# BUILDING SURVEY
## Level 3

ALLCOTT RESIDENTIAL

Somewhere Street, Anywhere, Everyplace,
EV1 1WX

Jane Smith

1st October 2019

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# Contents

# 1. Introduction

This Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- where practicable and agreed, provide an estimate of costs for identified repairs
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

No below ground investigations have been carried out and no drainage survey has been undertaken.

## 2. About the inspection

| | | | |
|---|---|---|---|
| Report prepared by | Timothy Allcott MRICS, MCIOB, FCABE | | |
| Report checked by | Judy Summers | | |
| Company name | Allcott Associates LLP | | |
| Client name | Mrs Smith | | |
| Date of the instruction | 25th Sept 2019 | Date of the inspection | 1 Oct 2019 |
| Report reference number | 123456 | | |
| Full address and postcode of the property | Somewhere Street, Anywhere, Everyplace, EV1 1WX | | |
| Brief | We have been requested by the above client to carry out a Building Survey of the above property | | |
| Weather conditions when the inspection took place | Dry following a period of heavy rain | | |
| The status of the property when the inspection took place | Occupied and furnished | | |

# 3. Understanding your report

**Site inspection**

Where the terms “right hand” or “left hand” are used, they assume that the reader is facing the front of the property with the main access door situated within the front elevation.

**Terminology**

Where the expressions immediate, short term, medium term, long term and very long term are used they generally mean the following:

| | |
|---|---|
| Immediate | Within 1 year |
| Short Term | Within the next 1 to 3 years |
| Medium Term | Within the next 4 to 10 years |
| Long Term | Within 11 to 20 years |
| Very Long term | Over 20 years |

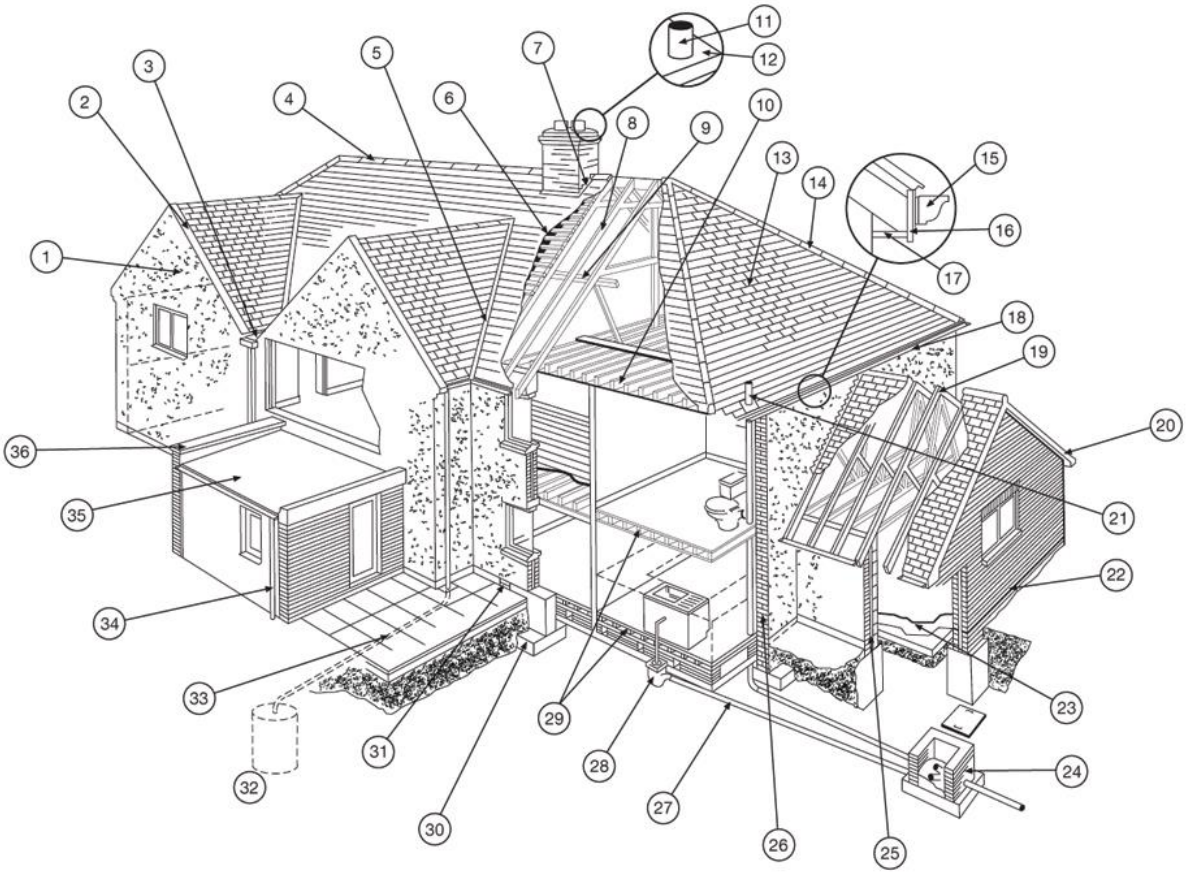
Where relating to structural damage and crack widths the expressions negligible, very slight, slight, moderate, severe and very severe are used they generally mean the following:

| | | |
|---|---|---|
| Category 0 | "negligible" | < 0.1mm |
| Category 1 | "very slight" | 0.1 - 2mm |
| Category 2 | "slight" | >2 but < 5mm |
| Category 3 | "moderate" | >5 but < 15mm |
| Category 4 | "severe" | >15 but < 25mm |
| Category 5 | "very severe" | >25 mm |

Table 1

Classification of damage to buildings based on crack widths

## 4. Typical house diagram



KEY

1 Gable end wall
2 Verge
3 Valley gutters
4 Ridge tiles
5 Valley
6 Roofing felt
7 Flashing
8 Rafter
9 Purlin
10 Ceiling joists
11 Pot
12 Cement
13 Hip roof
14 Hip tiles
15 Gutter
16 Fascia
17 Soffit
18 Eaves
19 Roof trusses
20 Barge board
21 Soil-and-vent pipe
22 Damp-proof course (DPC)
23 Damp-proof membrane (DPM)
24 Inspection chamber
25 Cavity wall
26 Solid Wall
27 Foul drain
28 Gulley
29 Floor joists
30 Foundation
31 Airbrick
32 Soakaway
33 Surface water drain
34 Downpipe
35 Flat roof
36 Parapet

## 5. General description of the property

The property is a detached, two storey chalet type house believed to have been constructed circa.1980.

The main roof is pitched and covered with plain concrete tiles.

The elevations have been constructed in reconstituted cavity stonework finished in part with uPVC panelling.

The floors are a mixture of solid and suspended timber construction.

There is an integral garage to the right hand side of the property.

The property has front and rear gardens. The front garden area is open plan with a driveway and the rear garden area is private and enclosed.

The property is accessed via an unadopted road.

**Energy**

*Mains Services*

The marked boxes show that the mains services are present.

☐ Gas ☑ Electricity ☑ Water ☑ Drainage

*Other services or energy sources*

☐ Solid fuel ☑ Oil ☐ None

**Security system**

☑ Yes ☐ No

The property is fitted with a burglar alarm. An automatic cut out device must be in place. Your legal advisers should check for any service records.

**Fire Detection**

No fire/smoke alarms are fitted in the property. We would recommend installing a linked smoke alarm system that is mains wired.

# 6. External condition of the property

In this section of our report, we summarise the defects noted and principal concerns regarding the external condition of the property.

**Front Elevation**

The roof covering is in a serviceable condition with no significant slippage or deterioration of the tiles noted. Several tiles to the left hand side of the main roof were noted to be damaged, requiring replacing in the immediate term.

The bedding mortar to the ridge tiles is in good condition with the tiles firmly bedded into position.

Where the forward facing dormer roofs abuts the main roof, tiled valleys have been formed which are noted to be relatively blocked with vegetation requiring clearing in the immediate term. It should be noted that it is necessary to keep the valleys clear of debris in order to prevent rainwater backing up into the roof void.

The ridge line is straight and roof surface flat.

A general build-up of moss was noted to the roof surface which we would advise is removed as part of the proactive maintenance scheme for the property.

Air vents have been installed within the ridge with no significant damage noted.

The verge pointing to the forward-facing gables is in good condition with no significant areas of missing mortar noted.

The tile under cloak appears to have been formed in fibrous board. It should be noted that fibrous board in properties of this age and type may contain asbestos. Therefore, should the fibrous board be disturbed, we would advise that it is tested with specialist precautions taken if necessary.

The fascias are uPVC which are noted to be in a serviceable condition having been firmly secured into position however require cleaning down.

The fascias have been relatively amateurishly installed with the junction caps missing and as a result the fascias appeared relatively untidy. You therefore may wish to consider replacing the fascias in a good workmanship fashion.

