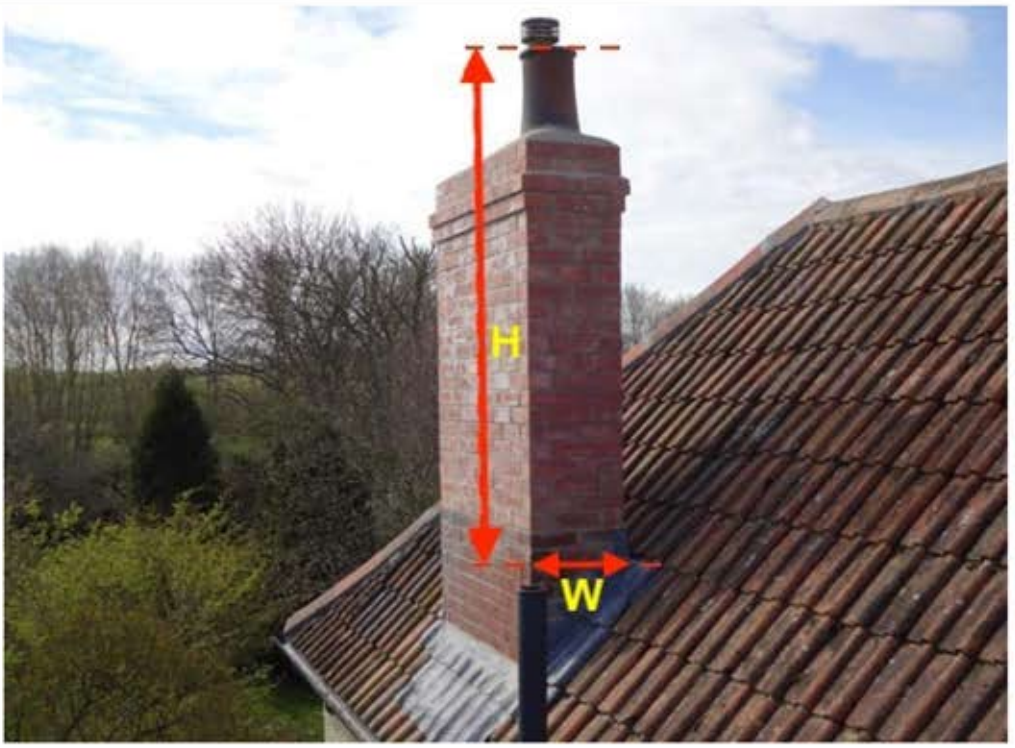
Condition	Although no significant defects were noted to the chimney stacks, the overall condition of the west stack and the estimated slenderness ratios require further investigation by a chimney specialist. The west chimney stack has several defects and issues: a) Vertical cracking through bricks and mortar on the south face due to thermal expansion b) Lengths of metal angles have been fitted to the corners held under tension by steel wire to bind the stack together. This is not often seen and must have been used as a precaution for an unstable stack. c) The slenderness ratio is just below the point at which bracing ties connecting the stack to the roof would be required for stability. Due to the increasingly variable weather conditions we are experiencing, the stack should be inspected by a chimney specialist. d) Areas of missing mortar around brickwork e) The top section is leaning slightly to the west f) A number of bricks are spalling. Spalling refers to the flaking, cracking, peeling, crumbling or chipping of the bricks. It is often caused by water penetration behind the fired outer layer which then forces the surface to break due to frost and thaw action. On chimneys, there is also the deteriorating effects of the contaminants in combustion gases from open fires affecting unlined flues which break down the internal surfaces of bricks. On the east stack, the brickwork and pointing suggest that it has been re-built recently. It is likely that this work was required because its earlier condition was worse than the west stack. It is estimated that the slenderness ratio is 4.5 which is the maximum for an unbraced stack. A chimney specialist will be able to confirm this for you. The flashings at the base of the stacks are, as far as can be seen, in a serviceable condition. However, the rear lead gutters may not be sufficient to keep water from penetrating the supporting timber below. This increases the risk of water ingress causing damp and decay internally and the results are mentioned in sections, 5.1 Roof Space, 5.2 Ceilings, 5.3 Walls and 5.5 Chimney Breasts, Fireplaces and Flues. There are no horizontal damp proof courses on either stack to prevent rain penetrating the brickwork below. Chimney stacks are designed to be exposed to the weather more than any other part of the property. In modern buildings at least one lead tray is incorporated into the chimney stack where it intersects the roof. Generally two lead trays are installed so that there is no unprotected area of the stack. Providing fireplaces are regularly used, any penetrating moisture will dry out. However, if fireplaces are used infrequently they can suffer from a build-up of moisture to the internal surface of the flue brickwork which can lead to damp and decay to internal walls and ceilings in the property. Condition rating: A condition rating 3 has been applied to this section due to the requirement for further investigation by a chimney specialist.

Action Required	1. It is strongly recommended that you commission a chimney specialist to advise on the condition of the west chimney stack and the slenderness ratios of both stacks. 2. Request estimates for repair or rebuilding work of the west stack and any bracing requirements needed. 3. The chimney stacks should be regularly monitored for any indications of damage, instability or other defects. 4. You should carry out a thorough visual inspection at least once a year, ideally in the Spring, and ideally at roof level, to identify and repair any damage that could have been caused by winter weather. 5. Ongoing maintenance: - Any future signs of missing, loose or defective mortar should be repointed as necessary. - Any moss or other accumulated plant matter should be cleared.
Additional Information	It would be prudent to combine the remedial works and maintenance in this section with those required in the sections below: - 4.2 Roof Coverings - 4.3 Rainwater and Above Ground Drainage Fittings - 4.5 Windows and External Doors - 4.6 External Joinery and Finishes
	 Vertical cracking in brickwork of west chimney stack, metal binders and slenderness ratio estimated at 4.35

Missing mortar on west chimney stack



Spalling bricks on west chimney stack



East chimney stack slenderness estimated at 4.5

Vulnerable rear gutter on chimney stacks

	4.2 Roof Coverings	Condition rating	2
Construction & Type	The property has a hipped roof with a central valley between the ridges which run from north to south. The main roof slopes are pitched and covered with profiled, interlocking, clay tiles known as double Roman tiles. All ridge tiles are clay and bedded in mortar. The central valley gutter is lined with lead and is at the base of the inner roof pitches to collect and feed rainwater to the adjacent gutter. Another hip roof is above and between the bay windows of the sitting room and dining room.		
Nature of Inspection and Limitations	The roof pitches were examined from ground level with the aid of binoculars, and a camera on an extended pole, from vantage points within the grounds of the property for possible defects including sagging, collapse, broken, missing, damaged tiles, holes, and other evidence of failure.		
Condition	According to a conversation with a neighbour, the roof had work done to it recently as part of the recent refurbishment of the property. The quality of the work carried out on the roof coverings is to a poor standard. No significant defects were noted and the roof was found to be structurally stable. No evidence was seen of unusual sagging or other movement which might indicate that the structure is failing. The ridge tiles are reasonably level with no evidence of any undue levels of flexing or bowing. Some cement mortar beneath the ridge tiles is missing and cracked in places. The defective mortar should be repaired or replaced soon. You may wish to consider converting the ridge to a dry fix method to reduce future maintenance and future safety hazards. If this work is not done, the ridge tiles could come loose or rain could get into the building especially during stormy weather. In the worst case, the tiles could fall to the ground and present a safety hazard. To do this work safely, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms and so on) and this can increase the cost of the work. The majority of roof tiles are in a weathered but serviceable condition with no evidence of any major failures. However, there are a number of defects and issues as below. Defects to the roof tiles: a) Chipped and cracked tiles b) Replacement tiles probably due to the poor condition of the originals c) Slipped tiles d) Misalignment of the lower tiles above gutters and the central valley. These have either been fixed incorrectly, slipped or broken. The gap between the tiles and the central valley will increase the risk of water penetration leading to damp and decay internally.		

Defects at the ridge end tile locations:

a) Each ridge end tile should be secured with a metal 'hip iron' which will also prevent the ridge tiles slipping off the roof when fitted correctly. These are in place on the south-east and north-east corners but are missing from all other ridge end tiles apart from at the north-west corner. Here, the contractor has used an angled piece of metal that is not designed as a hip iron. This increases the risk of failure and the ridge tiles being unsecure.
b) The finishing at the ridge ends is of a very poor standard.
- The ridge end tiles should extend over the gutter to direct any water away from the property
- The mortar is cracked and loose in places
- The underlying timbers are exposed to the weather which will encourage damp and decay
- Some tiles have slipped or have been fixed incorrectly in these areas
- These tiles are not positioned over the gutter, so water will leak down the wall

The issues above should not be expected for a property which has been recently refurbished and has scaffolding in place for a sufficient time. The condition of the tiles will not significantly affect the performance of the roof at this current time. However, the roof coverings are ageing and ongoing maintenance will be required in the short term and a total replacement of roof coverings required within 10-15 years.

The central valley was seen to be clear of moss and other debris.
When valleys become blocked, their ability to move water from the roof slopes is reduced which can lead to localised defects such as damp and decay to supporting materials due to water penetration.

From the ground level inspection and from images captured by the camera on an extended pole, it could be seen that the lower edge of the bitumen underlay material (underneath the roof tiles) no longer feeds correctly in to the gutters. When present, the edge of the underlay should feed in to the gutters to transfer any water away from the fabric of the property. The underlay has worn away which is exposing the underlying timbers to become exposed to the weather. If not improved, this will lead to internal damp and decay.

Condition rating:

A condition rating 2 has been applied to this section because repairs, replacements or improvements are required, but these are not considered to be serious or urgent.

Action Required	1. It is recommended that you request estimates for repair, replacement and improvement works required for the defects listed above. 2. A plastic support tray system (eaves protector) should be installed above all the gutters to reduce the risk of water penetration leading to rot or other defects in nearby timbers. See image below. 3. Ongoing maintenance: - Any slipped, missing or broken tiles on the roof pitches should be repositioned, repaired or replaced. - Any missing mortar between and under the ridge tiles should be replaced. - Any moss or other accumulated plant matter should be cleared. - The central valley needs to be kept clear so that rainwater can be transferred away from the property as efficiently as possible. 4. You should carry out a thorough visual inspection of all roofs at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather. 5. You should anticipate that the roof coverings will require normal maintenance for the short term, but you should allow for recovering within 10-15 years, although, there is no evidence of significant failure at present. 6. When any recovering is undertaken, the supporting timbers may also need some attention. The underlay should be replaced at that time also.
Additional Information	It would be prudent to combine the remedial works and maintenance in this section with those required in the sections below: - 4.1 Chimneys - 4.3 Rainwater and Above Ground Drainage Fittings - 4.5 Windows and External Doors - 4.6 External Joinery and Finishes

Missing mortar below ridge tiles on east slope

Cracked tiles on east slope

Numerous replacement tiles

Slipped tiles above gutter

Tiles either broken or incorrectly fixed above central valley gutter

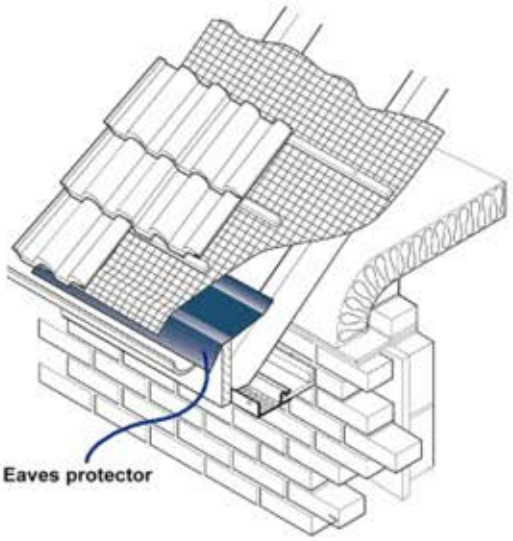
Missing hip iron to secure ridge end tile

Poor workmanship at north-west corner

Poor workmanship at south-west corner

Poor fixing of bay roof ftiles

Missing hip iron on both corners of bay roof



Eaves protector system

	4.3 Rainwater and Above Ground Drainage Fittings	Condition rating	1
Construction & Type	The rainwater gutters and downpipes are a mixture of uPVC and cast iron. There are two uPVC hoppers connected to the rainwater downpipes near the south-west and south-east corners and an old cast-iron hopper near the kitchen window on the east wall. There are two soil and vent pipes (SVP) referred to as the north SVP and east SVP because they are attached to the north wall and east wall respectively. The north SVP is of uPVC, and extends above the gutter. The east SVP is of a mixture of uPVC and cast iron and extends through the east roof slope. There is a gully below the kitchen window providing drainage from the kitchen fittings. Additional gulleys for rainwater are provided around the property, but it is unclear if the rainwater downpipes feed into a separate drainage system which connects to a soakaway or connects to the septic tank.		
Nature of Inspection and Limitations	An inspection was carried out from ground level with the aid of binoculars and with a camera on an extended pole, from vantage points within the grounds of the property to look for possible areas of leakage, misalignment, overflow and other defects. The soil stacks and gulleys were examined for any signs of damage, leakage, correct supports, cracking and evidence of significant wear. As it was dry at the time of survey only a limited assessment could be made as to the effectiveness of the rainwater fittings. No tests were carried out to either trace or establish the existence or condition of any underground soakaways.		

Condition	The gutters are currently in serviceable condition with no significant misalignment. No evidence was seen of excessive staining of the walls or adjacent areas, which might indicate that significant leaks have been occurring. During wet weather, gutters, hoppers and downpipes need to transfer rainwater away from the property as efficiently as possible. They can become blocked with debris such as leaves, or overwhelmed in periods of heavy rain and the hoppers, joints and end stops can be vulnerable to leakages. Generally, the gulleys were clear at the time of the survey with no evidence of any flooding or other drainage problems. The gulley below the kitchen window was covered with a plastic drain guard to prevent leaf debris build-up. The gulley below is in a poor condition and debris was seen inside. The cover was replaced after the inspection. Cast iron fittings, such as sections of the downpipes, hopper and east SVP, are of an older style and prone to sudden failure. Although no evidence of any failure was noted, it would be prudent to consider changing these fittings to a more modern uPVC alternative. Both SVPs and associated plumbing are in a serviceable condition with no leakages noted. The wire bird guard in the terminal of the east SVP is old and damaged and should be replaced. Condition rating: A condition rating 1 has been applied to this section because only minor repairs are currently needed and improvements can be made. Repairs and improvements can be done as part of a maintenance schedule.
Action Required	1. It is recommended that the east SVP is fitted with a new bird guard terminal to provide weather, bird and debris protection. 2. Check and secure all gutter joints and end caps to ensure they are water tight to prevent water penetration and damage to the property. 3. Gutters, hoppers and downpipes should be inspected regularly to ensure that they are free from blockages and leaks. 4. If it is noted during any heavy rain, that gutters or downpipe joints are leaking, then these must be fixed as soon as possible to prevent water penetration to the property and damage to the foundations. 5. Clear away any moss, leaves and silt from gutters which will inevitably accumulate to ensure that they are free from blockages and leaks. 6. All gulleys require regular clearing of any debris that will accumulate over relatively short periods of time.

Additional Information	It would be prudent to combine the remedial works and maintenance in this section with those required in the sections below: - 4.1 Chimneys - 4.2 Roof Coverings - 4.5 Windows and External Doors - 4.6 External Joinery and Finishes
	 uPVC bird guard on north SVP

Old worn wire bird guard in east SPV

Poor condition of surface gulley below east kitchen window

	4.4 Walls	Condition rating	1
Construction & Type	The external walls are of brick cavity construction covered with painted render. The external leaf of exposed brickwork at the base of the walls is laid in a stretcher bond style consistent with this type of construction. The original walls are approximately 330 mm thick. The north-west extension walls are approximately 300 mm thick. The damp proof course (DPC) is bitumen based and is located where the exposed brickwork meets the render. The DPC is an impervious layer present to prevent dampness rising up the walls from the ground (rising damp).		
Nature of inspection and Limitations	The outside walls were examined from ground level with the aid of binoculars from vantage points within the grounds of the property. The walls were examined for signs of bowing or leaning, damaged render, brickwork and pointing, cracking, indications of subsidence and land failure and other defects. Where walls are covered with finishes such as render, the wall surface beneath cannot be directly viewed, and it is assumed that no unusual defects exist within these concealed areas.		
Condition	Foundations: During a non-invasive inspection of this type it is not possible to expose the foundations. A property of this type and age would not be expected to have foundations that meet current standards, but this should not be considered to be unusual. No evidence was seen of cracking, or other damage, which might indicate that the foundations are failing to provide adequate support for the property. Movement: No significant defects were noted and the walls were found to be structurally stable. No evidence was seen of any cracking which might indicate that the property is subject to subsidence, unusual settlement, or other exceptional movement of the ground. The north-west corner is bowing outwards slightly near the level of the first floor joists. No other signs of movement were seen around this area. The possible causes for the slight bowing are: a) The timber floor joists are no longer connected to the wall. The floor coverings prevented the inspection of the floor boards to determine the direction of the and condition of the supporting joists. b) The cavity wall ties have corroded and broken. A sign for this would be horizontal cracking around the area, but the painted render was covering any possible cracking. c) The width of the wall in insufficient for the load of the roof. The wall thickness in this area is 300 mm which would be sufficient. Most properties are subject to slight settling down over the years as sub-soil consolidates and		

adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance.