The soffits to the underside of the roofs are uPVC which are noted to be pulling away requiring re-securing into position until such time that the soffits are replaced.

It should be noted that the original soffits may be concealed by the uPVC which may have been formed in fibrous boarding which should not be considered unusual for the age of the property. Therefore prior to any works being carried out to the soffits, we would advise that investigations for asbestos are carried out to prevent any disturbance.

The soffits running along the underside of the main roof have been vented in accordance with good building practice. It is necessary to provide ventilation to the roof void in order to prevent condensation building up.

The gutters and down water pipes are uPVC which are noted to be leaking at the joints requiring renewal of the seals.

The gutters were noted to sag, therefore will require altering of the brackets in order to increase the falls. It is necessary to provide adequate falls to the gutters in order to prevent rainwater sitting within the joints which will result in premature deterioration of the seals.

The down water pipe discharged into a close gulley which we assume connects directly to the storm water drainage or out into a soakaway within the garden however this cannot be confirmed.

The brackets securing the down water pipe into position are noted to be defective requiring replacing.

The elevation has been constructed in reconstituted cavity stone. Stepped cracking is noted to the left hand side of the elevation which suggests rotational movement of the front left hand corner of the property. This is where we noted a water butt to be overflowing at the time of our inspection. We consider it is likely that a softening of the subsoils has resulted due to the continuous overflowing of the water butt. Initially we would advise that the water butt is removed with the ground given chance to dry back out to its natural moisture content with the cracked mortar pointing then raked out, with the stonework then repointed with a suitable colour mortar to match with the repair then used as a visual monitor. Should further cracking at this location occur, it will then be necessary to carry out a CCTV survey of the drainage running along the left hand elevation to ensure that there is no below ground defect causing a further softening of the subsoil.

A bitumen damp proof course is evident at the base of the elevation which has been compromised by the height of the adjacent ground level. It is recommended that a minimum distance of two bricks is provided between the damp proof course and the adjacent ground level. We would therefore advise that the ground level is pulled back as necessary.

Air bricks are evident at the base of the elevation which have been compromised by the height of the adjacent ground level. Air bricks are necessary in order to prevent condensation building up within the subfloor area. We would therefore advise that the ground level is pulled back from the air bricks in order to provide adequate free flow ventilation.

uPVC panelling has been installed to the dormer cheeks and to the main gable elevation albeit relatively begrimed requiring cleaning down. The uPVC panelling is noted to be firmly secured into position.

Various junction caps were noted to be missing which we would advise are replaced in the immediate term in order to prevent risk of water ingress in times of wind driven rain.

A vine was growing up the left hand elevation which we would advise is cut back and then controlled and maintained in due course in order to prevent becoming a further nuisance.

The windows and patio door are uPVC framed incorporating double glazing which are relatively modern however are tired and begrimed requiring cleaning down and servicing. The windows and doors are considered serviceable with no breaking down of the double glazed units noted. It should be noted that double glazing can vary in quality particularly in respect of the seals around the edges of the glass. Eventually these seals tend to deteriorate resulting in misting and the need for repair or replacement.

The windows appear to have been replaced post 2002, therefore we would advise that your solicitor obtains all the necessary FENSA or Building Regulations certificates in respect of these.

The mastic seal around the edges of the uPVC frames is in a deteriorated condition requiring cutting out and renewing in order to prevent risk of water ingress in times of wind driven rain.

A glass reinforced plastic up and over door seated within a timber subframe gave vehicular access into the garage. The door is tired and begrimed requiring cleaning down however is considered fit for purpose and provides adequate security.

No significant rot was noted to the timber subframe however it would benefit from decoration in the short term.

We would advise that the junction between the timber subframe and masonry is filled with a pliable mastic in order to prevent risk of water ingress in times of wind driven rain.

Should rainwater enter beneath the garage door in times of heavy rainfall then we would advise that grille drain is installed along the front of the garage which connects directly to the storm water drainage.

Amateurish alterations have been carried out to the electrical system where we noted external lanterns to have been installed. We would advise that the alterations are inspected by a competent and qualified electrician to ensure that they are safe.

Minor localised repointing is required at high level adjacent the main entrance door. This is of no significant concern and simply a result of reverberation of heavy use of the door and

simply requires raking out with the stonework then repointed with a suitable colour mortar to match.

Proprietary steel lintels support the masonry above the openings with no significant corrosion noted.

Where the mono-pitched roof above the porch abuts the main body of the property, lead flashings have been installed. The lead was noted to have slightly pulled away, therefore will require re-dressing into position in order to prevent risk of water ingress in times of wind driven rain.

**Left Hand Elevation**

The brick chimney stack requires general maintenance in the form of repointing. We would advise that the chimney is repointed in the immediate term in order to prevent risk of damp ingress.

A clay chimney pot is evident to the left hand side of the stack with no significant damage noted. We would advise that the supporting mortar is checked and renewed as necessary when high level access is next provided.

Consideration should be given to installing a cowl to the head of the chimney pot in order to prevent risk of vermin and water ingress.

A flue is located to the right hand side of the chimney stack which due to its age, may contain asbestos. Therefore should any works be carried out to the chimney which involves disturbing the flue, we would advise that it is tested with specialist precautions taken if necessary.

Lead flashings have been installed to the base of the stack with the lead noted to be in a serviceable condition and firmly dressed into the brickwork.

The roof covering is in a serviceable condition with no slippage or deterioration of the tiles noted.

The bedding mortar to the ridge tiles is in good condition with the tiles firmly bedded into position.

The ridge line is straight and roof surface flat.

A heavy build-up of moss was noted to the roof surface which we would advise is removed as part of the proactive maintenance scheme for the property.

The gutters and down water pipes are uPVC with no evidence of leaking joints or obvious signs of overflowing noted. The gutters were noted to be heavily blocked with moss requiring clearing in the immediate term.

The down water pipes discharged into closed gullies which we assume connect directly to the storm water drainage or out into a soakaway within the garden however this cannot be confirmed.

Water butts have been installed to the down water pipes which were noted to be overflowing at the time of our inspection, therefore we have had advised be removed in the immediate term.

The soffits and fascias are uPVC which have been amateurishly installed however are considered serviceable and firmly secured into position. Should you decide to keep the existing soffits and fascias, we would advise that junction caps are installed in order to prevent risk of vermin ingress into the roof void.

The elevation has been constructed in fair faced cavity brickwork with no significant structural cracking or deformations noted.

Slight opening up of the mortar pointing is evident beneath the windows however this is of no significant concern and simply a result of excessive force having been applied with the windows were replaced. We would simply advise that the cracked mortar pointing is raked out with the brickwork repointed with a suitable colour mortar to match.

Cavity wall insulation appears to have been installed evidenced by plug holes within the mortar pointing. We would advise that your solicitor obtains all the necessary certificates and warranties in respect of the installation to confirm that it has been installed correctly. We would also advise that you confirm with the current vendor the extent of the installation of the cavity wall insulation and whether it has been installed within the front elevation. Should it be found to not have been installed within the front elevation, then this wall may be cold and be subject to inherent levels of condensation internally.

The bitumen damp proof course is evident at the base of the elevation which has been compromised by the height of the adjacent ground level. We would advise that the paving is pulled back with gravel installed in order to prevent risk of rainwater splashing up above the damp proof course which may eventually result in damp internally.

General repointing is required to the brickwork at the base of the elevation which we would advise is carried out as part of the proactive maintenance scheme for the property.

The windows are uPVC framed incorporating double glazing which are relatively modern and in a serviceable condition with no breaking down of the double glazed units noted.

The mastic seal around the edges of the windows is in a deteriorating condition requiring cutting out and renewing.

We were unable to identify lintels above the windows. Slight dropping of the brickwork is evident above the windows, therefore we would advise that prior to repointing being carried out that a single brick above the windows is removed to allow for confirmation of the existence of lintels. Should no lintels be evident, then we would advise that these are installed in accordance with modern Building Regulations.

**Right Hand Elevation**

The verge pointing is in good condition with no significant areas of missing mortar noted.

The tile under cloak has been formed in fibrous board with no significant damage noted.

The soffits and fascias are uPVC which have been amateurishly installed but are considered fit for purpose and firmly secured into position.

The elevation has been constructed in cavity reconstituted stone with no significant structural cracking or deformations noted.

The bitumen damp proof course is evident at the base of the elevation which is clear and above the adjacent ground level.

Fair faced brickwork is evident at the base of the elevation with no significant deterioration of neither the brickwork nor the mortar pointing.

Data cables draped along the base of the elevation which we would advise are secured into position.

The windows and doors are uPVC framed incorporating double glazing which are relatively dated and tired however are considered fit for purpose with no breaking down of the double glazed units noted. Until such time that the windows and doors are replaced, we would advise that they are cleaned down and serviced.

The pedestrian door giving access into the garage was noted to be defective therefore will require replacing in order to improve security.

Proprietary steel lintels are evident above the openings for support of the masonry above with no significant corrosion noted.