As previously mentioned, the British Geological Survey data indicates the ground is of subsoil of sand and gravel with a texture of sand to sandy loam, and the property is in an area of low-to-nil risk of soil shrinkage or swelling.

Brickwork:

No evidence was seen of any unusual wear of the exposed bricks, however there are areas of missing mortar.

Some fine cracking was seen in the mortar around the bricks at the base of the east bay window walls. This fine cracking is less than 1 mm in width and is not of structural significance and is more likely due to localised settlement of the bay foundations.

Slight movement in bays are often seen as the bays usually have a different depth of foundation compared to the main walls.

Render:

The general condition of the render is discussed in section 4.6 External Joinery and Finishes.

Cavity trays:

A cavity tray helps prevent rain running down within the cavity wall from getting into the rooms below.

Cavity trays should be positioned directly over all openings in external walls including external windows and doors. Signs to look for are small vertical 'weep vents' in the mortar joints either side of an opening.

During the inspection of the external walls, no weep vents were seen. As will be discussed in sections 5.2 Ceilings and 5.3 Walls, very few signs of internal leaking were seen at the time of the survey. There is a likelihood of this happening in the future especially during periods of stormy weather. To prevent this, new cavity trays should be fitted as a precaution.

It is possible that cavity trays are present, but the weep vents have been filled with render.

Wall ties:

Wall ties are metal linking plates built into the wall at intervals to hold the inner and outer leaves of the cavity wall together. In properties of this age it is likely that they are of galvanised steel. In the worst case their failure can allow the outer leaf to fall away from the inner leaf of brickwork.

Generally, no evidence was seen to indicate any failure of the wall ties, and it is therefore assumed that they are in a stable condition. The only location where this may be suspected is at the north-west corner as discussed above. Without using intrusive methods such as drilling into the wall and using a borescope, any failed wall ties cannot be confirmed.

If walls are poorly maintained and a property is in an exposed location and the wind carries salty air from nearby coastal water, galvanised steel cavity wall ties have been seen to corrode and fail after 20 years. As the exact age of this property is up for debate, it is possible that the wall ties are in a corroded condition, and it is recommended to have the wall ties inspected. Due to the extent of the bowing, the inspection is not urgent.

Insulation:

There is no evidence that the wall cavities have been filled with insulation (retro cavity wall insulation) and it is unlikely that they would have been filled at the time of construction.

As mentioned in section 2.6 Energy Performance, the energy efficiency of the property may be improved by installing insulation, however not all properties are suitable for having cavities filled particular those of high exposure to prevailing weather. A survey by a specialist company (not just a salesman) should be conducted prior to any installation.

Damp proof course:

In most external walls there should be a damp proof course (DPC) at least 150 mm (two brick courses) above ground level in all external walls.

In modern properties this is often a plastic membrane but in older properties other materials such as bitumen felt or slate are often found.
As mentioned above, the bitumen DPC can be seen near the base of the walls.

The purpose of the 150 mm DPC height is to reduce the amount of 'splashback' (rain water bouncing off hard ground surfaces) wetting the walls above the DPC which can lead to damp conditions internally. The internal floors are always positioned above the DPC line.

The height of the DPC above ground level is satisfactory along the majority of walls.

Ventilation:

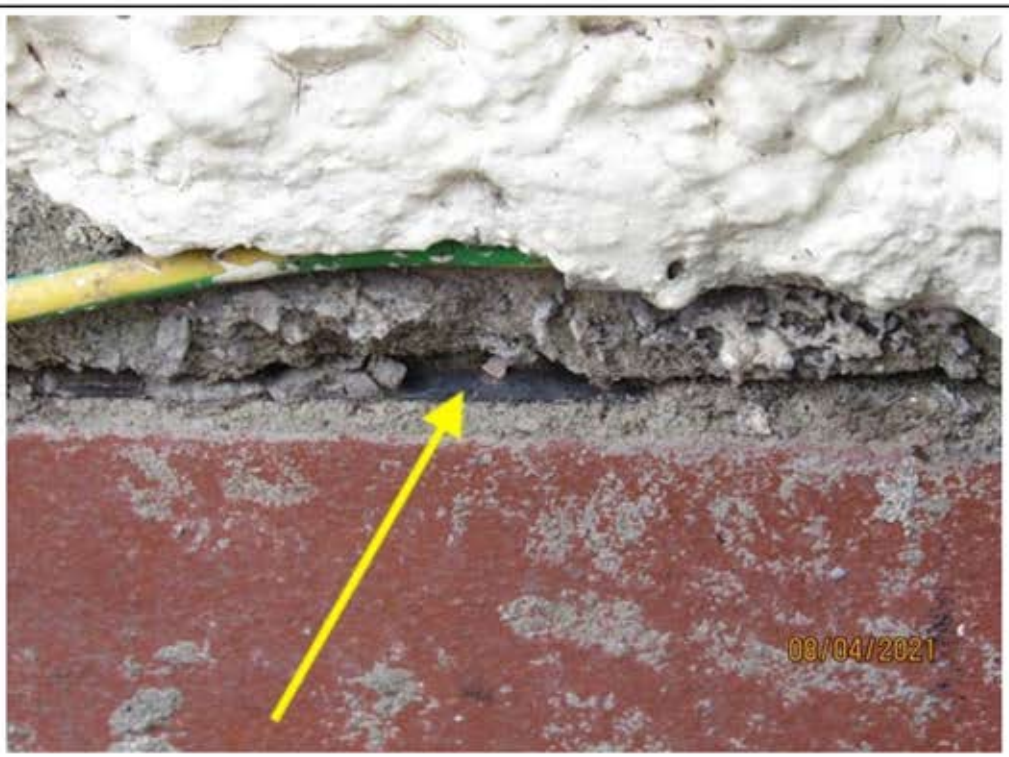
Because most of the ground floors are of solid construction, there is no need to have air bricks in the base of the walls. Ideally, there should be some air bricks in the base of the walls below the bay windows as these have suspended timber floors. Air bricks are usually found below the DPC line.

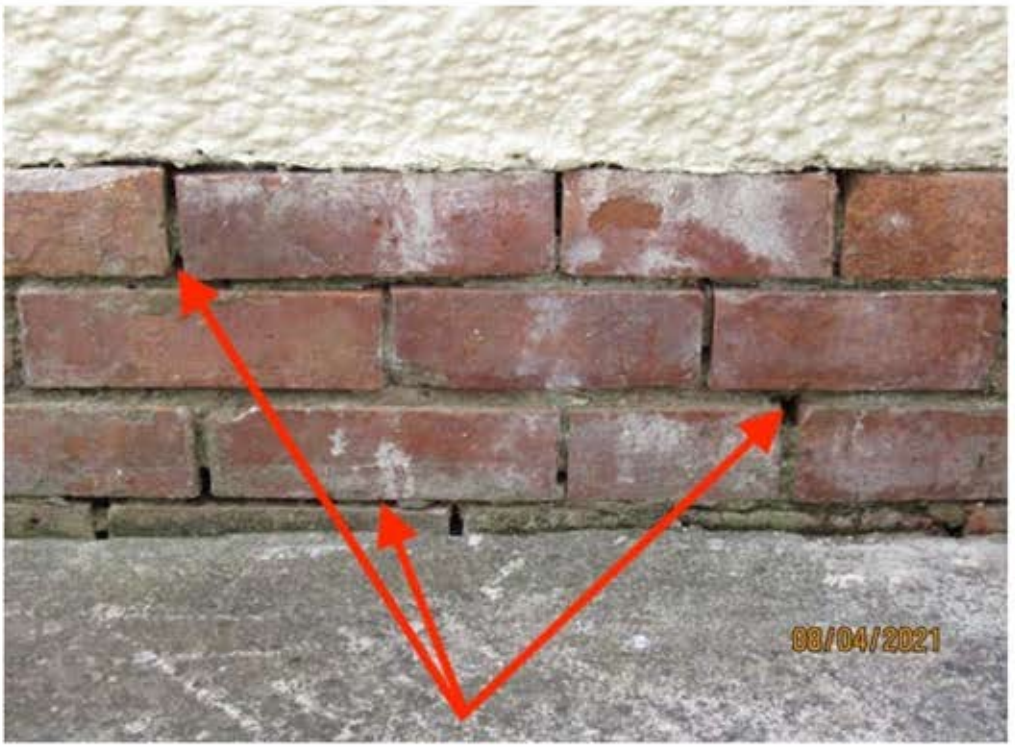
Air bricks are used to ensure adequate ventilation to the under floor voids to minimise the build-up of moisture that can promote the development of moisture related defects to the supporting timbers, such as rot and infestations by wood boring insects (woodworm).

During the inspection of the external walls, no air bricks were seen and there were no signs that they have been removed and replaced with masonry bricks. See section 5.4 Floors.

Condition rating:

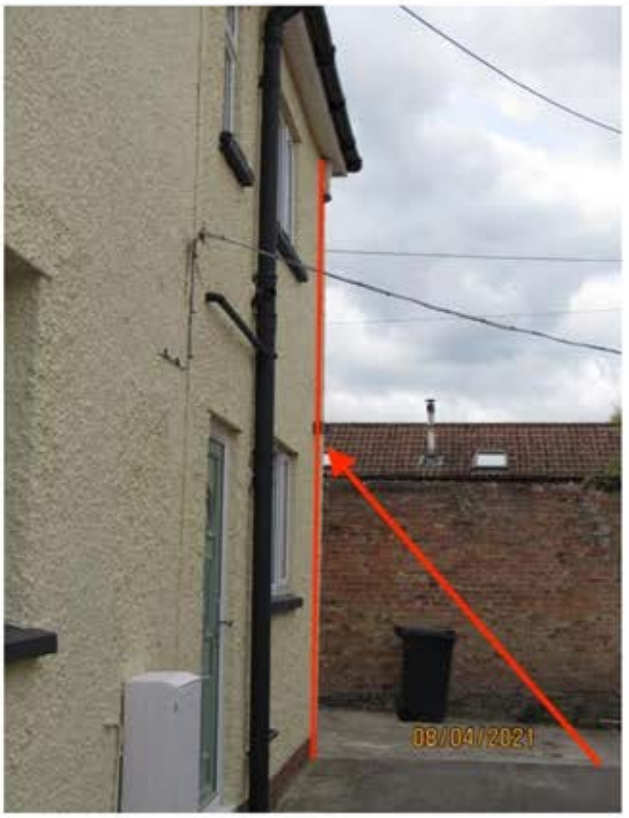
A condition rating 1 has been applied to this section because only minor repairs are currently needed.
Remedial work can be done as part of a maintenance schedule.

Action Required	1. All loose or missing mortar around brickwork should be repointed. 2. Any fine cracking should be raked out and repointed. 3. All walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent. 4. You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather. 5. It is recommended that the cavity wall ties are inspected as part of scheduled maintenance. 6. It is recommended that the walls are inspected for the existence of cavity trays. 7. You may wish to seek the advice of a cavity wall specialist regarding adding cavity wall insulation. They may advise avoiding adding insulation to west facing walls due to the prevailing weather in this region. 8. As will be discussed in section 5.4 Floors, if the condition of the areas of timber flooring are being affected by damp, fitting air bricks is strongly recommended.
Additional Information	It would be prudent to combine the remedial works and maintenance in this section with those required in the sections below: - 4.1 Chimneys - 4.2 Roof Coverings - 4.3 Rainwater and Above Ground Drainage Fittings - 4.5 Windows and External Doors - 4.6 External Joinery and Finishes
	 Bitumen DPC



Missing mortar in various location of brick base

Fine cracking below east bay window



North-west wall bowing slightly

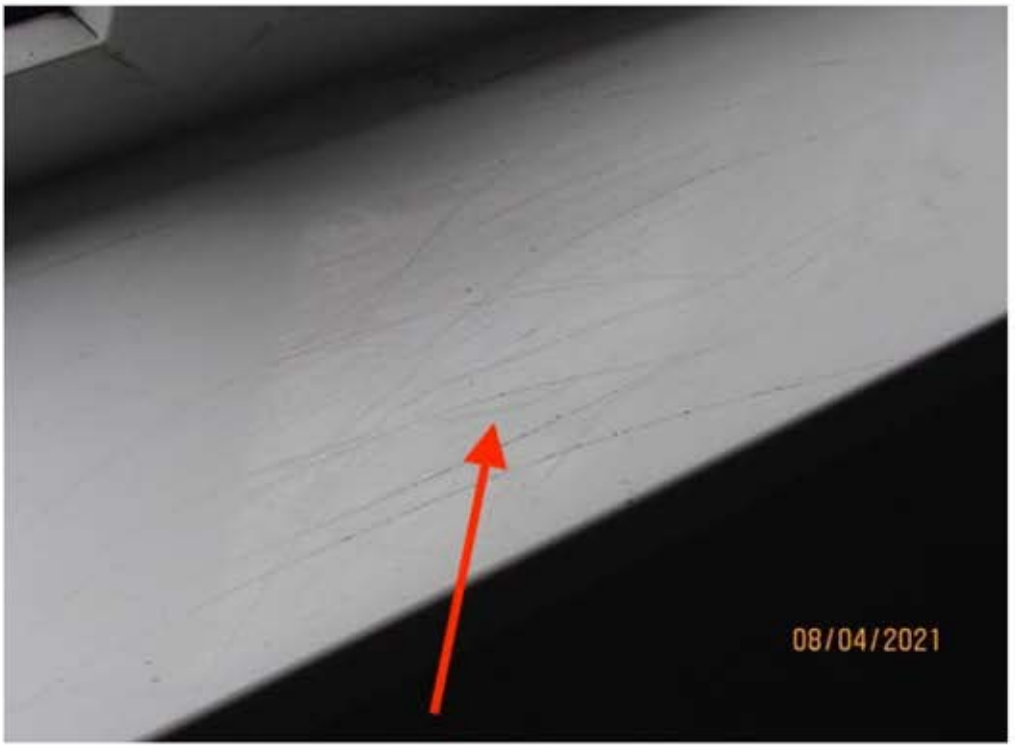
	4.5 Windows and External Doors	Condition rating	1
Construction & Type	The windows are double-glazed within uPVC frames and are of an adjustable side and top hung casement type. All the windows checked were fitted with individual key operated locks. The external doors are of uPVC construction with multi-point locking systems.		
Nature of inspection and Limitations	Windows were examined for general signs of degradation and failure including blown double glazing units and worn seals. Opening was attempted to all windows and all checked for normal operation. The condensation levels in certain weather conditions can disguise evidence of 'blown' double-glazed units. All external doors were checked for normal operation and signs of failure or damage. The south door from the hallway to the patio could not be checked as it was locked and no key was found.		

Condition	Windows: The internal height of window glazing were compliant with the current legal safety limits. The bedroom windows were opened and measured to check if they offer a suitable means of escape in the event of fire. They do not open sufficiently to comply with current Building Regulations. However, because Building Regulations are not retrospective, it is only a requirement to install windows with ones that do comply when replacements are fitted. No significant defects were noted. The windows operated effectively on opening and closure. Some were stiff to open and had minor signs of rust to the opening mechanisms. Only a few windows had 'trickle vents'. When present and used, trickle vents are a very good way of ventilating properties and reducing condensation. Some external concrete window sills had cracking, but this is not considered to be signifiant. The standard of internal finishing around the windows is not high and scratches were found in the surface of the uPVC sill in bedroom 2. Failed sealed glazing units: At the time of the survey, there were no failed sealed glazing (blown) units in any of the windows. This occurs when the seal around the edge of the window unit fails, allowing moisture laden air to enter between the panes of glass. This is identified by misting of the glass on the inside faces of the sealed unit, and the formation of crystals around the inside of the seal of the unit. Once the seal on a unit has failed it cannot be repaired and the window unit (though not always the frame) needs to be replaced. Age: Under normal circumstances sealed double-glazed units can be expected to last around 20 years before the seals begin to fail. This can occur more quickly where windows are in exposed or vulnerable situations. Due to dates stamps in the windows, it is estimated that they are 27 years old. The windows in the sitting room and dining room bays are more recent and are estimated to be 20 years old. Despite their estimated ages, there is no evidence of any imminent failures. Doors: No significant defects were noted, the front door was inspected and operated effectively on opening and closure. The lock functioned correctly. Replacement installations: As seen in the screenshot below, there are no FENSA records for any window or door installations. Reference: www.fensa.org.uk/fensa-certificate/Index/? Condition rating: A condition rating 1 has been applied to this section because only minor repairs are currently needed and improvements can be made. Repairs and improvements can be done as part of a maintenance schedule.