No plug holes are evident within the elevation to suggest that cavity wall insulation has been installed.

The mastic seal around the edge of the uPVC frames is in a deteriorating condition requiring cutting out and renewing.

The garage pedestrian door has been amateurishly installed as a result of its poor fitting, a timber infill has been installed above the door. This is amateurish however of no significant concern.

The boiler flue is located in between the doors with no significant damage noted.

A makeshift step gave access up to the side entrance door. We would advise that this replaced with a permanent solution however until such time that the permanent step has been installed, we would advise that care is taken in order to prevent risk of trips and falls.

**Rear Elevation**

The roof covering is in a serviceable condition with no significant slippage or deterioration of the tiles noted. A single tile at low level to the left hand side of the elevation was noted to be damaged, therefore will require replacing in the immediate term.

The bedding mortar to the ridge tiles is in good condition with the tiles firmly bedded into position.

The ridge lines are straight and roof surfaces flat.

A general build-up of moss was noted to the roof surfaces which we would advise is removed as part of the proactive maintenance scheme for the property.

Where the forward facing gable roofs abuts the main roof, tiled valleys have been formed which are noted to be relatively blocked with vegetation requiring clearing in the immediate term.

A soil pipe passed through the roof surface which has been correctly flashed back to the tiles with lead. We would advise that a bird guard is installed to the head of the soil pipe in order to prevent risk of vermin ingress.

The tile under cloak has been formed in fibrous board with no significant damage noted.

The soffits and fascias are uPVC which have been amateurishly installed however are considered fit for purpose having been firmly secured into position. Should you decide to keep the existing fascias, we would advise that junction caps are installed in order to improve aesthetics.

The dormer gables and cheeks have been finished with uPVC panelling, which is relatively begrimed requiring cleaning down however is considered serviceable having been firmly secured into position. Minor localised damage was noted to the uPVC capping above the right hand dormer window which is of no significant concern.

Where the dormers abut the main roof, lead soakers have been installed with no significant splitting of the lead noted.

The gutters and down water pipes are uPVC with no evidence of leaking joints or obvious signs of overflowing noted.

The falls on the gutters would benefit from being increased in order to prevent a build-up of standing water within the gutters.

The down water pipes discharged into closed gullies which we assume connect directly to the storm water drainage or out into a soakaway within the garden however this cannot be confirmed.

Water butts have been installed to the down water pipes which were noted to be overflowing at the time of our inspection, therefore we would advise that these are removed in the immediate term.

The elevation has been constructed in fair faced cavity brick with no significant structural cracking or deformations noted.

The bitumen damp proof course is evident at the base of the elevation which has been compromised by the height of the adjacent ground level. We would therefore advise that the ground level is pulled back as necessary.

The windows are uPVC framed incorporating double glazing which are relatively modern and in a serviceable condition with no breaking down of the double glazed units noted. We would advise that the uPVC frames are cleaned down.

The left hand snug window is relatively low. Safety markings were noted to the window to confirm that the glazing is safety glass.

We were unable to identify lintels above the windows. Slight dropping of the brickwork above the windows was noted. Initially we would advise that the cracked mortar pointing is raked out with the brickwork then repointed with a suitable colour mortar to match with the repair then used as a visual monitor. Should further cracking above the windows occur, it will then be necessary to open up the brickwork above the windows to confirm the existence of lintels with lintels then installed if necessary.

Staining was noted to the brickwork beneath the snug window where the gutters were noted to be overflowing. Once it can be confirmed that the gutters are free flowing, we would then advise that the brickwork is cleaned with a soft wire brush.

A uPVC soil and vent pipe passed up the main elevation with no evidence of leaking joints noted. We would advise that a bird guard is installed to the head of the soil pipe in order to prevent risk of vermin ingress.

White efflorescence staining is noted to the brickwork to the right hand side of the soil pipe where we consider an overflow pipe to have been continuously discharging. Initially we would advise that the efflorescence is removed with a soft wire brush. The original overflow pipe has been removed which suggests that the defect has been previously noted with repairs carried out as necessary. This should be confirmed with the current vendor. We would then advise that the redundant hole is filled in order to prevent risk of vermin ingress into the cavity.

The mastic seal around the edge of the window frames is in a deteriorating condition requiring cutting out and renewing.

Proprietary steel lintels are evident above the windows with no significant corrosion noted.

An external tap has is located beneath the kitchen window, which is offset from the gulley, therefore we would advise that it is periodically inspected to ensure that it is not left to leak.

Where the tap pipework passes through the elevation, localised filling is required.

The wastepipe serving the kitchen discharged over an open gulley which was noted to be defective. We would advise that the open gulley is replaced with a proprietary unit in order to prevent risk of escape of water around the gulley.

The left hand wastepipe discharged over an open clay gulley which was noted to be heavily blocked at the time of our inspection requiring clearing in the immediate term.

A redundant wastepipe is located to the right hand side of the elevation which we would advise is removed with the opening then filled in order to prevent risk of vermin ingress.

A significant vine was growing up the elevation. Due to the extent of the root system we would advise that this is removed in order to prevent being a risk to the foundations and adjacent drainage.

An aluminium framed conservatory incorporating full height double glazing has been installed to the right hand side of the elevation. The conservatory is dated and at the end of its serviceable life, therefore we consider it would be more economical to demolish and remove rather than to continuously maintain and repair. Until such time that the conservatory has been replaced, it will require ongoing maintenance and repair in order to keep it weathertight.

Where the conservatory abuts the main body of the property, lead flashings have been installed with the lead noted to be in a serviceable condition and firmly dressed into the brickwork.

The conservatory has been seated on dwarf brick walls. Various bricks were noted to have debonded therefore will require localised re-building at the time the conservatory is replaced.

# 7. Internal condition of the property

In this section of our report, we summarise the defects noted and principal concerns regarding the internal condition of the property.

**Garage – Internal**

The ceiling is plastered finished with a textured coating with no significant cracking noted. We were unable to confirm that the ceiling provides adequate fire separation between the garage and the habitable room above. Until such time that adequate fire separation can be confirmed, we would advise against storing of flammable liquids and motor vehicles within the garage area.

Should it be confirmed that the ceiling provides adequate fire separation, slight compromising of the ceiling has occurred where service pipes passed through which will require upgrading.

The walls have been constructed in a mixture of brick and block with no significant structural cracking noted. It should be noted that blockwork of this type has a high shrinkage rate, therefore is susceptible to cracking of the mortar pointing. Should cracking be found on removal of the storage of the occupant's belongings, then we would simply advise that the cracked mortar pointing is raked out with the blockwork repointed as necessary.

The floor is solid concrete. General thermal cracking was noted to the concrete however of no significant concern.

The gas meter is located on the left hand wall which was noted to be firmly secured into position.

An automatic door opener has been installed however this was noted to be defective at the time of our inspection therefore will require either repair or replacement.


**Roof Void**

The roof void is accessed via a timber hatch and sliding aluminium ladder located within the landing ceiling.

Due to the excessive storage of the occupant's belongings a detailed inspection of the roof void could not be carried out.

The roof has been formed in traditional cut timber rafters and purlins supporting the coverings which were noted to be in a satisfactory order with no significant structural defect noted.

The underside of the roof covering has been lined with sarking felt with no significant rips or tears noted. It should be noted that sarking felt in properties of this age and type may contain asbestos, therefore should it be disturbed we advise that it is tested with specialist precautions taken if necessary.

The chimney stack is evident which is noted to be structurally sound with no damp staining noted around the head of the chimney to consider any failure of the flashings above.

The cold water tanks are located within the roof void which are dated with the lids noted to be missing. Until such time that the cold water tanks are replaced, we would advise that the lids are reinstated in order to prevent vermin entering the tanks.

A build-up of corrosion was noted to the pipework serving the tanks which we consider will be subject to failure, therefore would advise that the tanks are inspected by a competent plumber with repairs carried out in the immediate term in order to prevent risk of damp staining to the ceilings below.

Wasps' nests are evident within the roof void which although no active, we would advise that these are removed.

Insulation has been installed within the roof void however this requires uprating in order to reduce heat loss.

The roof void has been used for storage. We would advise against storing of heavy items as this may result in damage to the ceilings below.
We noted no significant build-up of condensation within the roof void to suggest that ventilation is not adequate.

**Front Left Hand Bedroom**

The walls and ceilings are plastered finished with emulsion with no significant cracking noted.

The joinery around the room is in a fair condition with only general wear and tear noted.

The floor has been covered with a fully fitted carpet and generally felt level and firm underfoot.

Built-in store cupboards are located to the right hand side and rear of the room with no significant defect noted.

**Rear Left Hand Bedroom**

The walls and ceilings are plastered finished with emulsion with no significant cracking noted.

The joinery around the room is in a fair condition with only general wear and tear noted.