Action Required	1. Normal maintenance of frames, hinges and locks is required. 2. You should ask your legal adviser to check for any installation guarantees for the windows and doors. 3. Be aware that previous owners may have distributed multiple sets of keys for the windows and doors to individuals not known to you. When purchasing a property, you should consider the cost of replacing all the door and window locks as soon as possible after you take up occupation. When doing this you should consult your insurers to ensure that you meet their requirements for security, and obtain any discounts that may be available by improving the security of the property. 4. Once one window seal fails, others may follow in a short space of time. The windows may need replacing within 5 years.
Additional Information	If you prefer to replace all windows in the short term, it would be prudent to combine the remedial works in this section with those required in the sections below: - 4.1 Chimneys - 4.2 Roof Coverings - 4.3 Rainwater and Above Ground Drainage Fittings - 4.6 External Joinery and Finishes
	 Very stiff handle in landing window

Trickle vents above one bedroom 1 window

Cracking in bedroom 3 window sill



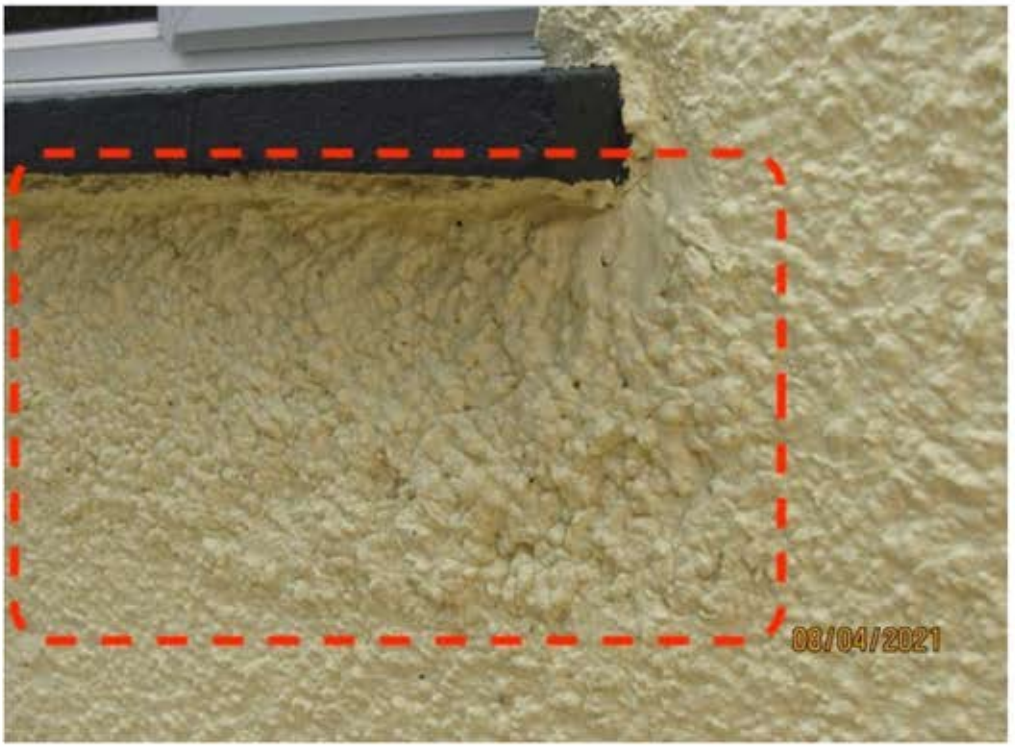
Scratches in window sill

FENSA check

	4.6 External Joinery and Finishes	Condition rating	1
Construction & Type	External joinery includes such items as fascias, soffits and trim panels. - Fascias are the vertical boards to which the gutters are normally fixed. - Soffits are the horizontal boards joining the fascia boards to the house walls. The fascias and soffits are all of uPVC construction. The finishes at the property are the areas of painted rough cast cement render on the external walls.		
Nature of Inspection and Limitations	External joinery materials and surfaces were examined from ground level with the aid of binoculars and a camera on an extended pole, from vantage points within the grounds of the property for indications of poor maintenance and other damage. Finishes were examined in the same way and were inspected for signs of wear and tear, peeling paint, cracking and other defects.		

Condition	External Joinery: All the uPVC boards are visibly sound and are in a serviceable condition. There is no immediate requirement for any attention. The original timber fascias and soffits have been replaced or covered with uPVC capping board. However, where existing timbers still remain and have simply been covered with uPVC, it is not possible to comment on the condition of the timbers beneath. The soffits have no ventilation grilles installed to supply cross ventilation to the roof space. Render: Generally, the condition of the rendered sections to the external walls is serviceable, however the application has been done poorly: a) There are at least three different types of rough cast render that have been applied. b) The thickness of the render is inconsistent. b) There were signs of minor cracking in the render that have been repaired in some places. This type of cracking is often noted around openings in walls such as between windows and is not considered to be significant. c) In some areas, the rendered sections are in poor decorative order with fine cracking and missing render. d) The render has not been formed in to a bell-cast drip detail just above the band to allow water to drip off and away from the exposed brickwork below. If rainwater gets behind render through cracks, the render will lose adhesion to the masonry beneath, blister and then fall off. Condition rating: A condition rating 1 has been applied to this section because only minor repairs are currently needed and improvements can be made. Repairs and improvements can be done as part of a maintenance schedule.
Action Required	1. It is recommended that you instal continuous ventilation grilles in the soffit boards to supply cross ventilation to the roof space. 2. The render should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent. 3. The areas of cracked and missing render should be repaired. 4. Regular maintenance will be required especially to the south and west elevations. These areas of the property will receive most of any inclement weather and the heat of the sun. 5. It is recommended that the render will require re-painting every 5 years to maintain performance and aesthetics. 6. If seen, any damaged external joinery should be repaired or replaced.

Additional Information	It would be prudent to combine the remedial works in this section with those required in the sections below: - 4.1 Chimneys - 4.2 Roof Coverings - 4.3 Rainwater and Above Ground Drainage Fittings - 4.5 Windows and External Doors
	 uPVC fascia and soffit boards but with no ventilation

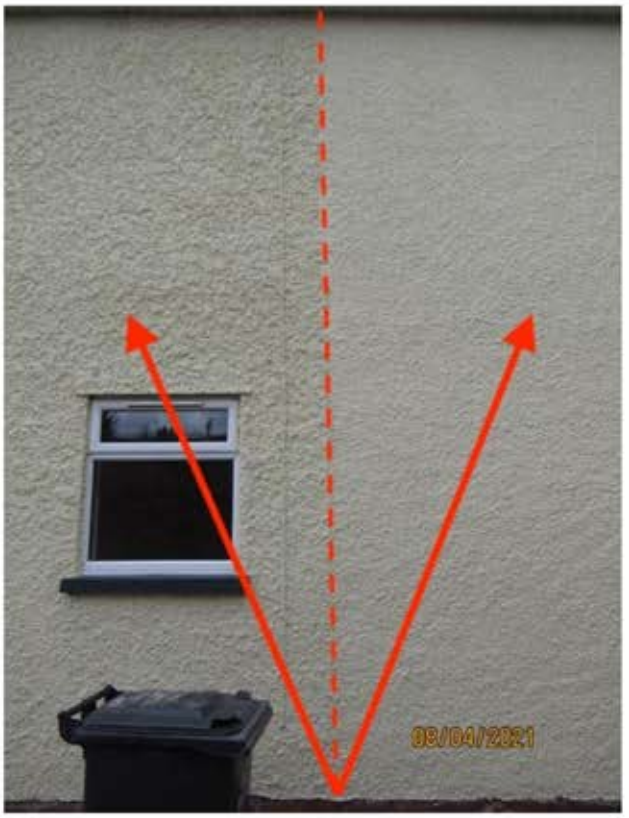


Poor application of render below east kitchen window

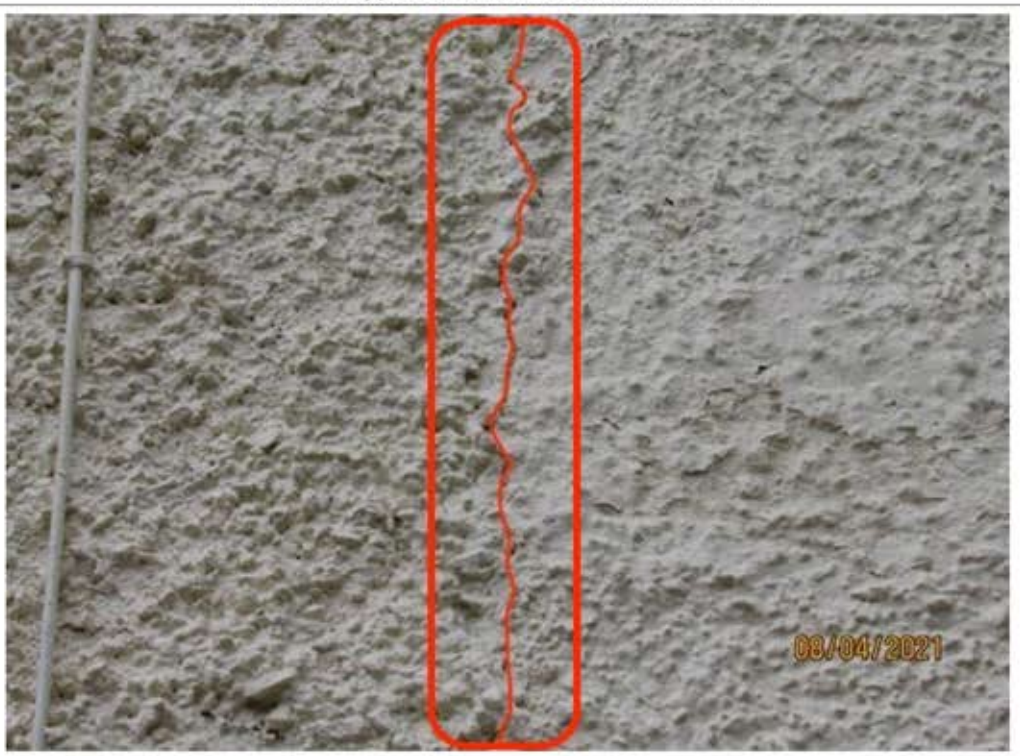
Fine cracking in render on east wall

Poor application of render at south-east corner

Different renders applied to walls below west bay window



Different types of render used on west wall



Fine cracking between render types on west wall

Areas of repair above windows on south wall

Example of different render used for repair work

	4.7 Conservatories and Porches	Condition rating	NA
Construction & Type	There is no external conservatory or porch structure at the property. The porch detailed within the estate agent's floor plan of the property is an inset porch area created within the footprint of the property. All elements are included within the relevant sections of this report.		

Section 5 - Inside the Property

Scope of survey

The following was carried out:-

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

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

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

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

Sound insulation or noise is not commented on.

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

Secured panels and/or hatches were not removed.

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

	5.1 Roof Spaces	Condition rating	3
Construction & Type	The main roof is constructed using individual timbers traditionally built with a cut timber frame comprising rafters spanning from ridge to eaves supported by purlins supporting the rafters. As mentioned in section 3.1 Conveyancing Matters, the property has been enlarged at some time by adding a two-storey extension to the north-west corner. The photograph below shows this area of the roof space and the original roof rafters marked by the yellow lines. Between the outer tile covering and the timber rafters is an underlining called underlay. It is present to provide an additional weather-proofing layer to moisture, snow and rain etc that may be blown past the outer covering. In this property, the underlay is bitumen felt, with other types in areas of patch repairs.		
Nature of Inspection and Limitations	The roof space was accessed via a hatch in the bathroom ceiling. There is a fitted loft ladder and lighting in the roof space. The roof space was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, insects, animals and other defects. The roof space was further investigated for any indications of lack of adequate ventilation. Accessible timbers was examined more closely for infestations by wood boring insects (such as Common Furniture Beetle and Death Watch Beetle), though it must be noted that within a general survey it is not physically possible to inspect every timber in sufficient detail to provide conclusive proof of the presence or absence of such infestations. Using an electronic moisture meter, Wood Moisture Equivalent readings were taken from accessible timbers to determine whether moisture levels within the roof space were above average. Due to the insulation material covering the joists that would normally serve as footfalls within the north-west section of the roof space, movement was limited to the fixed boarding. The possibility of concealed defects including damp issues and wood boring insect activity to inaccessible timbers cannot be entirely ruled out.		
Condition	Structure: The roof structure is in a satisfactory condition with no evidence of structural failure or unusual movement. The rafters, purlins and strut timbers are complete with no evidence of any undue stress or cracking. The underlay is in a very worn condition with several tears and holes which will enable wind driven rain to penetrate or generally increase the relative humidity in the roof space. Signs of water staining were seen on the underlay either caused by water penetration or condensation over time. Ideally it should be replaced, however this can only be done when the roof tiles and fixing battens are removed. Dampness:		

As mentioned in section 4.1 Chimneys, the timbers around both chimney stacks in the roof space show signs of water staining caused by water penetration via the external stacks above. Moisture meter readings in the area show high levels of moisture within the timbers that in time will lead to wood rot.

The cause is probably the back gutter where the lead flashing has been unable to sufficiently direct the flow of rainwater away. As previously recommended, the immediate area requires inspection by a chimney specialist and timbers replaced if required.

Signs of water staining to rafters and purlins were seen throughout the roof space suggesting water ingress through damaged underlay and slipped or chipped roof tiles over a period of time but not localised enough to cause the damage as mentioned above.

Generally, the moisture meter readings taken were found to be at normal levels apart from in the timbers below the chimneys stacks as mentioned above and in a section of purlin to the west of the access hatch where the readings were also high.

High moisture levels within roof spaces are responsible for the promotion of the development of timber defects such as rot and infestations by wood boring insects.

In addition to water ingress, the cause of high moisture readings is a build up of condensation where the warm, damp air from the first floor has entered the roof space, cooled and condensed.

It is very important to reduce the amount of moist air entering the roof space through openings. Examples of such openings are the recessed downlights in the ceiling of the bedroom 1 and its connected ensuite. Other holes have been cut in the boarding for wiring and other access.

Of greater concern is the access hatch located in the ceiling of the bathroom near both the shower and bath. When in normal daily use, bathrooms are the major generator of warm, damp air in a property. Ideally the hatch location should be moved to another location where less moisture is created. It was also noted that the access hatch was not insulated or sealed.

Wood boring insects:

Numerous wood boring insect 'flight' holes were seen in a section of the timber purlin to the west of the access hatch. The moisture meter readings were high indicating a level of dampness in the timber which wood boring insects thrive in.

This is commonly found in older properties and is normally evidence of infestations that have occurred in the past but which have since died out. Evidence that could indicate the presence of active infestations would normally include unusually high moisture levels within the timbers, small piles of fine dust (called Frass) surrounding the beetle flight holes, and modern timbers adjacent to older timbers that have also been affected.

Due to the level of general dust in the area, it was difficult to confirm if the activity is historic or current. Some flight holes had sharp edges and their colour was lighter suggesting recent activity. The moisture meter readings were high indicating a level of dampness in the timber which wood boring insects thrive in.

No evidence was present that would confirm if the timbers have been treated in the past. Your legal adviser will be able to confirm the existence of previous woodworm/timber treatment including any guarantee certification.

If this is an active infestation and is not treated, the wood boring insects will spread and affect all the roof timbers which in time will reduce their structural integrity.

No evidence was seen of infestations by other insects, birds, rodents or bats.

Ventilation:

Without adequate ventilation condensation can form on colder surfaces and introduce dampness and decay to the timber of the roof space.

There should be a small gap at the eaves to allow air to enter the roof space to help manage moisture. It was noted that the insulation has been pushed in to the eaves which will be restricting air flow through the eaves gap.

As mentioned in section 4.6 External Joinery and Finishes, the soffit boards have no ventilation grilles to supply cross ventilation to the roof space.