The floor has been covered with a fully fitted carpet and generally felt level and firm underfoot. Where the carpet is damaged allowing a limited inspection of the floorboards, no evidence of rot or infestation was noted.

An eaves access door is located to the left hand side of the room however the ironmongery had been removed at the time of our inspection therefore we were unbale to gain access and make comment.

**Landing**

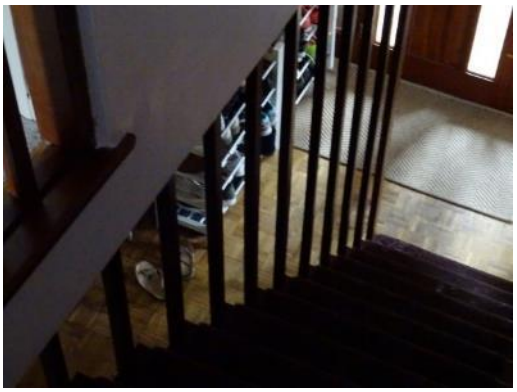
The walls and ceilings are plastered finished with emulsion with no significant cracking noted.

Built-in store cupboards are located to the front and rear of the landing. Due to the extent of storage of the occupant's belongings, a detailed inspection of the store cupboard could

not be carried out. However where a limited inspection could be made, no significant defect was noted.

A timber staircase gave access up to the landing, which was noted to slightly creak underfoot however not considered significant.

The gaps between the stair balustrade are considered too wide by current regulations. Should you decide to keep the existing balustrade, we would advise that further spindles are installed in order for the gaps to be no greater than 100 mm.



The staircase does not finish flush with the wall and we consider this an area where injury could occur. We would therefore advise that a stair stringer is installed in order for the gaps to be no greater than 100 mm.

The stairs and landing has been covered with a fully fitted carpet and generally felt level and firm underfoot. Various floorboards were noted to creak underfoot which we would advise are secured down with either serrated nails or screws when the carpet finishes are next pulled back.

The joinery around the stairs and landing is in a fair condition with only general wear and tear noted.

An airing cupboard is located to the left hand side of the landing. Due to the storage of the occupant's belongings, we were unable to carry out an inspection of the walls however where a limited inspection could be carried out, no significant cracking was noted.

The original floorboards could be inspected within the airing cupboard with no evidence of rot or infestation noted.

**Bathroom**

The ceiling is plastered finished with emulsion with no significant cracking noted.

Low wattage recess lights have been installed within the ceiling which were noted to be firmly secured into position.

The sanitary fittings are relatively modern and in a good and serviceable condition.

Ceramic tiles have been installed to the walls and floor with no opening up of grouted joints or splitting of tiles noted.

The floor felt level and firm underfoot.

The joinery around the room is in a fair condition with only general wear and tear noted.

The plumbing beneath the sanitary fittings was inspected with no evidence of leaks noted.

A mechanical extractor has been installed within the room which was noted to be fully operable at the time of our inspection and as a result no significant build-up of condensation was noted. We did note slight flaking of the decorative finishes to the ceiling as a result of the high humidity. We would simply advise that the flaking paint is sanded back prior to next decoration.
A remote operated shower has been installed which was noted to be fully operable at the time of our inspection.

**Front Middle Bedroom**

The walls and ceilings are plastered finished with emulsion with no significant cracking noted.

The joinery around the room is in a fair condition with only general wear and tear noted.

The floor has been covered with a fully fitted carpet which was noted to slightly undulate underfoot however not considered significant for the age of the property.

Various floorboards were also noted to creak, which we would advise is secured down with either serrated nails or screws when the carpet finishes are next pulled back.

Where the carpet is damaged, we were unable to carry out a limited inspection of the floorboards with no evidence of rot or infestation noted.

**Right Hand Bedroom**

The walls and ceilings are plastered finished with a textured coating to the ceiling and emulsion to the walls with no significant cracking noted. It should be noted that due to the age and type of the property it is possible that the textured coatings contain asbestos. Should any works be carried out to the ceilings which involve disturbing the textured

coatings, then we would advise that they are tested with specialist precautions taken if necessary.

Coving has been installed around the wall/ceiling junctions with no opening up of coving joints noted.

No damp staining was evident to the underside of the dormer to consider any failure of the valleys above.

The joinery around the room is relatively tired and worn requiring minor repair and decoration.

Beam down stands are evident within the ceiling adjacent the dormers with no deflection noted to the down stands and no cracking noted around the bearing points to suggest that the support concealed is not adequate.

The floor has been covered with a fully fitted carpet and generally felt level underfoot. Various boards were noted to creak which we would advise are secured down with either serrated nails or screws when the carpet finishes are next pulled back.

Built-in wardrobes are located to the right hand side of the room which are dated therefore would benefit from being replaced.

Eaves doors are located to the front of the room however due to the storage of the occupant's belongings, we were unable to gain access and make comments. Leading off the bedroom is an en-suite bathroom.

The ceiling is plastered finished with emulsion with no significant cracking noted.

A beam downstand is evident within the ceiling with no deflection noted to the down stand and no cracking noted around the bearing points to suggest that the support concealed is not adequate.

A localised poor repair has been carried out to the ceiling where we consider water ingress to have previously occurred. This appears historic which suggests that this has been identified with repairs carried out as necessary. We would advise that the repair is sanded back prior to next decoration.

The walls and floor have been surfaced with ceramic tiles with no opening up of grouted joints or splitting of tiles noted.

The joinery around the room is tired and worn requiring decoration.

The mastic seal around the edges of the shower cubicle is in a deteriorating condition requiring cutting out and renewing in order to prevent risk of damp staining to the ceilings below.

The sanitary fittings are modern and in a serviceable condition however require cleaning down.

The bath side panel heavily worn, therefore would benefit from being replaced.

Low wattage recess lights have been installed within the ceiling which are noted to be firmly secured into position.

There is no mechanical extractor within the room therefore good practice of periodically opening of the windows should be employed in order to prevent condensation building up.

The electric shower has been installed above the shower cubicle which although heavily begrimed was noted to be fully operable at the time of our inspection.

**Sitting Room**

The walls and ceilings are plastered finished with emulsion with no significant cracking noted.

Low wattage recess lights have been installed within the ceiling which were noted to be firmly secured into position.

Coving has been installed around the wall/ceiling junctions with no opening up of coving joints noted.

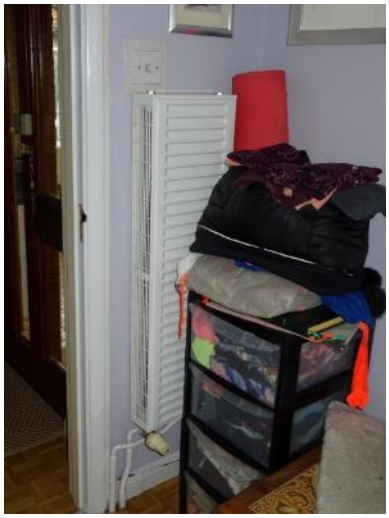
The joinery around the room is in a fair condition with only general wear and tear noted.

The floor has been covered with parquet, which is relatively worn however the floor felt level and firm underfoot.

The chimney breast is located within the centre of the room to correspond with that noted above. The chimney breast incorporates an open fireplace with a stone surround. The fireplace had been boarded up at the time of our inspection, therefore we are unable to make comment on its condition. Should you decide to reinstate the fireplace then we would advise that the chimney is swept should it not have been swept within the last 12 months.

A granite hearth has been installed to the front of the chimney breast with no opening up of grouted joints or splitting of tiles noted.

A radiator has been installed to the right hand side of the entrance door. The location of the radiator appears relatively awkward, therefore it would benefit from being repositioned in a conventional manner.



**Conservatory**

Localised damp staining was noted to the underside of the skylights where we consider the seals to have failed.

The floor has been surfaced with ceramic tiles with no opening up of grouted joints or splitting of tiles noted with the floor feeling level and firm underfoot.

The doors separating the conservatory from the main body of the property are uPVC framed incorporating full height double glazing which are modern and in a good and serviceable condition with no breaking down of the double glazed units noted.

Safety markings were noted to the glazing to confirm that the glazing is safety glass.

**Hall**

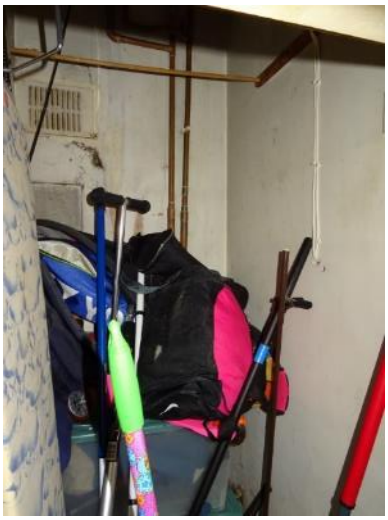
The walls and ceilings are plastered finished with emulsion with no significant cracking noted.

The joinery around the room is in a fair condition with only general wear and tear noted.

The floor has been covered with parquet which although worn the floor felt level and firm underfoot.

The intruder alarm control panel is located on the right hand wall. The intruder alarm was not operating at the time of our inspection therefore we are unable to make comment on its effectiveness. We would advise that your solicitor obtains all the necessary maintenance certificates in respect of its installation.

A store cupboard is located within the under stairs area with no significant defect noted.

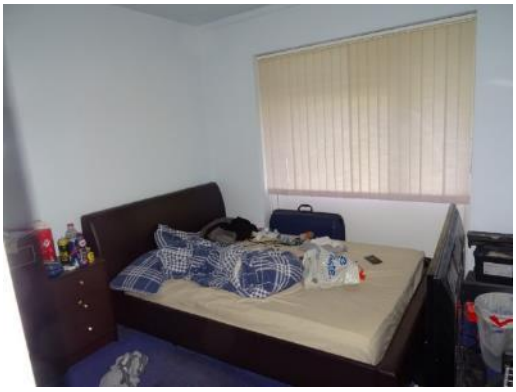


We consider this is where the boiler will have been originally located prior to having been repositioned to the garage area.

Where exposed plumbing was evident, no failure of the pipework was noted.

**Ground Floor**

**Bedroom**

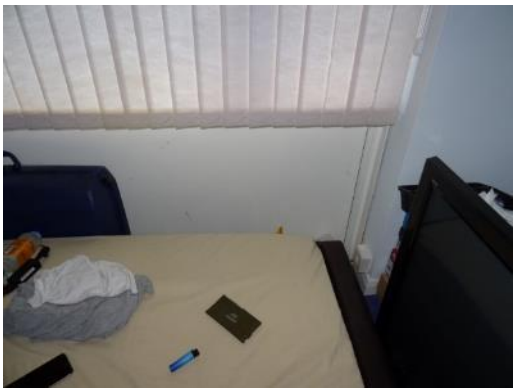


The walls and ceilings are plastered finished with emulsion. Slight board cracking was noted to the ceiling however of no significant concern.

The joinery around the room is in a fair condition with only general wear and tear noted.

The floor has been covered with a fully fitted carpet and felt level and firm underfoot.

It should be noted that the internal wall construction beneath the window is lightweight, therefore the wall may be prone to inherent levels of damp and condensation. We would therefore advise against storing of large items directly in front of the window which will restrict ventilation.



**Downstairs Shower Room**

The ceiling is plastered finished with emulsion with no significant cracking noted.

Due to there being no opening window light within the room, a mechanical extractor has been installed which was noted to be fully operable at the time of our inspection and as a result no significant build-up of condensation was noted.

Minor making good is required to the ceiling where the extractor has been installed.

The walls and floor have been surfaced with ceramic tiles which although dated, we noted no opening up of grouted joints or splitting of tiles to consider any movement.

The floor felt level and firm underfoot.

Minor damage was noted to various tiles where redundant fixtures and fittings have been removed, therefore will require replacement. It should be noted that due to the age of the tiles, they will be difficult to source.

The sanitary fittings are dated therefore would benefit from being replaced.

The mains incoming water stop cock appears to be located within the room however this should be confirmed with the current vendor.

An electric shower has been installed above the shower cubicle however due to the shower cubicle having been used for storage, we were unable to test its operation at the time of our inspection.

The joinery around the room is in a fair condition with only general wear and tear noted.

The isolation switch for the shower is located on a pull cord switch within the ceiling in accordance with current regulations.

**Snug**

The walls and ceilings are plastered finished with emulsion. Slight board cracking was noted to the ceiling however of no significant concern and simply requires filling prior to decoration.

Coving has been installed around the wall/ceiling junctions with no opening up of coving joints noted.

The joinery around the room is in a fair condition with only general wear and tear noted.

The floor has been covered with engineered timber which although relatively worn, the floor felt level and firm underfoot.

The door separating the snug from the utility had been removed at the time of our inspection which would benefit from being reinstated.

A faux reconstituted stone fireplace has been installed to the front of the room which could be removed with relative ease if required.

**Utility**

The ceiling is plastered finished with emulsion with no significant cracking noted.

Low wattage recess lights have been installed within the ceiling which were noted to be firmly secured into position.

Ceramic tiles have been installed to the walls with no opening up of grouted joints or splitting of tiles noted.

The joinery around the room is in a fair condition with only general wear and tear noted.

The floor has been covered with a fully fitted vinyl and felt level and firm underfoot.

The kitchen features a range of base units and wall cabinets which are relatively dated and tired however are considered fit for purpose.

Ceramic tiles have been installed to the walls with no opening up of grouted joints or splitting of tiles noted. Minor damage was noted to various tiles as result of age related wear and tear.

The plumbing beneath the stainless steel sink was inspected with no evidence of leaks noted.

An arch opening separated the kitchen from the utility with no evidence of failure noted.

**Kitchen**

The ceiling is plastered finished with emulsion with no significant cracking noted.

Low wattage recess lights have been installed within the ceiling which were noted to be firmly secured into position.

Minor board cracking was noted to the ceiling however of no significant concern and simply requires filling prior to decoration.

The kitchen features a range of base units and wall cabinets which are dated and tired, therefore would benefit from being replaced.

The plumbing beneath the stainless steel sink was inspected with no evidence of leaks noted.

Ceramic tiles have been installed to the back of the worktops with no opening up of grouted joints or splitting of tiles noted.

We are not in a position to report on the integrated appliances however noted that they are dated, therefore they would benefit from being replaced.

Glazed doors gave access into the hall and sitting room. The doors appear out of place therefore would benefit from being replaced with conventional units. No safety markings were noted to the doors therefore until such time that they are replaced, consideration should be given to their removal in order to prevent risk of injury.

We are not in a position to report on the integrated appliances however noted that they are dated.

Built-in store cupboards are located either side of the kitchen with no significant defect noted.

A safe is located within the right hand store cupboard. Should the safe remain in this position we would advise that you obtain all the necessary codes from the current vendors prior to exchange of contracts.

The floor has been surfaced with a fully fitted vinyl which is in a serviceable condition with the floor feeling level and firm underfoot.

**Porch**

The ceiling has been formed in timber panelling, which is relatively dated, therefore you may wish to consider removing this at which time the ceiling will require plasterboard and skimming.

Recess lights have been installed within the ceiling which are relatively dated, therefore would benefit from being replaced with low wattage units.

The walls have been constructed in reconstituted stone with no significant cracking noted.

The floor has been surfaced with ceramic tiles. Minor opening up of the grouted joints was noted as a result of general wear and tear however not considered significant.

The window within the main body of the property is uPVC framed incorporating double glazing which are modern and in a serviceable condition with no breaking down of the double glazed units noted.

We are unable to identify a lintel above the window however no significant cracking was noted above to suggest inadequate support.

Where the porch abuts the main body of the property, a straight joint is evident. Slight shrinkage cracking of the mortar pointing was noted however of no significant concern.

The main entrance door separating the porch from the main body of the property is timber incorporating full height glazing. The door is relatively dated however considered fit for purpose.

No safety markings were noted to the low level glazing to confirm that the glazing is safety glass. Therefore should you decide to keep the existing door, we would advise that a safety film is applied to the glazing.

The ironmongery to the main entrance door is relatively dated, therefore would benefit from being uprated.

# 8. Services

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

**Electricity**

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

The electrical consumer unit was located at high level on the left hand wall. Where visible the electrical system has been wired in uPVC cables with the distribution board fitted with circuit breakers and a residual current device. We did note various amateurish alterations to the electrical system, therefore would advise that the electrical system is tested and inspected by a competent and qualified electrician in the immediate term where it is likely that upgrading works will be required.

**Gas/oil**

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

A modern polycarbonate oil tank is located in the rear garden of adequate distance away from the property which is in a good state of repair with no defect noted.

It has not been possible to confirm that the gas installation has been inspected in the recent past, although the pipework and meter appears to be recently installed. Although visually

there is no evidence of damage to visible pipework, it is important to establish that the installation does not pose a safety risk. An inspection should be carried out now. Gas appliances should also be regularly inspected by a Gas Safe registered engineer as a precautionary measure.

**Water**

The water pressure is adequate for a property of this age and type.

**Heating**

The central heating is provided by the gas fired boiler located within the garage. The boiler is relatively dated however was noted to be fully operable at the time of our inspection with no significant defect noted to either the boiler or the associated pipework where evident. It should be noted that due to the age of the boiler it will be relatively inefficient and require above average maintenance. You therefore may wish to consider replacing the boiler with a modern unit in the short term which will improve the thermal efficiency and re-saleability of the property.

We are not aware of any service agreements for the central heating system and your solicitor should make the usual checks in respect of this.

Should the boiler not have been serviced within the last 12 months, then we would advise that it is tested and inspected by a competent and qualified Gas Safe registered engineer.