The ventilation in the roof space is inadequate and must be improved.

Insulation:

In most of the roof space, there is mineral wool insulation fitted to a depth of 100 mm, but it is missing in some areas. The depth of insulation is greater in the north-west section where it is up to approximately 200 mm.

As mentioned in section 2.6 Energy Performance, the EPC recommends the insulation is increased to a consistent depth of a minimum of 270 mm for maximum energy efficiency. It does, however, limit movement and storage within the roof space as any supporting joists are concealed.

Note: It is important to know that increasing the insulation will lower the temperature of the roof space and increase the risk of warm damp air from the rooms below condensing on the timbers.

Any improvements to the insulation should only be done once the ventilation improvements have been made.

Flexible ducting:

Lengths of uninsulated flexible ventilation ducting were seen in the roof space from the bathroom and ensuite extractor fans. This type of ventilation ducting is not recommended. This is discussed in section 5.8 Bathroom and Sanitary Fittings.

Condition rating:

A condition rating 3 has been applied to this section due to the requirement for further investigation by a certified woodworm/timber treatment contractor.

Action Required	1. Commission a woodworm/timber treatment contractor to advise on the woodworm activity in the roof space. 2. To improve the ventilation in the roof space: - Install soffit ventilation grilles (continuous or round) to the soffit boards to supply cross ventilation to the roof space. - Install ridge tile vents. - Install roof tile vents on opposing roof slopes. - Install internal lap vents in the underlay. Lap vents are inexpensive and straight-forward to install. - The eaves gap should be kept clear, with insulation pulled back just enough to allow air to circulate. 3. To reduce the risk of warm moist air entering, all openings in to the roof space should be sealed or draught proofed as much as is reasonably practicable. 4. It would be beneficial if you were to install a properly insulated and sealed loft hatch door or cover which will improve insulation, avoid cold bridging and slow down any spread of fire. 5. Increase the insulation to reach an even depth of at least 270 mm. When adding or replacing insulation, make sure that adequate ventilation is provided and maintained. 6. Ask your legal adviser to check if any woodworm/timber treatment documentation exists regarding areas treated and any guarantees provided. 7. Regularly monitor timbers, at least twice a year, for evidence of wood boring insects and other such infestations.
Additional Information	Ideally, roof spaces should be kept free of stored items. However, if you wish to use the space for storage, care should be taken when moving around, or storing heavy objects. The spaces between the floor joists will not support a persons weight, or that of large boxes etc. Where heavy items are to be stored it is important to distribute the weight evenly using fixed boards. Due to the height of the insulation, Loft Storage Stilts are becoming more commonly used. Additional structural support may be required if you plan to store large quantities of heavy items in the roof space.

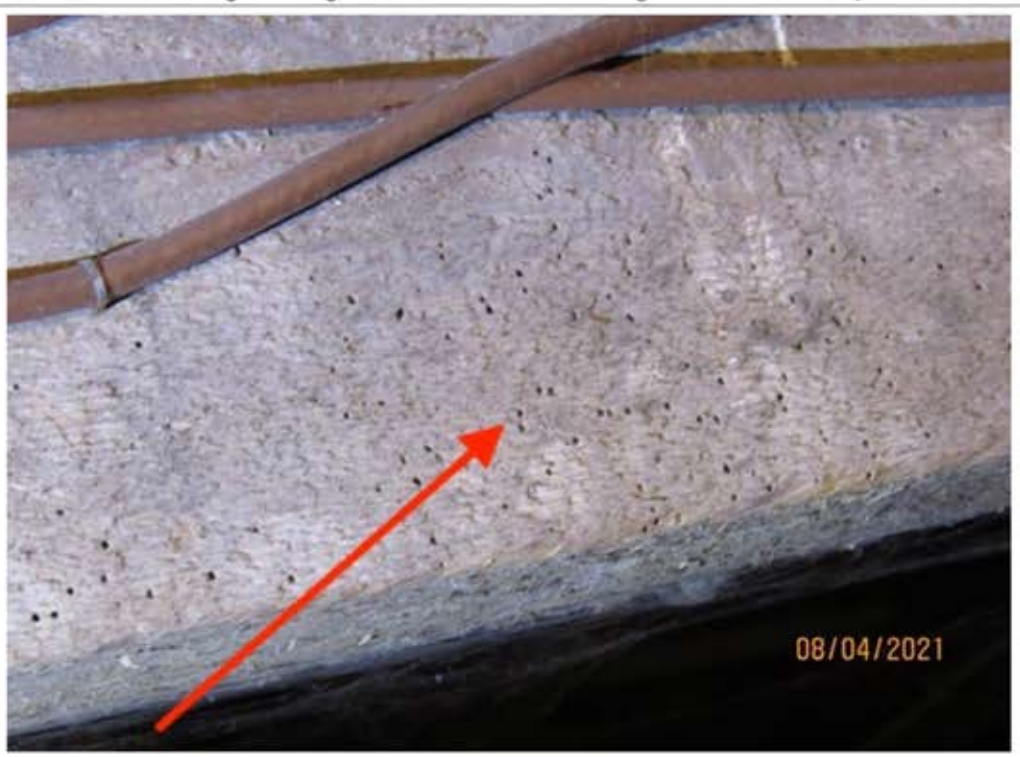
View of north-west extension with yellow lines indicating original roof rafters

Example of poor condition of bitumen felt underlay

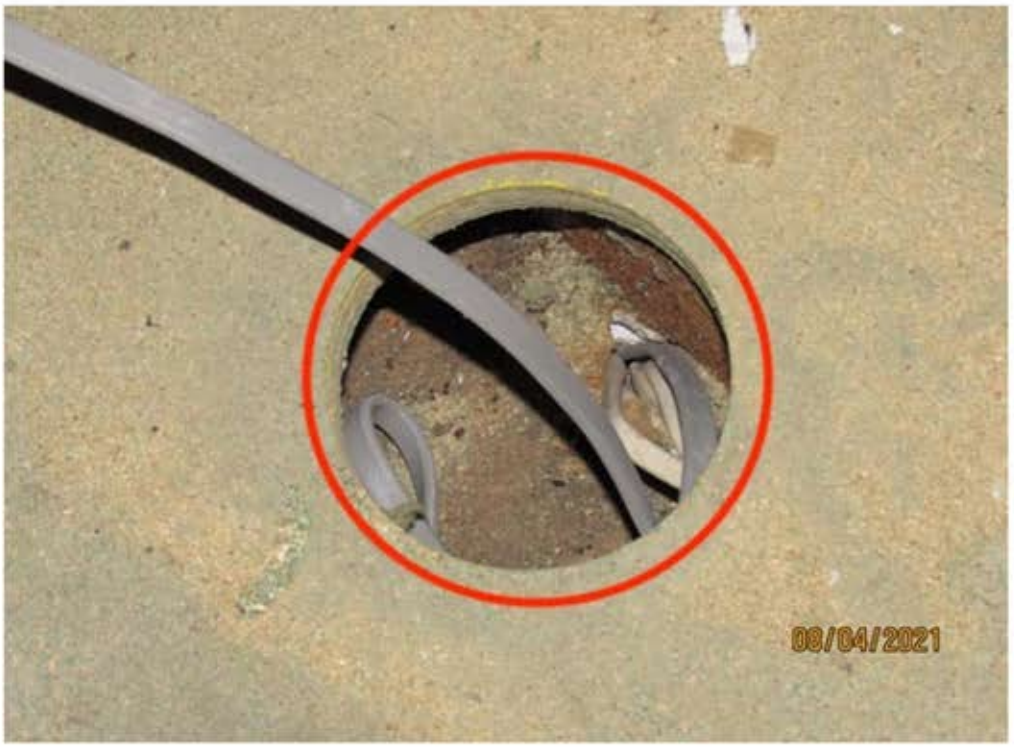
Water staining on underlay

Patch repairs to east central slope

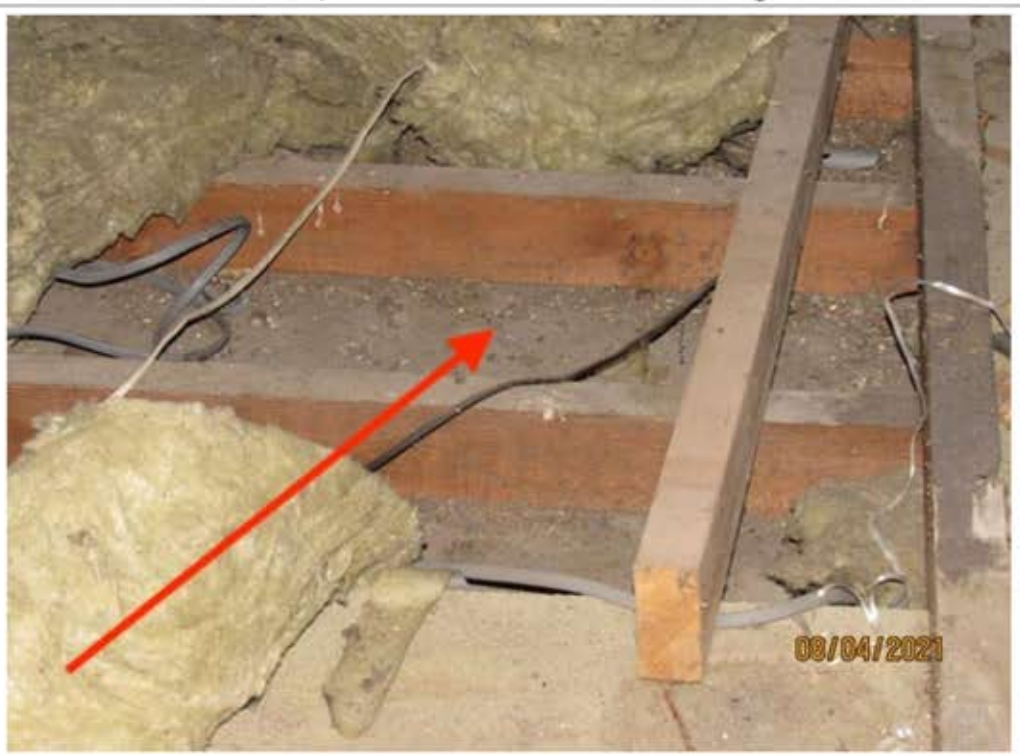
Water staining and high moisture meter readings in both chimney stacks



Wood boring insect activity in purlin near access hatch



Example of hole cut in fixed floor boarding



Lack of insulation in some areas

	5.2 Ceilings	Condition rating	1
Construction & Type	The ceilings are constructed from plasterboard. Floor to ceiling heights were measured at approximately 2.4 metres on the ground and first floor.		
Nature of inspection and Limitations	Ceilings were examined for signs of undue levels of bowing, cracking, staining and other defects. Moisture meter readings were taken where they are in vulnerable areas such as below the bathroom, ensuite, bay windows and above the chimney breasts.		
Condition	According to the neighbour, many of the ceilings had to be replaced due to the original cold water storage tank in the roof space bursting. All internal ceilings have been maintained and all surfaces are presented in a fair decorative order. No significant defects were noted and no evidence was seen of any unusual unevenness, cracking, bowing or other failure. Fine (less than 1 mm in width) cracking is visible in a few plasterboard areas. This is not of structural concern and are all within acceptable tolerance levels. Such cracking is often caused by normal thermal and mechanical movement of the building materials and shrinkage of recently installed plasterboard as it dries. Such cracks can also form along the junctions between sections of plasterboard. As mentioned in section 5.1 Roof Space, care must be taken when moving around the roof space to avoid causing cracking to the ceiling below. Dampness: Water staining was seen on the ceiling in bedroom 3 above the chimney breast. The likely cause is discussed in section 5.5 Chimney Breasts, Fireplaces and Flues. Condition rating: A condition rating 1 has been applied to this section because only minor repairs are currently needed. Remedial work can be done as part of a maintenance schedule.		

Action Required	1. Once the remedial work to the chimneys is done, the stained area will dry, however the stain will likely be left. 2. All ceilings should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent. 3. Normal future maintenance is required, including filling and redecorating any cracks as necessary. 4. Specific paint to cover dried water stains is available.
	 Fine cracking in bedroom 1

Fine cracking in dining room

	5.3 Walls	Condition rating	1
Construction & Type	The internal walls are of both solid and timber stud construction. Timber stud walls were used as part of the north-west extension.		
Nature of Inspection and Limitations	Internal walls were examined for indications of bowing, leaning, cracking and undue surface failure or damage. Moisture meter readings were taken at regular intervals where access, built-in fittings, wall construction and location permitted. Readings are normally taken at approximately one metre intervals horizontally and vertically, where access allowed. Where walls are of timber stud construction, it is not possible to obtain accurate moisture meter readings that might indicate whether dampness is present behind the finished decorated surfaces. Sometimes defects can exist within these areas but which are not apparent during a visual inspection. Moisture meter readings can only provide a guide as to the presence of dampness and the recording of high readings can be affected by other factors, for example metallised wall finishes, chemical salts within internal plaster, or reactive materials below the plaster surface. A definitive and complete diagnosis for the presence of dampness, and the cause, will involve further testing requiring invasive methods that will cause some damage to the wall surfaces.		

Condition	No significant defects were noted during my inspection and the internal walls were found to be structurally sound. All internal walls have been maintained and all surfaces are presented in a fair decorative order. Some general unevenness was noted. This is due to normal disturbance of the surface by decorations, minor repairs and fittings having been attached in the past. Cracking: At the time of the survey no evidence was seen of any cracking which might indicate that the property is subject to subsidence or unusual settlement. All walls in the property have recently been redecorated, so any cracking that may exist has already been filled and painted. Dampness: The majority of moisture meter readings recorded in the internal walls around the property were found to be within a normal range indicating that they are not affected by rising or penetrating damp. There were high moisture readings seen in a localised area in the wall below the east bay window in the sitting room. Without an intrusive inspection, the likely cause for these readings is one of the below or a combination: a) Windows can be vulnerable areas and the probable cause of the moisture is water penetration from the wet winter experienced recently. b) As mentioned in section 4.4 Walls, there were no air-bricks seen in the external brickwork below both sets of bay windows. As will be discussed in section 5.4 Floors, the sub-floor area may contain levels of dampness that are transferring to the section of wall above. c) There is a heating radiator below the central (south) bay window, and depending on where the water pipes run, a pipe or connector may be leaking. There was some cold bridging noted just above skirting board height by the ground floor solid floor areas, but this was all within tolerance levels. At the time of the survey, the moisture found has not caused any damage to the plaster on the walls. Wall Removal: As mentioned in section 3.1 Conveyancing Matters, the original external north wall in the sitting room has been removed as part of the extension work which would have been a load bearing wall. Although no obvious signs of failure were found, from a visual inspection only it cannot be confirmed that loads from the structure above have been properly redistributed. This work would have needed Building Regulation approval. Condition rating: A condition rating 1 has been applied to this section because only minor repairs are currently needed. Remedial work can be done as part of a maintenance schedule.

Action Required	1. As part of the legal process, your legal adviser should contact the local authority building control department to obtain any records of any notifiable works completed, including removal of the wall mentioned above. 2. Normal maintenance is required, including filling and redecorating cracks as necessary, though it is quite likely that they will reappear from time to time.
Additional Information	Some internal walls are of timber stud construction. This means that special fixings will be required where heavy objects are to be hung onto or attached to the walls as the plasterboard facing of the walls is not sufficiently strong to carry heavy weights. It will also be the case that picture hooks and other nailed-in fixings will only have a light hold within the wall facing.
	 Moisture meter readings below east bay window in sitting room

	5.4 Floors	Condition rating	1
Construction & Type	The ground floors are of solid construction, except for the floors of the bay windows which are of suspended timber construction. The first floors are of suspended timber construction.		
Nature of Inspection and Limitations	Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings in most rooms prevented direct examination of the floor surfaces. Tiled floors were examined for any cracked tiles which could indicate movement of the structure. Due to the floor coverings, it was not possible to assess the floorboards for signs of damp or wood boring insect activity, or to determine the direction of the floor joists.		

Condition	No significant defects were noted. None of the floors were found to be unusually noisy or springy when walked upon, suggesting that the underlying structures are not affected by significant timber defects Ground floor: Being of solid construction specific checks were made for any floor drops. At the time of the survey no evidence of any undue movement was noticed. No gaps were noted between the skirting boards and the floor base. Sub-floor ventilation: As mentioned in section 4.4 Walls, air-bricks were not seen at the base of the external walls below the bay windows. These are present to ensure adequate ventilation to the underfloor voids to minimise the build-up of moisture that can promote the development of rot and other defects in the timbers that support the floors. No evidence of any undue flexing of the bay floor structure was noted. First floor: Floors in older properties can be uneven and out of level. This type of unevenness is commonly found in properties of this age and type and usually reflects settlement of the structure that has occurred over a long period of time. Where significant movement of the floor structures has occurred recently, it is most commonly identified by separation of the joints of the skirting boards, door frames and other associated finishes, exposure of undecorated areas where one surface has moved away from another, and unusual amounts of spring in the floor surfaces. Isolated boards are only slightly 'squeaky', due to being nailed rather than screwed in place. Timber floor construction is prone to misalignment or slight deflection over time, and this is not usually of significance. No undue levels of movement were noted during the survey. Condition rating: A condition rating 1 has been applied to this section because no repairs are currently needed. Normal maintenance must be carried out.

Action Required	1. It is recommended that the sections of carpet in below the bay windows are lifted so that you can inspect the floor boards below for any signs of damp or wood boring insect activity. If any flight holes are found, contact a woodworm/timber treatment contractor for advice. 2. Once the floorboards have been inspected, one or two should be lifted to check for damp potential conditions below, with reference to the moisture reading in the wall mentioned in section 5.3 Walls. 3. In the future, when the carpets or coverings are replaced, floorboards on the first floor should be lifted to assess whether there has been any wood boring insect activity to the boards and joists below. If you find signs of activity, you should contact a woodworm/timber treatment contractor for advice. 4. Floors should be monitored for any changes that occur in their level or springiness or noise, and further investigations carried out should any such changes become apparent. 5. If damp is found below the bay window floors and as a precaution, suitable air-bricks should be installed in the east and west walls below both bay windows, to create cross ventilation. Ensure that the air bricks, are kept clear to maintain adequate ventilation in the underfloor void. External paving and soil levels should not be allowed to rise above the level of the air bricks. A lack of ventilation can allow moisture levels beneath the floor to become elevated, increasing the risk of the development of moisture related defects such as rot and infestations by wood boring insects.
	 Floors of bay windows are timber

	5.5 Chimney Breasts, Fireplaces and Flues	Condition rating	HS
Construction & Type	There is a fireplace in the sitting room and another in the dining room. The chimney breasts are of masonry construction and rise from the ground level, through bedrooms 2 and 3, then up to the external west and east chimney stacks respectively. The fireplaces each contain an open fire. Neither open fire was in operation at the time of the survey.		
Nature of inspection and Limitations	The chimney breasts were examined for indications of dampness, lack of support, failed lining and other defects. It is not possible to investigate the condition or serviceability of chimney flues for use with fixed or open fires during a survey. The open fires were not tested during the survey.		
Condition	No significant defects were noted during the inspection and the chimney breasts were found to be structurally sound. HETAS (Heating Equipment Testing and Approvals Scheme) encourage having chimneys and flues swept at least twice a year when burning wood or bituminous house coal and at least once a year when burning smokeless fuels. The best times to have chimneys and flues swept are just before the start of the heating season and after the fire or stove has not been used over a prolonged period. If sweeping twice a year, the second time should be after the peak of the main heating season. At the time of the survey, no evidence was seen that the chimneys and flues have been recently inspected, tested or swept. In addition, no carbon monoxide alarms were found in either the sitting room or dining room which does not comply with current safety standards. See section 6.6 Other Services. High moisture meter readings were recorded on the chimney breasts in bedrooms 2 and 3 as seen in the photographs below. In addition, as mentioned in section 5.2 Ceilings, water staining was seen above the chimney breast in bedroom 3. It should be noted that no damp odours or damage to the decorated surfaces were noted. The most likely causes of raised moisture meter readings in chimney breasts of a property of this age and the staining are: a) The failure of the external flashing that seals the chimney to the roof covering b) The formation of hygroscopic (moisture-loving) salts within the brickwork of the chimney due to the long term combustion of fossil fuels. Condition rating: A Health and Safety rating HS has been applied to this section due to the requirement for the chimneys and flues to be inspected and tested for safety and swept prior to use.		

Action Required	1. Unless the vendor is able to supply current and valid documentation, it is recommended that the chimneys and flues are inspected and tested by a HETAS approved solid fuel heating engineer prior to exchange of contracts. 2. Flues should also be swept clean at this time. 3. On the advice of the HETAS engineer, the flues may be required to be fitted with a flue liner to prevent the combustion gases penetrating the flue brick work and causing the issues stated above. 4. Carbon monoxide alarms should be fitted in the sitting room and dining room. See section 6. 6 Other Services. 5. If you do not intend to use the open fires, it is important to maintain an adequate airflow by means of ventilation through unused chimney flues to prevent the build-up of condensation within the chimney. 6. You may wish to consider replacing the open fires with a modern Eco-design wood burning stoves: - Open fires release up to 10 times the amount of harmful emissions as an Eco-design stove. - Open fires have a thermal efficiency of between 20% to 30% compared to 80% to 90% for an Eco-design stove. I am not affiliated with any wood burning stove manufacturers.
Additional Information	Some guidance on the use of wood burning stoves: - The installation of a combustion device in a dwelling is controlled by Building Regulations and must be certified safe by a HETAS approved solid fuel heating engineer and serviced annually. - The chimney flues should be lined in accordance with current building regulations. - The rooms in which open fires and wood burning stoves are located should have a permanently open air vent to the outside. Wood burning stoves require ventilation to supply them with air for combustion. Ventilation is also required to ensure the proper operation of the flue so that combustion gases are safely dispersed to the outside air. - Any combustible material including logs and log baskets, should be kept a minimum distance of 300 mm from the front of an appliance and 150 mm from the sides of an appliance. - Carbon monoxide detector/alarms must be located in all rooms with a combustion device. - Ideally wood burning stove chimneys/flues should be swept twice a year when burning wood or coal and once a year when burning smokeless fuels. Approved engineers and chimney sweeps can be found at the HETAS website: www.hetas.co.uk/find-servicing/ Competent Persons Schemes link: www.gov.uk/building-regulations-competent-person-schemes

Sitting room fireplace

Dining room fireplace

Moisture meter readings in bedroom 2 (High = red X within red circle. Above average = red X)

Moisture meter readings in bedroom 3 and areas of water staining

	5.6 Built-In Fittings	Condition rating	2
Construction & Type	The built-in fittings include the kitchen fittings, utility fittings and fitted wardrobes and cupboards. The kitchen and utility fittings include wall and base units, drawers, sinks and worktops. There is an old AGA cooker in the kitchen which pre-dates the recent refurbishment work. It is not connected. It is a 2-oven Model CB 'Standard' AGA with boiler to provide hot water for radiators and the hot water taps. Made from 1941 to 1972, it would have originally used smokeless fuels, but it may have been converted for either oil or gas.		
Nature of inspection and Limitations	The kitchen and utility fittings were examined for general condition. The cupboards and drawers were checked for normal operation. The built-in appliances were not checked for operation or safety. The fitted wardrobes and cupboards were checked for general condition and normal operation of doors.		

Condition	The kitchen and utility fittings were installed during the recent refurbishment works, are of a classic style and in a satisfactory condition. The fitted wardrobes and cupboards are basic in style and in a serviceable condition. The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use. Hot water was obtained from all hot tap outlets. There is mechanical ventilation in the kitchen in the form of the electric hob hood extractor fan. The hob hood extractor fan was tested and operated well. Unfortunately the fan is not connected to an external vent grill. There are air-recirculation holes on the sides of the hood which will allow the moist air to re-enter the kitchen area. When vented externally and used correctly, extractor fans reduce the risk of condensation forming on surfaces that can lead to damp and decay. There is no mechanical ventilation in the utility which increases the risk of condensation affecting this room especially when considering the usual use of utility rooms is for washing and drying clothes. If you wish to use the AGA, it will need to be recommissioned by an AGA registered engineer. Regular maintenance is both an essential part of keeping the AGA cooker running safely and efficiently. Recommended AGA service intervals: a) Oil - Every 6 months b) Gas - Every 12 months c) Dual fuels - Every 12 months No significant defects or damage was noted and there is no reason to replace the units unless for personal taste. Condition rating: A condition rating 2 has been applied to this section because repairs, replacements or improvements are required but these are not considered to be serious or urgent.
Action Required	1. It is recommended that you connect the kitchen hob extractor fan to an external vent grille in the east wall to improve the ventilation of warm, damp air generated. 2. It is recommended that you install an extractor fan in the utility which is connected to an external vent grille in the north wall to improve the ventilation of warm, damp air generated. 3. If you intend on using the AGA, it must be serviced and recommissioned by an AGA registered engineer and then ongoing servicing must be undertaken. 4. If the AGA is reconnected to use either oil, gas or dual fuels, a carbon monoxide alarm must be installed in the kitchen. See section 6.6 Other Services. 5. Maintain, repair or replace units as necessary.

Kitchen hob extractor hood

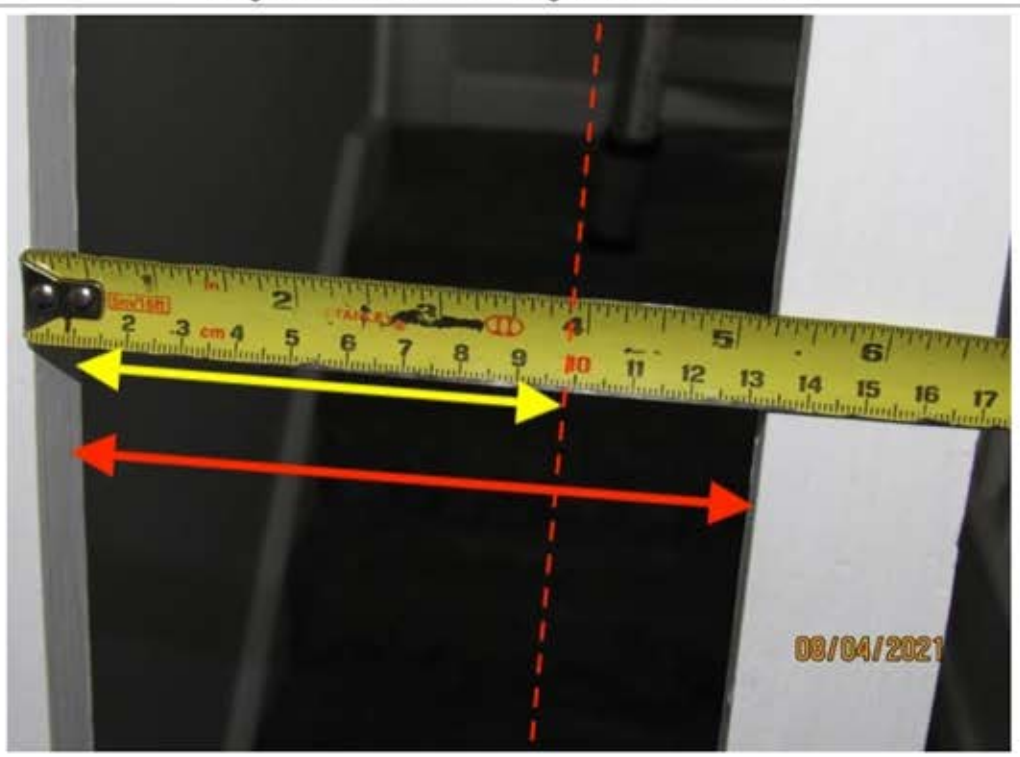
Hood internal ventilation grille

	5.7 Internal Joinery	Condition rating	HS
Construction & Type	The internal joinery includes such items as doors, frames, skirting, banisters, handrails and staircases. All the internal doors are made from softwood. This section also includes internal glazed elements.		
Nature of inspection and Limitations	The internal doors were checked for normal operation and other woodwork examined for a range of defects. Woodwork was also examined for evidence associated with movement of the structure of the property, wood boring insects and other infestations, general condition and usage. Moisture meter readings were taken at regular intervals.		

Condition	The fittings were found to be in a serviceable condition and with no significant defects. Doors: The majority of doors within the property were found to open and close without fouling on their frames, suggesting that no unusual movement of the structure has occurred since the doors were installed. The door to bedrooms 2 closed but did not fit the frame fully. The door to bedroom 3 was unable to move freely over the fitted carpet and will need adjusting. Slight misalignment was noted to some door frames. As mentioned in 4.4 Walls most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance. The observed movement is within normal acceptable limits, but you will need to verify that this is aesthetically acceptable to you. Staircase: The stair balustrades and handrails are of softwood construction and of suitable quality. All parts were firm with no undue levels of movement during usage. As mentioned in section 3.2 Health and Safety Matters, the stairs are steep by design and would not comply with current regulations, as would be expected of a property of this age. In addition, the horizontal lengths of the steps (the 'going') is shorter than current regulation require and the head height near the bottom steps is less than required. You should be aware of the risks that may be present and care must be taken when traversing the steps. Correcting these elements is not possible without rebuilding the staircase. There are other Health and Safety issues on the staircase which can be addressed: a) The height of the banister handrail on the landing is well below the current minimum safety height. This is currently a safety hazard to occupants and care must be taken when using the landing. b) The gaps between the spindles within the balustrades on the landing and staircase are wider than the current minimum safety width. This is currently a safety hazard to young children who may be able to fall through the gaps. Internal glazing: The glazing within the hallway and kitchen doors are marked as safety glass (BS EN 12150). This glazing complies with current building regulations. The shower cubicle glazing in the bathroom and ensuite are marked as safety glass (BS EN 14428). This glazing complies with current building regulations. No significant defects or damage was noted. Condition rating: A Health and Safety HS rating has been applied to this section due to the height of the landing banister handrail and the gaps between the spindles as mentioned above.

Action Required	1. The landing banister handrail should be repositioned so that it is a minimum of 900 mm above the landing floor. 2. The spindles must be repositioned ensuring a gap of less than 100 mm between spindles. 3. The doors that are not closing properly, as mentioned above, will require adjustment to the door framing and hinges. The doors may also require planing. 4. Door hinges and locks should be regularly lubricated. 5. Internal joinery should be inspected regularly for evidence of bowing or distortion, wood boring insects and other defects.
	 Doors for bedrooms 2 and 3 do not close correctly

Height of handrail on landing bannister is too low



Gaps between spindles are too wide

	5.8 Bathroom and Sanitary Fittings	Condition rating	2
Construction & Type	The bathroom is on the first floor and comprises a bath, shower cubicle and shower, toilet and basin. There is an ensuite connected to bedroom 1 with a shower cubicle and shower, toilet and basin. There is also a ground floor cloakroom with a toilet and basin.		
Nature of Inspection and Limitations	Where possible, sanitary fittings were checked for normal operation: - Taps were turned on to form an opinion of the water flow in normal use, but for practical reasons were only operated individually. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time. - Hot taps were left running to see if hot water became available. - Toilets were all flushed at least twice to check for correct drainage and flow. - Showers were operated to check general flow. The fittings were checked for signs of damage, cracks, leaking pipes and other common defects. Sealant joints were checked for undue wear and failure. Inspection was made to identify any obvious leaks sourced from sanitary fittings. However, it is not possible to examine waste, or other, pipework and joints, where they are concealed beneath shower trays or within boxed-in sections.		

Condition	The fittings were installed during the recent refurbishment works, are of a period style and operated normally when checked. The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use. Hot water was obtained from all hot tap outlets. There is mechanical ventilation in the bathroom, ensuite and cloakroom in the form of extractor fans which are connected to external ventilation grilles. These should be kept operational as they reduce the levels of moisture within the rooms and hence the risk of condensation damage to the walls and ceilings. It was noted that the extractor fans in the bathroom and ensuite remained on after the combined ceiling light and fan switch was turned off. This is a preferred setting as it continues to remove moisture when the room is not occupied. The cloakroom extractor fan did not stay on when the light switch was turned off and ideally, this should be upgraded. Flexible ventilation ducting: As mentioned in section 5.1 Roof Space, flexible ducting was seen above the bathroom where it connects to an external vent grille in the adjacent soffit board. It has been laid poorly and the loop will restrict the movement of air. Other flexible ducting was seen in the north-west section above the ensuite but was mostly hidden by the insulation. One part seemed to be damaged, but it could not be reached to confirm if it is in use. Ideally, using flexible ducting in roof spaces should be avoided because they are susceptible to leakages which can vent the warm, damp air directly in to the roof space which will condense on the timbers. The damp air can also condense within the uninsulated ducting, form a pool of water and increase the risk of leakages to ceilings below. A better solution is to install an extractor fan on the internal wall just below ceiling height, insert a rigid ventilation pipe through the external wall and connect it to an external wall vent. This is the arrangement in the cloakroom. A flexible pan connector has been fitted to the ensuite toilet. This will require monitoring as they are more vulnerable to leakages compared to rigid connectors. Condition rating: A condition rating 2 has been applied to this section because repairs, replacements or improvements are required but these are not considered to be serious or urgent.
Action Required	1. Improve the routes of extracted air from the bathroom and ensuite to reduce the risk of damp issues in the roof space as mentioned above. 2. All extractor fans should be kept operational as they reduce the levels of moisture within the rooms and the risk of condensation damage to the walls and ceiling. 3. Regular maintenance of all seals to the showers is required to prevent water displacement.