**Water heating**

The hot water is stored within a copper cylinder which incorporates a solid lagging jacket located within the airing cupboard. The cylinder is relatively dated but is considered

serviceable with no evidence of leaks noted to either the cylinder or the associated pipework where evident.

**Thermal Insulation and Energy Efficiency**

As part of the marketing process current regulations require the provision of an Energy Performance Certificate. Legal enquiries are advised to confirm that such a Certificate has been obtained. This document provides the usual information regarding advice on energy efficiency and thermal improvement, which will assist in potentially reducing heating expenditure.

From 1 April 2018, under the Minimum Energy Efficiency Standards (MEES) 2015, it became illegal to lease a property with an F or G rating on an Energy Performance Certificate. In the residential market the regulations extend to all properties with a valid EPC on 1 April 2020. This report does not provide extended advice on Minimum Energy Efficiency Standards (MEES) Regulations (2015) and is not designed to be used as evidence for the PRS Exemption Register. The responsibility for complying with MEES is allocated to the landlord and/or owner of the property.

**Drainage**

Without extensive exposure work, we are unable to confirm the layout of the underground drainage system. The property is believed to be connected to a shared drainage system which then discharges into the public sewer. Your solicitor should make the usual checks in respect of the drainage system.

Where the drainage could be inspected via the cast iron drainage chamber to the rear of the property, the drains were noted to be a ridged jointed clay system which were clear of blockages at the time of our inspection.

**Common services**

No common services are present.

# 9. Grounds (external areas)

**Garden**

Concrete paviours have been laid adjacent the property which are relatively level feeling firm underfoot however would benefit from general maintenance in the form of removing the vegetation between the joints.

Paved steps gave access up to the conservatory. The height of the steps was irregular therefore care should be taken in order to prevent risk of trips and falls.

The lawn and associated flower beds require general maintenance in the form of defining the area.

Various trees and shrubs are located around the rear garden which are not considered to be a significant risk to neither the building's foundations nor its drainage. Nonetheless we would advise that they are controlled and maintained in due course in order to prevent becoming a further nuisance to the adjoining owners.

The garden features a timber framed shed which is at the end of its serviceable life, therefore will require replacing in the immediate term.

The boundaries around the garden are denoted by timber featheredge board with no significant damage noted. The fencing running along the left hand side of the garden was noted to be leaning over suggesting that the supports require replacing.

A low level concrete wall has been partially constructed to the left hand side of the garden which was noted to be leaning over. We would advise that the concrete walling is broken out and removed in order to prevent ongoing maintenance and repair.

It should be noted that we consider the concrete walls to be retaining, therefore will require reconstruction at the time of demolishment.

**Front External Areas**

The drive has been laid to block paving, which is noted to slightly undulate underfoot however not considered significant. General maintenance in the form of removing the vegetation between the joints would be beneficial.

The boundaries to the front of the drive is denoted by timber featheredge boarding which is at the end of its serviceable life therefore will require replacing in the immediate term.

The boundary to the right hand side of the drive is denoted by the adjoining owner's garage which is noted to be structurally sound with no significant defects noted. It should be noted that the gutters over sail the boundary, therefore we would advise that your solicitor confirms that an agreement is in place to ensure that no trespass has occurred.

Cast iron metal gates supported on reconstituted stone pillars gave access into the property. The gates were noted to have suffered impact damage, therefore will require replacing.

Various trees and shrubs are located to the front of the drive which are not considered to be a significant risk to neither the building's foundations nor its drainage. Nonetheless we would advise that they are controlled and maintained in due course in order to prevent becoming a further nuisance.

# 10. Matters for legal advisers' attention

**Building regulations**

The building will not satisfy a variety of contemporary standards of construction and performance criteria set out in the current Building Regulations such as, for example, thermal insulation. This statement is true of the vast majority of buildings in the UK.

The statute under which the Building Regulations are made in the UK is the Building Act 1984. Neither this Act, nor the Regulations themselves are applicable retrospectively. This avoids the need for constant improvement of properties to satisfy current standards.

**Planning permission**

We have not been requested to investigate and set out in detail the planning history of this property. We have not been provided with any Planning documents on which to comment. Consequently, from our inspection, we cannot comment on the existence or otherwise of any infringements of any Planning Consents or conditions attached to such Consents.

We assume that this matter will be considered by solicitors.

**Statutory**

- Confirm all Statutory Approvals for all alteration and construction work. Obtain copies of all Approved Plans for any alterations or extensions to the property.
- Any rights or responsibilities for the maintenance and upkeep of jointly used services including drainage, gutters, down pipes and chimneys should be established.
- The right for you to enter adjacent property to maintain any structure situated on or near the boundary and any similar rights your neighbour may have to enter on to your property.
- Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.
- Obtain any certificates or guarantees, accompanying reports and plans for damp-proof course and timber treatment, which may have been carried out in the property.
- Investigate if any fire, public health or other requirements or regulations are satisfied and that up to date certificates are available.
- Investigate any proposed use of adjoining land and clarify the likelihood of any future type of development, which could adversely affect this property.
- Where there are trees in the adjacent gardens, which are growing sufficiently close to the property to cause possible damage, we would suggest that the owners are notified of the situation.

- Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries. These matters should be checked through your Solicitors.
- You should obtain all guarantees relevant to the property, including matters such as replacement glazing, damp-proof course, etc. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.
- The tenure is assumed to be Freehold, or Long Leasehold subject to nil or nominal Chief or Ground Rent. Your legal adviser should confirm all details.
- Confirmation should be obtained that all mains services are indeed connected.
- Confirmation should be obtained by the provision of service documentation, of when the electric and gas installations were last tested.

**Rights of Way, Easements, Shared Services, etc.**

Your legal adviser should check:

- boundary positions and the responsibilities
- responsibility and access rights for the unadopted road.

**Guarantees/Warranties**

Where work has been carried out to the property previously, it is recommended that guarantees be obtained prior to a legal commitment to purchase. These should ideally be indemnified against eventualities such as the contractors going out of business, and should cover workmanship as well as materials. Confirmation should be obtained as to the residue of the guarantee and that a transfer will occur upon change in ownership.

Legal enquiries should be made to confirm if any testing of the electrical, gas and heating appliances have been undertaken, with any testing of service records being obtained prior to a legal commitment to purchase.

**Thermal Insulation and Energy Efficiency**

As part of the marketing process current regulations require the provision of an Energy Performance Certificate. Legal enquiries are advised to confirm that such a Certificate has been obtained. This document provides the usual information regarding advice on energy efficiency and thermal improvement, which will assist in potentially reducing heating expenditure.

From 1 April 2018, under the Minimum Energy Efficiency Standards (MEES) 2015, it became illegal to lease a property with an F or G rating on an Energy Performance Certificate. In the residential market the regulations extend to all properties with a valid EPC

on 1 April 2020. This report does not provide extended advice on Minimum Energy Efficiency Standards (MEES) Regulations (2015) and is not designed to be used as evidence for the PRS Exemption Register. The responsibility for complying with MEES is allocated to the landlord and/or owner of the property.

# 11. Environmental hazards

We indicate below our findings and advice regarding certain issues of an environmental nature. The issues identified below should not be considered an exhaustive list of matters to be considered.

**Flooding risk**

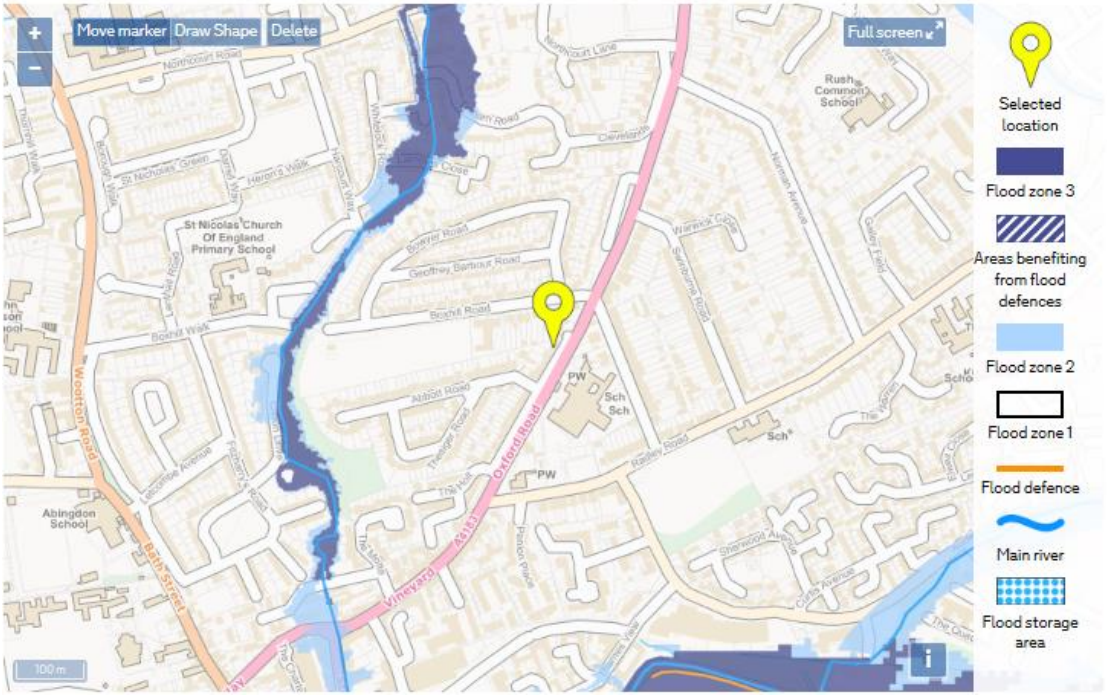
We have not undertaken detailed investigations into the potential for flooding of the land on which the property lies. However, we have consulted the website at *www.environment-agency.gov.uk* of the Environment Agency and their information regarding the potential for flooding suggests that the area is not at risk from flooding.