External ventilation grille from ensuite extractor fan

Extractor fan vent in ensuite ceiling

Flexible ventilation ducting from bathroom extractor fan to external vent grille in east soffit board

Part of flexible ventilation ducting from ensuite extractor fan to external vent grille in north soffit board

Flexible pan connector in ensuite

Section 6 - Services

Scope of survey

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

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

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

Competent Person Schemes

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

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

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

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

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

	6.1 Electricity	Condition rating	HS
Construction & Type	There is an overhead electrical supply and the meter is in an external housing on the north wall. The electric meter is on a single tariff. The consumer unit [fuse box] is located in a corner wall unit in the kitchen. The consumer unit is of the most modern metal cased style which includes MCB's (miniature circuit breakers) and also RCD (residual current device) trip switches.		
Nature of inspection and Limitations	It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within in the scope of this inspection. The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use, such as operating light switches.		

Condition	No significant defects were noted. The NICEIC recommends that electrical installations are subjected to an Electrical Installation Condition Report (EICR) by a suitably qualified engineer at least every 10 years or on change of occupation. This report should cover all the fixed wiring and equipment within the property boundaries, including outbuildings. Any electrical works carried out should have been completed by a Registered Competent Person (Electrical) and, as such, would have provided a Minor Electrical Installation Works Certificate, or an Electrical Installation Certificate, and in addition a Building Regulation Compliance Certificate where required. At the time of survey, no documentation was seen to verify that an inspection of the electrical installation and appliances has been carried out in advance of the upcoming change of occupation. The nature of the consumer unit suggests that the installation has been upgraded to some extent during the recent refurbishment works, though it is not known if this included replacement of the wiring within the walls, floors, ceilings etc. As far as could be seen the visible wiring is of a PVC type and the socket face plates and switch plates are of a suitable modern quality. As mentioned in section 3.2 Health and Safety Matters, there are also some specific issues which require attention: a) The pendant light fitting in bedroom 4 has exposed wiring. This is probably simply due to the plastic ceiling rose either not been fixed or it has broken. As a precaution, the electrician will be able to check this. b) There are a number of recessed downlights set into the ceilings in the property that may be fire-rated, but you should ask an electrician to check. When a hole is cut into a ceiling to mount a recessed downlight, a potential fire hazard is created as the hole can allow fire to spread unchallenged. Some downlights are fire rated to protect against the spread of fire in this way. In some circumstances a protective cover, known as a fire hood, is required to be installed over the light within the ceiling voids space to restore the fire-resistant integrity of the ceiling. Condition rating: A Health and Safety HS rating has been applied to this section due to the requirement for the electrical installation and appliances to be inspected and tested prior to exchange of contracts.
Action Required	1. Ask your legal adviser to confirm the existence of current safety/testing certification for the electrical installation and all appliances. - An electrical installation can look to be in a safe condition, but serious defects may be hidden within the walls or under floors. It is therefore considered to be essential that you commission an inspection and testing of the electrical installation prior to making a legal commitment to purchase of the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by a Registered Competent Person (Electrical). 2. It is recommended that you install intumescent covers where recessed downlights are located if required.

Additional Information	You can get further information from the Electricity Safety First at: www.electricalsafetyfirst.org.uk/guidance/safety-around-the-home/ www.electricalsafetyfirst.org.uk/find-an-electrician/periodic-inspection-explained/
	 Electricity meter
	 Consumer unit in kitchen

Exposed wiring in bedroom 4 ceiling pendant fitting

	6.2 Gas / Oil	Condition rating	HS
Construction & Type	Mains gas is not available to the property. The domestic oil storage tank is located close to the west boundary wall near the south-west corner of the property. It is of a plastic single skin type and of 1220 litre capacity. The oil supply provides fuel for the heating system boiler.		
Nature of inspection and Limitations	The oil system, is mostly hidden underground, but where visible, it was inspected for any obvious signs of damage or leakage. The oil storage tank was inspected for general condition and any signs of deterioration.		
Condition	No significant defects were noted. OFTEC (Oil Firing Technical Association) recommends that all oil appliances, storage vessels and boilers are inspected and serviced according to manufacturer's guidance, but at least once a year, by a competent person (OFTEC registered technician). At the time of the survey, evidence was provided to verify that an inspection of the oil installation was carried out on 26th February 2021. The forms below were found in the kitchen: a) 'CD/11 oil firing servicing and commissioning report' b) 'TI/133D domestic oil storage tank spillage and fire risk assessment' The version of the forms were for a Non-OFTEC Registered Technician. The oil storage tank is in satisfactory condition. It is not known when it was installed, however it is a reasonable assumption to suggest that it was installed during the recent refurbishment works. The oil storage tank is supported by an elevated concrete base, however the base does not comply with current building regulations. The support base is too small and as a result the oil tank may become distorted increasing the risk of oil leakages which can be damaging to the local environment and costly to clear up. The position of the tank is not ideal as there is no access to the side against the boundary wall for inspection and maintenance. As the property is empty, parts of the system may not have been in use for a while. These observations increase the risk of hidden issues. Condition rating: A Health and Safety HS rating has been applied to this section due to the requirement for the oil installations and appliances to be inspected and tested prior to exchange of contracts. In addition, a Health and Safety HS rating has been applied to this section due to the non-compliant size of the oil storage tank support base.		

Action Required	1. Ask your legal adviser to confirm the existence of current safety/testing certification for the oil installation and all appliances. - An oil installation can look to be in a safe condition, but serious defects may be hidden, some of which can kill. It is therefore essential that you commission a full inspection of the oil installation prior to you making a legal commitment to purchase the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by an OFTEC registered technician. 2. Ask an OFTEC engineer for advice regarding the size of the oil storage tank base. 3. Monitor shut-off valves for signs of corrosion or degradation. 4. Remove all foliage near the oil tank. 5. Check your home insurance will cover clean up costs on both the property and neighbouring land.
Additional Information	According to OFTEC, It is unlikely that a fire could be started by a domestic fuel storage tank and its contents. However, tanks are required to comply with fire separation distances in order to adequately protect the stored fuel from a fire or heat source that may originate nearby. Tanks should be sited: - 1.8 m away from non-fire rated eaves of a building - 1.8 m away from a non-fire rated building or structure (e.g. garden sheds) - 1.8 m away from openings (such as doors or windows) in a fire rated building or structure (e.g. - brick built house/garage) - 1.8 m away from oil fired appliance flue terminals - 760 mm away from a non-fire rated boundary such as a wooden boundary fence - 600 mm away from screening (e.g. trellis and foliage) that does not form part of the boundary. The need to provide suitable bases and supports for oil storage tanks is of paramount importance for reasons of both safety and environmental protection. The base should be: - Adequate for the weight of the tank; - Non-combustible, imperforate and level; - Constructed of concrete, paving stones or stonework; - Large enough to extend 300 mm beyond all sides of the tank. For further information, visit the OFTEC website: www.oftec.org.uk/consumers/domestic-oil-tanks-and-storage For a list of OFTEC engineers in the area: https://www.oftec.org.uk/Consumers/Results

Locations of Oil storage tank and Oil-fired heating system Boiler

Oil tank support base is too small for size of tank

Oil storage tank touching west boundary wall

	6.3 Water	Condition rating	1
Construction & Type	There is a mains water supply. The incoming mains pipework is copper and the internal stop valve (stopcock) is located under the kitchen sink. No water meter was found during the survey. As the property is fitted with a combination boiler there are no hot or cold water tanks used with the system.		
Nature of inspection and Limitations	The visible parts of the system were checked for any obvious signs of leaking, damaged pipes, correct covering and insulation, and other evidence of defects. Water taps were operated to check for flow and drainage.		
Condition	No significant defects were noted. The flow of water at all outlets was found to be within a normal range. The property is fitted with a combination (Combi) boiler. Unlike a traditional domestic system, there are no hot or cold water tanks, and mains water is heated directly by the boiler to supply hot water to taps and radiators. When the incoming water temperature is lower, for example in winter, it will take longer to heat water to the same temperature as in the summer, and so the flow rate, at taps and other outlets, will be reduced. Similarly, when more than one water outlet within the property is operated at the same time, the flow rate will drop. It is also common, where a combi boiler is installed, to experience a delay before hot water reaches tap outlets. The reason is that all the water sitting in the boiler's heat exchanger, and in the pipe run between the boiler and tap, has to be expelled before warm water flows through. Condition rating: A condition rating 1 has been applied to this section because no repairs are currently needed. Normal maintenance must be carried out.		
Action Required	1. Check the installation for evidence of leaks or other defects on a regular basis i.e. approximately every 6 months, or sooner. Leaks most often occur at pipe joints and where pipes are subject to movement or physical damage, such as airing cupboards, roof spaces and under sinks.		

Internal water stop valve under kitchen sink

	6.4 Heating and Cooling	Condition rating	HS
Construction & Type	The heating and hot water is provided by an external oil-fired combi, condensing boiler which is located near the south-west corner of the property. The boiler is a Worcester Greenstar Heatslave II External 18/25 ErP model and had an efficiency rating of 89.2% when new. As a guide, most modern condensing boilers have an efficiency of around 85-90% and are the most efficient type available at present. It is believed that this model was first manufactured in 2015 and is still in current production. There are no local authority records, or evidence found during the survey, for when the boiler was installed. However, it is a reasonable assumption to suggest that it was installed during the recent refurbishment works. The boiler provides heat to the property via the hot water radiators in most rooms. It also provides hot water on demand to the hot water taps. The heating is controlled by a programmer located on the boiler, a wall thermostat in the utility and there are TRV's (thermostatic radiator valves) on most radiators for individual room temperature control. Additional space heating can be provided by the open fires in the sitting room and dining room.		
Nature of inspection and Limitations	The operation of any heating controls such as programmer and thermostats were not tested. It is not possible to fully assess the condition and safety of an oil installation on the basis of a visual inspection only. A visual inspection was carried out of the radiators, pipework and boiler to detect leaks, corrosion and other common defects.		

Condition	No obvious or significant defects were noted. As mentioned in section 6.2 Gas / Oil, OFTEC recommends that all oil appliances, storage vessels and boilers are inspected and serviced according to manufacturer's guidance, but at least once a year, by a competent person (OFTEC registered technician). As previous mentioned, the 'CD/11 oil firing servicing and commissioning report' form was found but was completed by a Non-OFTEC Registered Technician. What is included in an annual oil boiler service? An annual oil boiler service should only be performed by an OFTEC registered technician, who will check that the boiler is in good working condition, as well as testing the safety and efficiency of the system. During the service, the OFTEC technician will: - Visually inspect the boiler and all associated pipes or areas (including the oil storage tank and supply pipe), to make sure that they comply with current safety regulations. - Inspect and clean out the flue. - Replace the boiler nozzle. - Check for water in your oil tank. - Use a flue gas analyser to check combustion. - Check the supply pipe for any signs of leakage. - Remove the boiler casing and clean internal components (like the heat exchanger and burner). - Test all safety systems to make sure that they are functioning correctly (this includes any thermostats, pressure relief valves and burner lockout devices). - Turn the boiler on to check that it is working correctly. The radiator system was not in operation during the survey, but the hot taps were tested and hot water was delivered. No evidence was seen to suggest that an inhibitor (magnetic filter) has been added to the heating system recently to prevent a build-up of sludge in the pipework and radiators which will improve efficiency. Combination boilers can only provide hot water to one appliance at a time (usually the appliance closest to the boiler). Consequently, if there is more than one demand for the boiler at a time the appliances further away can get reduced levels of hot water. It can also take longer to fill a bath than with a traditional system. Condensing boilers produce a slightly acidic waste product called condensate which is removed via a plastic pipe to an external drain. If the pipe becomes blocked, perhaps by liquid freezing within it, it can cause of the boiler to shut down. The condensate pipe was seen to connect to the rainwater gulley near the south-west corner of the property. Condensate must not feed in to the septic tank. This is discussed further in section 6.5 Drainage. Condition rating: A Health and Safety HS rating has been applied to this section due to the requirement for the oil-fired boiler to be inspected and tested prior to exchange of contracts.

Action Required	1. Ask your legal adviser to confirm the existence of current safety/testing certification for the oil-fired boiler installation. - An oil installation can look to be in a safe condition, but serious defects may be hidden, some of which can kill. It is therefore considered to be essential that you commission an inspection of the oil-fired boiler prior to you making a legal commitment to purchase the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by an OFTEC registered technician. 2. If one is not already present, it is recommended that the heating system is flushed through and an inhibitor added. 3. The condensate may have to be discharged in to a separate drain such as a condensate soakaway. This is filled with lime chippings and enables the controlled release of condensate from the boiler into the ground. 4. Normal maintenance including commissioning annual servicing by an OFTEC engineer must be continually undertaken. 5. Health and Safety – See notes in section 6.2 Gas / Oil, regarding the general safety and servicing of the complete oil installation.
Additional Information	To find an OFTEC registered engineer: www.oftec.org.uk/consumers/find-a-technician
	 External oil-fired heating boiler

Condensate pipe sharing rainwater gulley at south-west corner

Heating thermostat in utility

	6.5 Drainage	Condition rating	3
Construction & Type	The property has a private septic tank treatment system which is believed to be located in the rear garden. There are three inspection chambers (ICs) located around the property. IC 1 is near the north-east corner and IC 2 is near the east wall. The third inspection chamber is located under a large rhododendron bush in the near the centre of the garden. The chambers have cast-iron covers, brick rendered chamber walls and salt glazed clay pipes at the chamber entrances.		
Nature of inspection and Limitations	The septic tank was not found due to bush and plant growth in the garden, therefore an inspection was not possible to determine if it complies with the 'General Binding Rules' which came into effect on the 1st January 2020. The underground drainage network was not inspected with the use of cameras and therefore no assessment could be made of the condition of the drains other than at the inspection chambers described above. Generally, the chambers only allow inspection of 5-10% of an entire drainage installation. As such, it is entirely possible that damage can be present within the system but which would not be apparent from opening the chamber cover. Without extensive exposure work the type or layout of the underground drainage system cannot be confirmed. No signs of flooding or blockages were found on site. Your legal adviser's drainage search should reveal the layout of pipework locally and your responsibility for its maintenance and repair. It is estimated that the drains run along the north wall of the property into IC 1, then along the east wall to IC 2 before running to the third inspection chamber near the septic tank. The covers of IC 1 and IC 2 were lifted, and the toilets flushed to check the flow of water through the chambers. The third chamber cover could not be lifted because of the heavy rusting and very tight-fitting in its frame. Internally, all taps were run and toilets flushed to check the flow.		
Condition	Owners of septic tanks are responsible for ensuring that the wastewater system is properly managed and non-polluting. It is likely that the septic tank was first installed when the property was built, which suggests it may be in an aged and poor condition. Water was seen to run through the inspections chambers with no blockages or undue levels of silt being apparent. Within the property, all taps were run and toilets flushed, and water was seen to be running clear from the internal services.		

Inspection chambers:

The brick chamber walls in both IC 1 and IC 2 are in very poor condition:
a) Spalling bricks
b) Missing mortar
c) Cracking to the clay pipe
These defects increase the risk that untreated foul water is leaking into the ground in this area and must be addressed.

As mentioned in section 3.3 Environmental Matters - Geology, the sub-soil is of sand and gravel and leakages from underground pipes can wash away the soil and undermine the support of the pipework and in extreme situations, the foundations of the adjacent property.

Rainwater:

As mentioned in section 4.3 Rainwater and Above Ground Drainage Fittings, it may be that the rainwater drains connect to the foul water drains which feed in to the septic tank. Septic tanks are not designed to receive rainwater and care should be taken to ensure that any downpipes or surface water gulleys do not enter the drainage connected to the septic tank.

Condensate:

As mentioned in section 6.4 Heating and Cooling, the boiler condensate pipe was seen to join the rainwater gulley near the south-west corner of the property. Condensate from Condensing Boilers must not be drained into foul water drains when a septic tank is part of the foul drainage system. The condensate kills the bacteria in the tanks due to its high acidity and the sewage treatment stops working.

Pitched fibre pipes:

Due to the age of the property, it is possible, though not confirmed, that the drains are of pitch fibre pipework. Pitch fibre pipes were mostly used from the 1950s to the early 1970s. They were British Standard approved (BS2760), although this was withdrawn on 15 June 1987. The pipes were relatively inexpensive and easy to handle and install. However, it became apparent that these pipes were susceptible to the delamination of their inner surface, ruining the integrity of the pipes. It was also discovered that, under normal conditions, they were susceptible to collapse under applied loading sooner than pipes made of more rigid materials. Published figures suggest that if laid correctly, and not subject to adverse ground conditions, pitch fibre pipes can be expected to have a design life of up to 40 years. This means that many of them have reached or passed their design life expectancy. If poorly installed, the life expectancy would be significantly shorter.

Condition rating:

A condition rating 3 has been applied to this section due to the requirement for further investigation by a drainage contractor.

Action Required	1. Commission a CCTV inspection of the drainage system to confirm the overall condition of the pipes and any areas of leakage or blockage. The inspection should be carried out by a qualified contractor, for example a member of the National Association of Drainage Contractors, prior to exchange of contracts. 2. Request estimates from drainage contractors for the repair work required to the inspection chambers and any other defects found during the CCTV inspection. 3. It is very important to know when the septic tank was last emptied and also when it was last inspected/surveyed, ideally by a British Water accredited drainage contractor. 4. Ask the drainage contractor to confirm if the rainwater and condensate are feeding in to the septic tank. 5. Request estimates from drainage contractors and sewage treatment equipment suppliers to replace the old septic tank with a new tank or a sewage treatment plant such as a Klargester Bio-Disc. 6. Drains should be regularly inspected to ensure they remain free from blockages, tree root damage or other obstructions. 7. Both the current drainage system and any replacement must comply with the 'General Binding Rules'. If the Environment Agency finds evidence that the septic tank is discharging to a surface water course and is causing pollution, you will need to replace or upgrade the system. You will usually have to do this within 1 year, although this will be agreed on a case-by-case basis. To meet the requirements you may be able to: - connect to mains sewer – where available - install a drainage field (also known as an infiltration system) so the septic tank can discharge to ground instead - replace your septic tank with a small sewage treatment plant 8. The responsibility for the replacement or upgrade of the existing treatment system should be addressed between you and vendor as a condition of sale.
Additional Information	National Association of Drainage Contractors website: www.nadc.org.uk British Water website: www.britishwater.co.uk/ Further information of septic tanks and the General Binding Rules: www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-a-surface-water

Estimated position of septic tank in garden

Drainage inspection chamber near north-east corner (IC 1) and estimated position of pipework

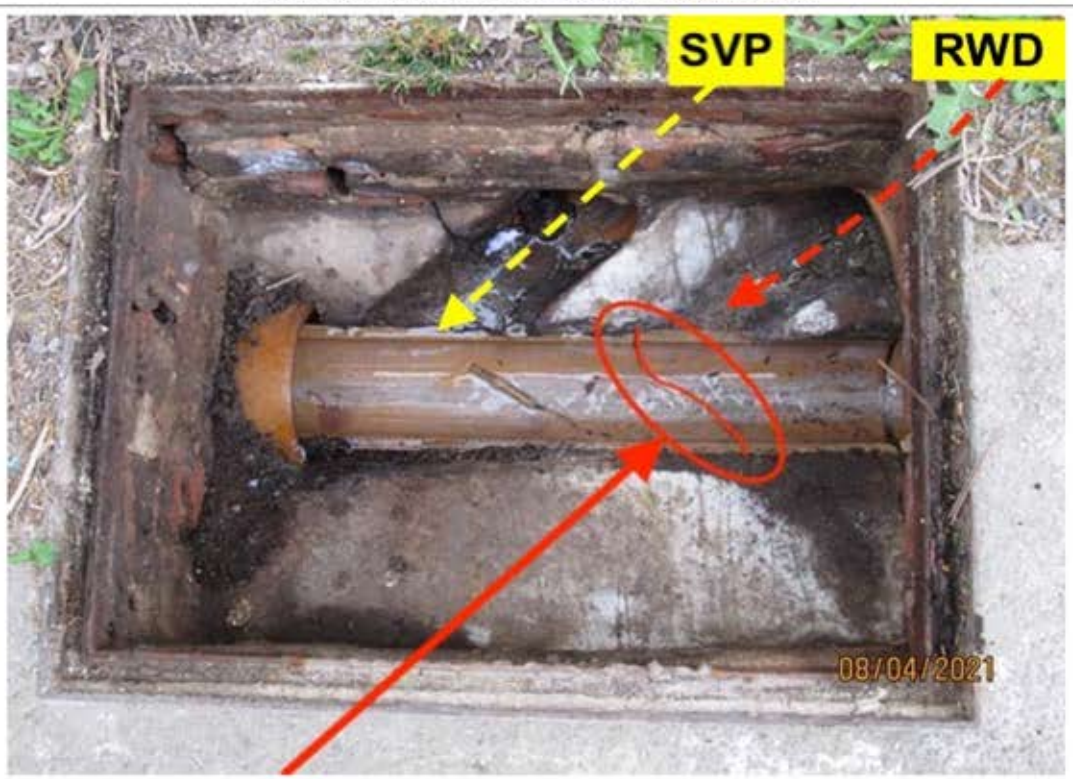
Drainage inspection chamber near east wall (IC 2)

Poor condition of brick chamber wall in IC 1

Poor condition of brick chamber wall in IC 1

Poor condition of brick chamber wall in IC 2

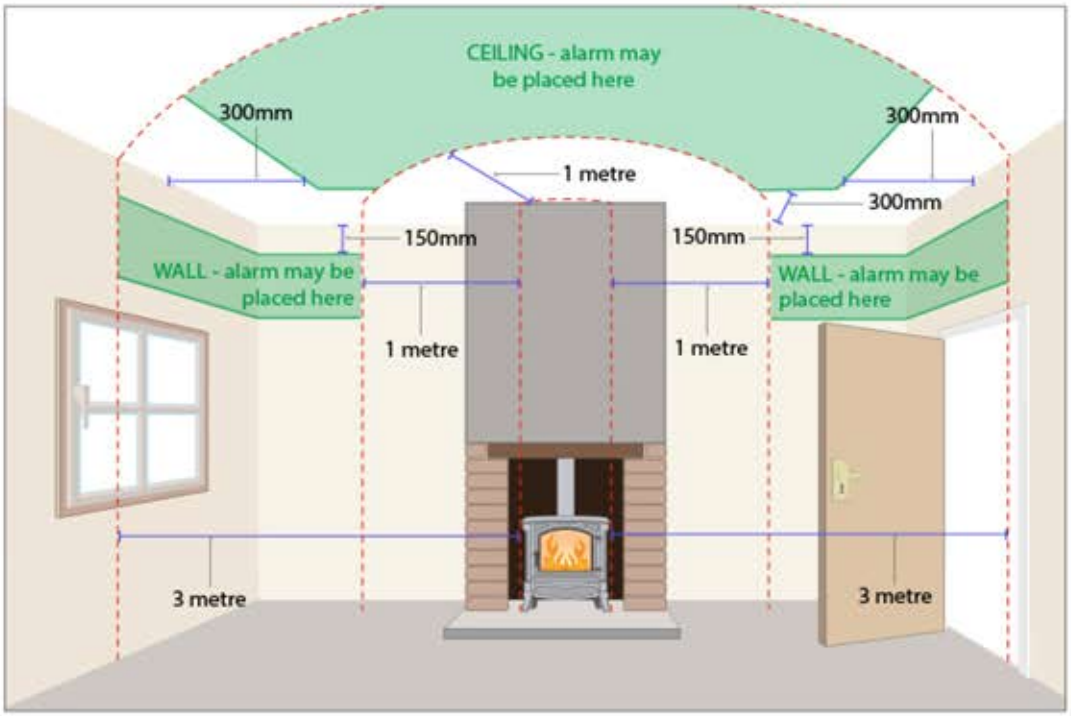
Poor condition of brick chamber wall in IC 2



IC 2 - Cracking in pipe, SVP flow direction and possible flow from Rainwater Downpipe (RWD)

	6.6 Other Services	Condition rating	HS
Construction & Type	There is a television aerial mounted in the roof space. There is an intruder alarm system installed at the property. The control panel is located in the cloakroom. There is no satellite dish installed at the property. There are no smoke alarms, heat alarms or carbon monoxide alarms at the property.		
Nature of inspection and Limitations	A visual inspection was made to locate television aerials and satellite dishes at the property. The aerial was examined for general condition and security of fixing. No specific checks were made to confirm connections to or from the aerial or its effectiveness of providing a signal. The intruder alarm system was not tested at the time of the survey.		
Condition	No significant defects were noted. As far as could be seen, the fixings for the television aerial were satisfactory. You should ensure that any required services, such as cable, satellite or internet facilities are available to meet your specific needs. As previously mentioned, there are no carbon monoxide alarms in various rooms throughout the property. Condition rating: Due to the risk to health caused by carbon monoxide and the lack of alarms in several areas in the property, a condition rating HS has been applied to this section.		

Action Required	1. Smoke alarms should be installed at the property. Ideally, smoke alarms are required to be fitted to each floor of the property. They should be linked and mains powered with a standby power supply (battery). You should ensure that there are sufficient units and that they are all in good working order. 2. Carbon monoxide alarms should be installed in the following areas: - The kitchen where the AGA cooker is located (if it is recommissioned) - The sitting room and dining room where the open fires are located - On the ceiling of the landing near the bedrooms It is very important to fit a carbon monoxide alarm in every room with an oil, gas or combustion appliance, and when installing and siting the alarm make sure you refer to the manufacturer's instructions. Typically, audible carbon monoxide alarms have a battery life of up to 5 years. If you are unsure which alarm to get, you can ask a Gas Safe or OFTEC registered engineer for advice. Devices should comply with British Standard EN 50291. 3. As an alternative to fitting lots of separate alarms around the property, combined smoke and carbon monoxide alarms are available. They must be mains powered with a standby power supply. 4. Heat alarms are often preferred for kitchens. 5. Examine all fittings regularly to ensure that they are secure. 6. Repair or replace and damaged or faulty smoke alarms.
Additional Information	See the diagram below for correct positioning of carbon monoxide alarms. Ignore the wood burner image, any oil or combustion appliance produces carbon monoxide.
	 Intruder alarm in cloakroom



Carbon monoxide alarm positioning

Section 7 - External Elements

Scope of survey

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

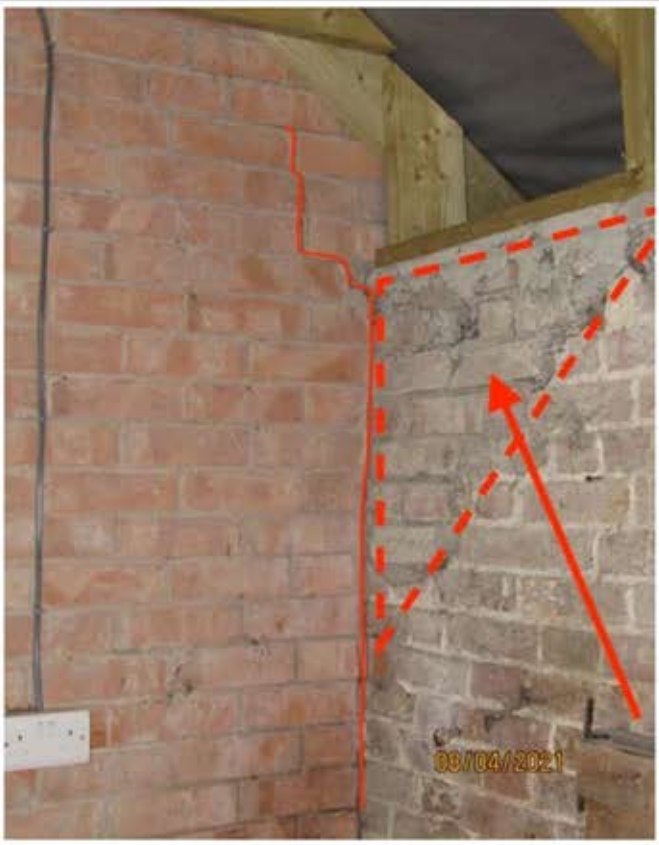
The report provides a summary of the general condition of any garden walls, fences and permanent outbuildings. Buildings containing swimming pools and sports facilities are treated as outbuildings, but the report does not comment on the leisure facilities, such as the pool itself and its equipment.

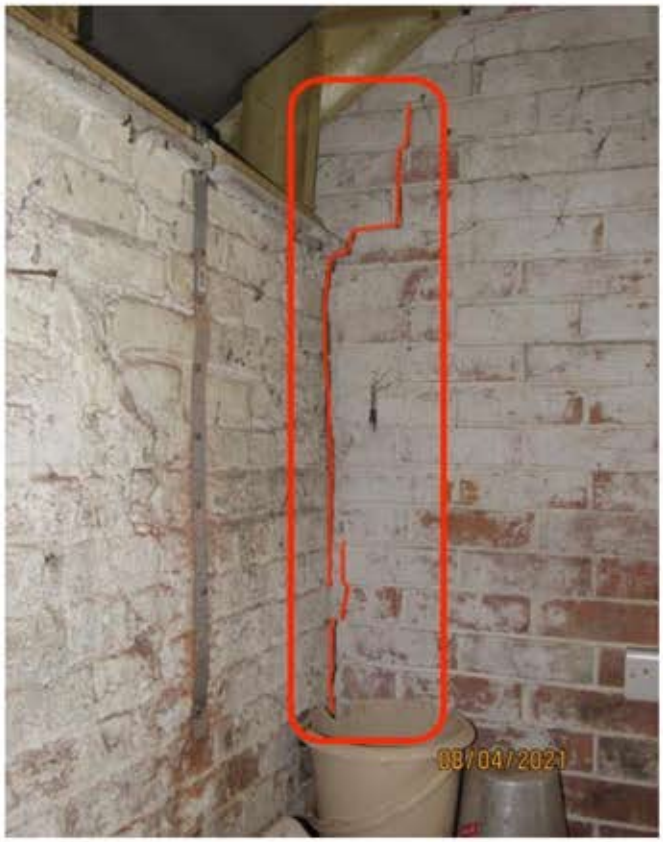
7.1	Garaging
7.2	Outbuildings and Sheds
7.3	Grounds
7.4	Common and Shared Areas
7.5	Neighbourly Matters

	7.1 Garaging	Condition rating	NA
Construction & Type	The garage has been created by the conversion of the outbuilding to the north of the property. The garage is discussed within section 7.2 Outbuildings and Sheds.		

	7.2 Outbuildings and Sheds	Condition rating	2
Construction & Type	There is a detached outbuilding to the north of the property. It is separated into two sections, one containing a single garage and the other a workshop/store room. The wall along the north boundary was built many years ago, judging by the brick pattern and condition. More recent bricks have been used for the other external walls and the partition wall between the garage and workshop. There is a concrete floor and pitched roof covered with profiled, interlocking, clay tiles (double Roman tiles). The timber roof structure and roof tiles were fitted as part of the recent refurbishment works. There is a metal manual up-and-over garage door, a uPVC pedestrian door to the workshop and two double-glazed windows fitted within uPVC frames.		
Nature of inspection and Limitations	The outbuilding was assessed for general condition externally and internally. It was examined from ground level for signs of bowing or leaning of walls, damaged brickwork and pointing, internal defects, and the condition of the roof both internally and externally. The roof structure was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, insects, animals and other defects. A representative selection of timbers was examined more closely for infestations by wood boring insects, though it must be noted that within a general survey it is not physically possible to inspect every timber in sufficient detail to provide conclusive proof of the presence or absence of such infestations. Wood Moisture Equivalent readings were taken from timbers in a selection of representative locations to determine whether moisture levels within the roof space were above average. The garage and pedestrian doors were checked for normal operation and signs of failure or damage.		