## Likelihood of flooding in this area

You can move the marker on the map to identify a specific location.
Alternatively draw a shape to identify an approximate site boundary.

How to draw a shape

Download printable map (PDF)




**Tree proximity**

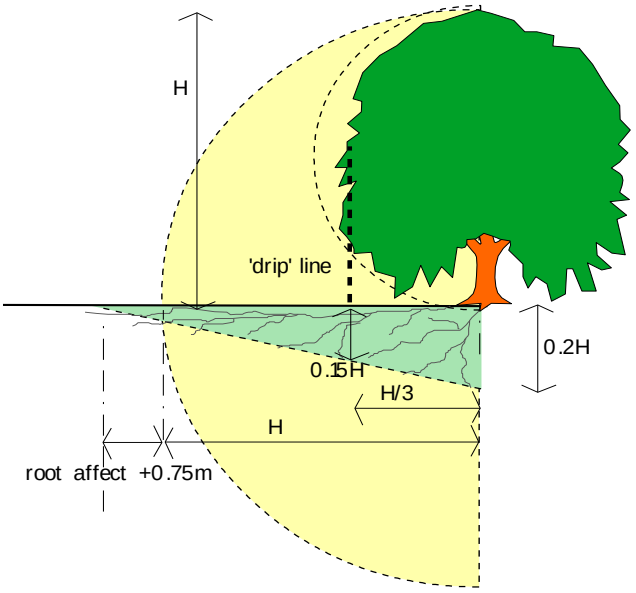
The proximity of trees to buildings can give rise to concern because structural damage can be caused by root systems growing around, under and sometimes through foundations and subterranean walls. The risk of damage caused by tree roots depends on:

- the proximity of the tree to the building concerned

- the height, age and species of tree
- the design and depth of a building's foundations
- the type of sub-soil

There are trees in close proximity to the building. The growth of the Horse Chestnut tree located in close proximity to the rear right hand corner should be monitored and, if necessary, controlled in due course.

**Horse Chestnut** (Aesculus) are deciduous and can reach heights between 20-28m depending on health, environment and soil conditions. They have a fast growth rate of around 400mm per year and medium root activity[1].




**Figure**

Typical proportions of a Horse Chestnut. Note the potential root zone.

Maximum tree-to-damage distance in the Kew survey was 23mtrs, and 50% of cases occurred within 7.5mtrs[2]. Life expectancy > 100 years in good conditions. Both young and old trees withstand quite heavy pruning or crown reduction.

### Radon risk

Radon is a radioactive gas that occurs naturally in the ground. It occurs when uranium decays. Uranium is found in small quantities in all soil and rocks. Decaying uranium turns into radium and when radium, in turn, decays, it becomes radon. Uranium can also be found in building materials derived from the rocks.

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[1] Richardson & Gale (1994) *"Tree Recognition"* Richardson's Botanical Identifications
[2] Cutler & Richardson (1991) *"Tree Roots & Buildings"* Longman Scientific

Radon rises through cracks and fissures in the ground into the air. Outdoors, radon is diluted and the risk it poses is negligible. Problems occur when it enters enclosed spaces, such as a building, where concentration levels can build up. When this happens, it can cause a significant health hazard to the occupants of a building by increasing the risk of lung cancer. Radon is everywhere, but usually in insignificant quantities. General technical information on Radon can be obtained from Public Health England. Their website address is https://www.gov.uk/government/organisations/public-health-england
Following the legal searches, if Radon, as an environmental hazard, is something that you are particularly sensitive to, further investigations and, if necessary, testing should be considered for an assessment of the site's exposure.

**Electromagnetic fields and microwave exposure**

There has been concern that electromagnetic fields from both natural and artificial sources can cause a wide range of illnesses such as blackouts, insomnia and headaches to depression, allergies and cancer. Artificial sources commonly comprise overhead or subterranean high voltage electrical power cables.
It is suggested that the electrical discharges from these high voltage cables upset the balance of minute electrical impulses employed by the human body to regulate itself in much the same way as television and radio signals can be disrupted.
Controversy and uncertainty prevail with regard to this matter; no strong evidence that is generally accepted to be conclusive has been developed to prove or disprove this alleged hazard. More information is available from the National Radiological Protection Board's website. You should be aware that the presence of power cabling in the vicinity of a building can affect its value and liquidity in addition to the health of those occupying the property.
For this reason, during our inspection we looked for any visual indications that electrical power cables are located under, on or over the property or adjacent to it. We have not undertaken any separate inquiries with the relevant statutory authority however.
We did not note any high voltage cabling in the vicinity of the property, but such cabling might exist below ground out of sight.

**Invasive vegetation**

We did not note the existence of any Knotweed or Hogweed around the property. However, we have not carried out a thorough inspection of the whole garden.
Japanese Knotweed was introduced into the UK in the 19th century. It grows vigorously and can cover large areas to the exclusion of most other plant species. It has been known to grow through bitumen macadam, house floors and sometimes through foundations.

**Wood Boring Insects (Woodworm)**

We have not undertaken a detailed investigation into the potential for Woodworm as this would cause for intrusive works to be carried out, however there is evidence of an active woodworm infestation to roof timbers evidenced by new flight holes and frass. Unless a recent treatment certificate is available, we would advise that a specialist timer company is instructed to inspect the timbers around the property and treat as necessary. Any works should then be subject to a minimum of a 20-year guarantee.

Woodworm may manifest itself in a number of varieties ranging from 3mm in size to 25mm. Eggs are laid on or in the timber and the larvae that hatch feed and bore into the timber which consequently results in weakening of timbers and a risk to the structural integrity of the property. Treatment of active woodworm involves applying insecticides to the timbers. In extreme cases where the timbers structural integrity has been compromised by the attack, replacement may be the only solution.

**Fungal Decay (Dry Rot & Wet Rot)**

We have not undertaken a detailed investigation into the potential for Fungal Decay, however at the time of our inspection no decay was noted to any of the inspected timbers and all timber floors felt firm underfoot indicating that all floor timbers were free from fungal decay

Moist and damp conditions provide an ideal environment for fungal attack. In cases where the moisture content is over 20% this is classified as 'dry rot'. Fine grey strands of fungus spread through wood and other materials developing into sporophores which give off spores which in turn spread the fungus further. Timber suffering from dry rot becomes very dry and brittle and begins to fracture to such an extent that it can be broken and crumble by hand. When the moisture content is higher than 40% to 50% this is classified as 'wet rot'. The presence of wet rot in timber is recognised by a dark brown staining colour and splitting or longitudinal cracking.

Treatment of fungal decay is initially to remove the source of the dampness which is enabling the fungus to 'feed' and develop. Exposure works will then be necessary to determine the full extent of the damage caused. Following any repairs or replacement works it will be necessary to treat the timbers with an approved fungicide to safeguard against recurrence.

**Damp**

Tests were conducted with an electronic moisture meter at appropriate positions throughout the property (except where impermeable surface finishes, furniture, fitted cupboards and stored goods prevented access to take readings).

The inner face of external walls was checked at random intervals with a moisture meter. No readings were taken to indicate a penetrating dampness problem. The external face of

walls, rainwater fittings and especially edges around windows and doors should be maintained to a satisfactory condition in order to reduce the amount of rain penetration within the wall area.

**Asbestos**

Possible asbestos containing materials were noted in the following areas:

- Textured coatings
- Fibrous boarding

We have not undertaken an asbestos survey at the property and it is important to note that any property up to the year 2000 may have within it asbestos containing materials (ACMs). We have tried to point out any obvious possible asbestos containing materials at a property, however, ACMs can be covered within ducting or hidden by decorative finishes.
Should asbestos be of a particular concern to you we would recommend that a survey is carried out by an appropriately qualified asbestos surveyor.
The HSE provides a very helpful website on asbestos, where it can be found and how to manage it http://www.hse.gov.uk/asbestos/index.htm.