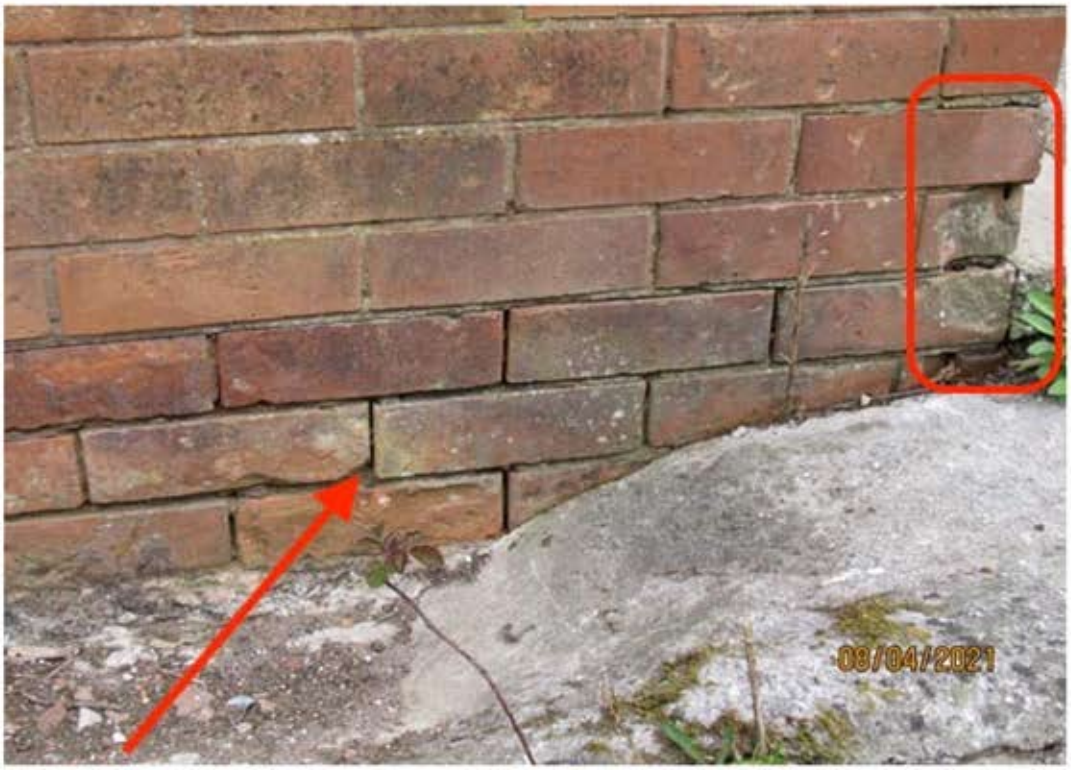
Condition	The garage was found to be in a generally stable condition with no significant defects to elements either the externally or internally. However, several issues were seen to the combined outbuilding as a whole: a) Internal cracking in the partition wall on both sides b) A rebuilt section in the north wall c) Spalled bricks in the internal face of the north wall d) Missing mortar between the brickwork was seen in several locations e) Fine cracking around the lintel above the garage door f) External cracking near the north-west corner g) The old north boundary wall is leaning towards the road h) The gutter end cap is missing at the north-east end and this will allow water to flow over the wall which will further deteriorate the old brickwork The external walls, which are only one brick thick (approximately 215 mm), are not as capable of carrying load from heavy roofs as a thicker solid wall or cavity wall. The cracking mentioned above nearest the old north wall, suggests movement of the old wall away from the more recent brickwork. The cracking has possibly been caused by the weight of the new roof not being correctly transferred to the ground. If the old wall was already out of plumb and leaning towards the road, the weight of the new roof will simply push it further outwards. It is possible that the wall may have moved slightly soon after the new roof was installed and the two elements are now stable. No evidence was seen of unusual sagging or other movement to the roof slopes which might indicate that the structure is failing. All roof tiles seen were in a serviceable condition with no evidence of any major failures or defects. There were no slipped, chipped, broken or missing tiles noted on either of the roof pitches. The top line of ridge tiles is even with no evidence of any flexing or bowing. The garage and pedestrian doors operated normally and locked with the keys. The lighting in both the garage and workshop worked when activated with the wall switches. Condition rating: A condition rating 2 has been applied to this section because repairs or replacements are required but these are not considered to be serious or urgent.

Action Required	1. All loose or missing mortar around brickwork should be repointed. 2. Any fine cracking should be raked out and repointed. 3. All walls should be examined regularly to inspect for changes in the nature of the cracking or other defects that may become apparent. If the cracking widens or more cracking appears, you should commission a structural engineer to assess the ability of the walls to carry the load of the roof. 4. The north boundary wall will require ongoing monitoring for signs of further movement. 5. A new gutter end should be fitted. 6. Repair or replace any defective tiles or other parts as required. 7. Have the electrics tested by the electrician. 8. Normal maintenance is required.
	 Cracking in partition wall between garage and workshop and area of rebuilt north wall



Cracking in partition wall between workshop and garage

Spalled brickwork on inside surface of workshop north wall



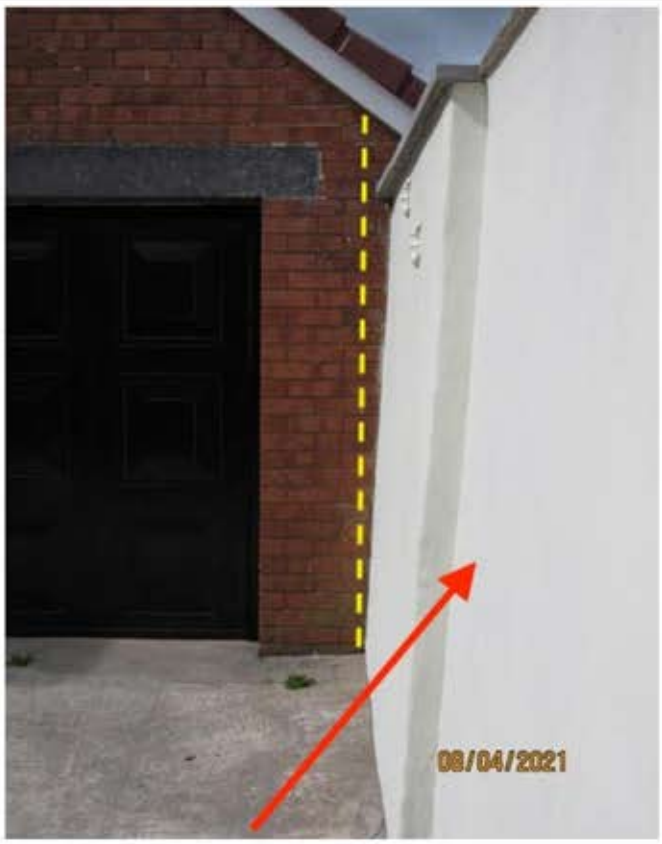
Missing mortar near south-west corner of workshop

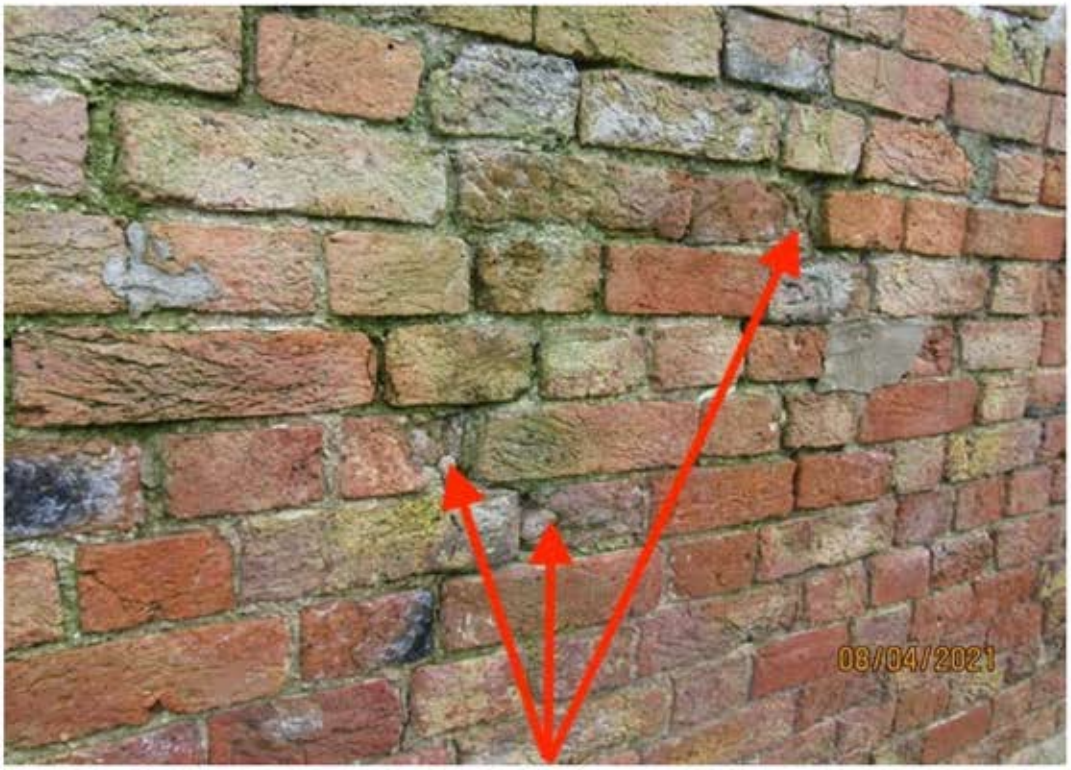
Cracking near north-west corner of workshop and north wall out of plumb

Missing gutter end cap on north-east corner of garage

	7.3 Grounds	Condition rating	1
Construction & Type	There is a garden to the rear which is lawned with surrounding borders, bushes and a high number of trees are different species and varying height. There are concrete paths and a paved patio at the rear of the property which is of concrete slabs. The driveway is to the front of the property is of poured concrete. The boundaries are defined by a mixture of timber panel fencing and brick walls.		
Nature of inspection and Limitations	The grounds around the house were inspected for any indications of land failure or movement, or other defects that would have a material effect on the property as a whole. It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained. Some parts of the grounds are overgrown with foliage and could not, therefore, be examined in detail.		

Condition	The garden has been reasonably well maintained. There is no evidence of any damage from flooding. No evidence of the presence of Japanese Knotweed was seen during my inspection, but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby. There is no indication of the ownership of the boundary walls, fences or hedges, and in most cases this is not specified by the deeds or title documents. Often, responsibility for boundaries to one side or another has been assumed by subsequent owners. The condition on the north boundary wall which is not part of the outbuilding is in a similarly poor condition with areas of spalled bricks, and it is leaning towards the road. The boundary fencing was in a weathered, but reasonable condition with minor repairs required to some panels. Along the west boundary, there is a mature tree which appears to be on the boundary line because the fencing stops either side of it. There is a mature yew tree on the east boundary near which has been reduced in height at some time. The neighbour mentioned that he had done this with the owner's permission. If the tree roots get too close to the property, they can affect the quality of the ground beneath the property's foundations. Roots can also damage underground drainage pipes when they seek moisture for growth. Whilst there was no obvious evidence of such damage having been caused, this could occur in the future. Trees or hedges on private land are the responsibility of the landowner or occupier. As a landowner or occupier you need to regularly inspect and maintain any trees on your land which are adjacent to, or within falling distance of, the highway. This includes trees in hedgerows and banks on private land. As mentioned in section 3.1 Conveyancing Matters, there is part of an old building belonging to the neighbouring property on the east boundary. The external joinery and brickwork are in very poor condition and the neighbour will require access to carry out maintenance and repairs. No obvious evidence of subsidence or other unusual ground movement was seen. Paving around the property is generally level and stable. The driveway surface is in a serviceable condition and is reasonably level, although some areas of repair work has been required and the surface is breaking up near the front door. Condition rating: A condition rating 1 has been applied to this section because only minor repairs are currently needed. Remedial work can be done as part of a maintenance schedule.

Action Required	1. All boundary walls should be examined regularly to inspect for changes in the nature of the cracking or other defects that may become apparent. 2. The yew tree, and in fact all trees within the boundaries, will need to be carefully managed so that they do not grow too large. Trees close to the property should not be cut down as this will cause the ground where the tree stood to rise up or 'heave'. This action can cause significant damage to foundations and walls of properties which is why careful tree management is required. For further information: https://www.trees.org.uk/Find-a-professional 3. The boundary fencing will regular timber preservative treatment. Any damaged or missing fencing will need replacing. 4. You should ask your legal adviser to check on any indications of ownership and responsibilities for maintenance for the boundaries included in the title documents.
	 The rendered north boundary wall is leaning towards the road.



Poor condition of north boundary wall

Fallen section of fencing near south-west corner

Mature tree growing on west boundary

Mature yew tree on east boundary

Area of broken surface and patch repairs to driveway

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

	7.5 Neighbourly Matters
Observations	A general unspecific overview of the immediate local area was carried out during the course of the survey, to identify issues that might affect the normal enjoyment of the property. No obvious causes of concern were noted however it cannot be known if issues are present at other times. There are mature trees in the garden near the boundaries that could affect the amount of light entering neighbouring gardens. To avoid disputes with neighbours, it is always recommended that all parties communicate with each other regarding issues of this type.

Section 8 Addendum
8.1 - About your Surveyor

Surveyor	Dominic Lowther			
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Signed (electronic signature)			Date Finalising Report	13 Apr 2021

8.2 - Maintenance advice

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

Outside

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

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

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

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

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

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

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

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

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

Grounds

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

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

8.2 - Maintenance advice (contd)

Inside the property

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

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

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

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

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

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

Built-in fittings: Check for broken fittings.

Services

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

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

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

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

Important information for purchasers of older, listed and historic properties

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

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

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

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

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

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

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

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

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

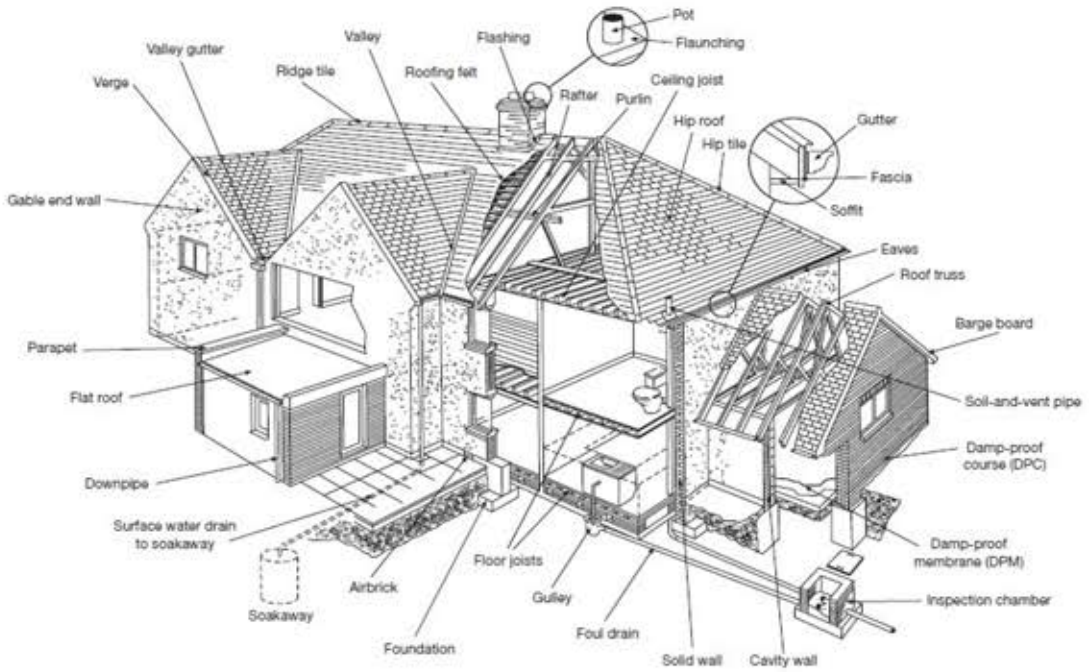
3. Ensure that the guttering and rainwater handling systems are in a well maintained and fully operative condition. Very significant damage can be caused in a very short period of time due to simple leaking gutters, downpipes, hoppers and other elements of the rainwater handling systems. It is therefore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

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

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

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

There are many useful resources of information available from, for instance English Heritage, and the Society of Protection of Ancient Buildings, which can help you in understanding how to manage an older property in a sympathetic and considered way. It is strongly recommended that you gain an understanding of the means and methods that they advocate in order to protect your investment.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Purlin
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Gutter
Fascia
Soffit
Gable end wall
Eaves
Roof truss
Barge board
Parapet
Flat roof
Soil-and-vent pipe
Damp-proof course (DPC)
Downpipe
Surface water drain to soakaway
Damp-proof membrane (DPM)
Floor joists
Airbrick
Gulley
Inspection chamber
Soakaway
Foundation
Foul drain
Solid wall
Cavity wall

8.3 – Customer Care

Customer Care

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

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

How to contact us

There are several ways you can contact us:
- You can call us by telephone - 07946 307185
- You can email us at dominiclowther@localhomesurveys.co.uk
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