**Other hazards to be considered**

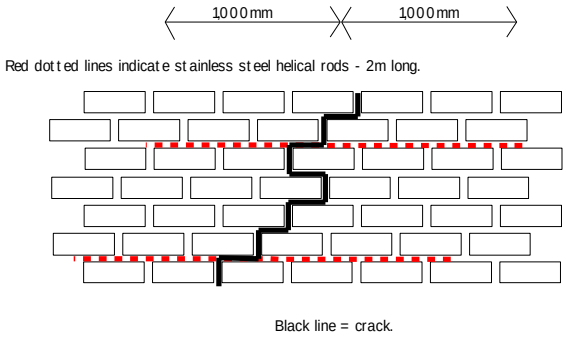
- Low level glazing
- Excessive gaps to staircase or balustrade

# 12. Summary of findings and anticipated costs

It is important that the report should be considered in its entirety before proceeding. If there are any points in the report which require clarification or on which you require further advice, please do not hesitate to contact the writer. Whilst we do not attempt here to reiterate all of the points contained in the main body of the report, the following synopsis of the more significant matters and associated costs may be of some assistance:

We noted slight movement of the front left hand corner of the property evidenced by external stepped cracking. We consider the movement most likely to have occurred as a result of saturation of the subsoils caused by overflowing of the water butt for a significant period of time. Initially we would advise that the water butts around the property are removed with the down water pipes repaired. Once it can be confirmed the ground has dried out back to its natural moisture content, we consider that no further movement will occur, at which time the cracked mortar pointing can simply be raked out with the stonework stitched and pointed with a suitable colour mortar to match (please see diagram below). We would then advise that the repair is used as a visual monitor and in the unlikely event that further cracking occurs, then it will be necessary to carry out a CCTV survey of the drainage running along the left hand elevation to ensure that there is no below ground defect causing a further softening of the subsoils. Once it can be confirmed the drainage is sound, we again consider that no further movement will occur.

*This will involve disc cutting a 20mm deep chase into the bed joint across a crack. An epoxy resin mortar is then pressure grouted into the open joint, and stainless steel rods are set into place.*




*Typical repair detail for cracks wider than 5mm across, and when active movement has been recorded less than 3 mm per annum.*

The roof covering requires general maintenance in the form of removing of the heavy build-up of moss with any damaged tiles then replaced as necessary. Cost £400.

We noted cavity wall insulation to have only been installed within the left hand elevation. We would advise that you confirm the extent of the cavity wall insulation with the current vendors. Should it be found that only one elevation has been insulated, then this may result in condensation occurring on the remaining elevation.

The windows and pedestrian doors within the right hand elevation are at the end of their serviceable life, therefore will require replacing. Cost will depend on type and quality.

The conservatory to the rear of the property is at the end of its serviceable life, therefore we have advised that it be carefully demolished and removed. Cost £1,000.

The installation of the soffits and fascias is amateurish and as a result appear untidy. Consideration should be given to replacing the soffits and fascias in a good workmanship fashion which will improve the aesthetics of the property. Cost £3,000.

The rainwater goods require general overhaul in the form of clearing of debris, replacement of failed seals and increasing of the falls. Cost £400.

There is an open gulley located to the rear of the property which we have advised be replaced with a proprietary unit in order to prevent escape of water around the gulley. Cost £300.

The clay gulley to the rear of the property was noted to be heavily blocked at the time of our inspection requiring clearing in the immediate term. Should blockages continue, then it will be necessary to carry out a CCTV survey of the drainage to ensure that there no collapse of the drains resulting in the blockages noted.

We were unable to identify lintels above the openings. As a result slight dropping of the brickwork/stonework was evident. Initially we would advise that the cracked mortar pointing is raked out with the stonework/brickwork repointed with the repair then used as a visual monitor. Should further cracking occur, it will then be necessary to open up the brickwork/stonework above the windows with supports then installed if necessary. Should supports be required, costs will likely be in the region of £500 per opening.

The damp proof course has been compromised around the property. We have advised that the ground level be pulled back to allow a minimum distance of 2 bricks between the damp proof course of the adjacent ground levels.

A significant vine was growing up the rear elevation which we have advised be removed, in order to prevent the root system being a risk to the building's foundations and the adjacent drainage.

A concrete retaining wall has been constructed to the left hand side of the property, which was noted to be leaning over, therefore will provide limited lateral restraints. We would advise that the concrete walling is demolished and re-built in order to prevent its further failure. Cost £2,000.

The boundary fencing to the front of the drive is at the end of its serviceable life, therefore will require replacing in the immediate term. Cost £400.

Internally the property is dated, tired and worn and in need of a complete refurbishment scheme to include new decorative finishes, new floor finishes, a new kitchen, a new utility and new sanitary fittings. We would therefore advise that you budget accordingly for these works.

The staircase is considered dangerous. Should you decide to keep the existing staircase, we would advise that further spindles are installed to the balustrade and a stringer installed to the side of the staircase, in order for the gaps around the staircase to be no greater than 100 mm.

We noted possible asbestos containing materials around the property which would not be considered unusual for its age. Prior to these materials being disturbed, we would advise that they are tested with specialist precautions taken if necessary.

We noted an amateurish alteration to the electrical system around the property. We have therefore advised that a full test and inspection of the electrical system be carried out where it is likely that upgrading works will be required. Cost for testing and inspection £300.

The central heating boiler is dated therefore we have advised that this be replaced with a modern unit, which will improve the thermal efficiency of the property and reduce maintenance costs. Cost £3,000.

We have advised that your solicitor obtains all the necessary certificates and warranties in respect of the replacement windows which should all be assigned to you as the new owner of the property.

We noted low level glazing around the property with no safety markings. Should you decide to keep the existing glazing, we would advise that a safety film is applied in order to prevent risk of injury.

Various floorboards at first floor were noted to creak underfoot. We have advised that these floorboards be secured down with either serrated nails or screws when the carpet finishes are next pulled back.

We were unable to confirm that the ceiling within the garage provides adequate fire separation. Until such time that it can be confirmed that the ceiling provides adequate fire separation, we would advise against storing of flammable liquids and motor vehicles within the garage.

We have advised that the insulation within the roof void be uprated in order to reduce heat loss.

**Note:** at this time we can offer little more than preliminary estimated costs for the works indicated above. However, based upon our experience of similar schemes we consider the estimated costs to be reasonable. These costs do not include any allowances for possible items of external/internal decoration. We must strongly advise against basing a firm financial judgement entirely upon the estimated costs stated. They are intended purely as a guide and must be treated with caution until detailed tender documents have been prepared and competitive quotations have been obtained. We recommend that quotations for the works are invited from reputable contractors. They should carry all necessary Liability Insurance and be affiliated to a recognised trade association and be prepared to provide an underwritten warranty relating to the quality of their workmanship. Agreement regarding the provision of such warranties should be obtained before entering into a Contract for the works.

# 13. Conclusion

We noted slight rotational movement to the front left hand corner of the property which we consider to have occurred as a result of saturation of the subsoils. Once it can be confirmed that the source of water has been removed with the ground given chance to dry out to its natural moisture content, we consider that no further movement will occur at which time above ground repairs can be carried out as detailed above.

The property is dated, tired and worn and in need of a complete refurbishment scheme. As a result above average costs will be associated with bringing the property up to a good and modern state of repair.

# 14. Rights of originator

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# 15. Surveyor's declaration

"I confirm that I have inspected the property and prepared this report, and the Market Value given in the report"

| | |
|---|---|
| Signature | |
| Surveyor's name | Timothy Allcott |
| Surveyor's RICS number | 1231965 |
| Surveyor's qualifications | MRICS |

For and on behalf of
Allcott Associates LLP
www.allcottassociates.co.uk
info@allcottassociates.co.uk

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# 16. What to do now

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations from experienced contractors who are properly insured. You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do
- get the contractors to put the quotations in writing.

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

Further investigations

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

Who you should use for these further investigations

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

What the further investigations will involve

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

In order to access the Terms of Engagement and Description of Service please copy and paste this link on your browser

https://www.allcottassociates.co.uk/buildingsurveyterms/

# 17. Maintenance tips

**Outside the property**

You should check the condition of your property at least once a year and after unusual storms. Your 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 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 storms.

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 proodamp-proof150mm 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 joinery and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

**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:** Check these when you are cleaning or redecorating. 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 cleaning or 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, woodwork and joinery: Check for broken fittings.

**Services**

Ensure all meters and control valves are easy to access and not hidden or covered over.

Arrange for an appropriately qualified Gas Safe Engineer or Registered Heating Engineer 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 suitably qualified electrician and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home.

Monitor plumbing regularly during use and when you are cleaning. 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 or seek advice from a Certified Drainage Contractor. Check any private drainage systems annually, and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.

**Grounds**

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

**Japanese knotweed or other non-native species:** seek advice from an 'appropriately qualified person or company' such as an accredited member of an industry recognised trade association.

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