STRATFUL ASSOCIATES LTD

CHARTERED BUILDING SURVEYORS

RICS

LEVEL 3

Your survey report

Property address
Sample

Client's name
Sample - No Photos

Consultation Date
9th October 2024

Inspection Date
17th October 2024

Surveyor's RICS number
1272420

3

Contents

A

About the inspection and report

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

A About the survey

As agreed, this report will contain the following:

- a thorough inspection of the property (see 'The inspection' in section M) and
- a report based on the inspection (see 'The report' in section M).

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using reasonable efforts to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the ‘elements’) of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

Reminder

Please refer to your **Terms and Conditions** report sent on the 9th October 2024 for a full list of exclusions.

A

About the inspection

Surveyor's name

Paul Stratful MRICS

Surveyor's RICS number

1272420

Company name

Stratful Associates Ltd

Date of the inspection

17th October 2024

Report reference number

Sample

Related party disclosure

I have no links with this transaction, and I am unaware of any conflicts defined in the RICS Rules of Conduct.

Full address and postcode of the property

Sample

Weather conditions when the inspection took place

When I inspected the property, the weather was warm and dry following a period of wet weather conditions.

Status of the property when the inspection took place

At the time of inspection, the property was unoccupied and unfurnished.

The vendor was not present during our inspection.

There were floor-to-floor coverings throughout the property.

B

Overall opinion

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

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

B Condition ratings

Overall opinion of property

The main property is constructed using traditional materials and techniques, including a hipped roof, solid masonry walls and a suspended timber floor.

The defects noted within the report are consistent with a property of this type and age.

At the inspection of the main property, I did not identify any issues concerning ongoing structural movement or wood-boring insects. However, these issues cannot be completely ruled out from a single inspection, particularly in concealed areas.

Dampness was identified in the loft (additional ventilation required) and in the front right bedroom (blown render). These areas were not considered a significant issue and can be rectified by following the advice set out in the report.

Generally, the property requires moderate work to the external fabric to ensure the property remains weather-tight. All properties require ongoing maintenance which you should budget for. Further information in this respect has been provided separately in this report.

Internally the property was in worn and dated condition. It is recommended that internal finishes are replaced to suit your taste.

Throughout the report, we have referenced the short/medium/long term concerning repairs. Short-term repairs should be carried out within 12 months. Medium term between years 1-5. Long-term is beyond year five.

The services of the property were visually in dated condition. You should ensure that recent test certification is requested from the vendors via your legal advisors. If this is not available, the appropriate engineer should test the services before you exchange contracts.

You should obtain at least three quotes from reputable local contractors for the highlighted works.

It is believed that asbestos-containing materials may be present and you are advised to instruct a competent asbestos contractor to conduct a detailed asbestos survey before purchase. You are advised that if asbestos removal is required the cost will likely be very high and you should budget accordingly.

Provided that the necessary works are carried out to a satisfactory standard, you follow the advice set out in this report; I see no reason not to proceed with purchasing the property.

B

Condition ratings

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

R

Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
H	Please refer to section H for further information.	No

3

Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name
E3	Walls and partitions
E4	Floors
E5	Fireplaces, chimney breasts and flues
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating
G1	Garage

2

Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters

Element no.	Element name
D4	Main walls
D5	Windows
D7	Conservatory and porches
E1	Roof structure
E2	Ceilings
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings
E9	Other
F3	Water
F6	Drainage
G3	Other

1 Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name
D6	Outside doors (including patio doors)
D8	Other joinery and finishes

NI Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
D9	Other
F7	Common services
G2	Permanent outbuildings and other structures

Further Investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

Electrical installation is to be tested and reported on by an NICEIC-qualified electrician.

Drainage engineer to undertake CCTV survey of underground drainage.

GasSafe engineer to inspect and report on the condition of the gas installation.

You are advised to instruct a competent asbestos contractor to carry out a detailed asbestos survey before purchase.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a two-bedroom semi-detached bungalow set over a single-storey.

The front of the property faces east.

Approximate year the property was built

Based on my knowledge of the area and housing styles, I think the property was built between 1920-1925.

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is built using traditional materials and techniques.

The main roof is constructed to a pitched and hipped design and is covered with flat clay tiles.

In addition, the outside walls are built of traditional solid masonry. The outside walls are covered with render.

The ground floor is built of a suspended timber floor.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	1	2	1		1		1	

Means of escape

Means of escape are via final exit doors and openable windows.

Battery-operated smoke alarms were fitted on the ground floor(s). The smoke detection present is battery

operated and will give unreliable warning in the event of a fire. We recommend the fire alarm system be upgraded following BS5839. You should contact a local fire alarm specialist contractor who can provide you with further information on the British Standard requirements.

You should budget to install and maintain a carbon monoxide detector close to the boiler.

C

Energy efficiency

We are advised that the property's current energy performance, as recorded in the EPC, is as stated below.

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating

E48

Issues relating to the energy efficiency rating

I did not identify any significant issues with the current EPC.

Mains services

A marked box shows that the relevant mains service is present.

- [x] Gas
- [x] Electric
- [x] Water
- [x] Drainage

Central heating

- [x] Gas
- [ ] Electric
- [ ] Solid fuel
- [ ] Oil
- [ ] None

Other services or energy sources (including feed-in tariffs)

According to our desktop search undertaken via the OFCOM website, the property has access to ultrafast broadband.

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. Further information in relation to broadband services available in this area can be found on the OFCOM website below. We recommend you check this information before exchanging contracts. https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

At the time of inspection, a good mobile and mobile data signal was noted inside and outside the property (three mobile).

Actual service availability at a property may be different. Further information in relation to mobile and mobile data signal services available in this area can be found on the OFCOM website below. We recommend you check this information before exchanging contracts. https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

Other energy matters

The property's energy performance could be improved from E48 to B84 if all the recommended works within the EPC are carried out.

C

Location and facilities

Grounds

The property is set within a rectangular plot. The property is generally set on a relatively flat site.

There is a paved driveway to the front of the property.

There is a paved patio and lawn garden to the rear.

The property's boundaries are formed from masonry walls and timber fence panels.

There is an attached single garage on the left-hand side of the property.

Location

The property is in a well-established residential area surrounded by varying styles of properties.

Facilities

The local facilities include shops and other retail outlets within easy reach of the subject property. In addition, there are reasonable public transport links to the main surrounding towns and villages. Also, there are schools and doctors' surgery within easy reach of the subject property.

Local environment

The property is in an area with clay sub-soils that could affect the stability of foundations (see section I Risks).

According to our enquiries made with the Environment Agency, the property is in an area that is at medium risk of surface water flooding. Medium risk means that this area has a chance of flooding between 1.1% and 3.3% each year. However, flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast

According to our enquiries with DEFRA, the property does not currently lie in a Smoke Control Area.

According to our enquiries via the DEFRA website, the property is not built on a site previously used for landfill.

According to our enquiries, the property is not in an area with potentially high levels of radon gas that could affect health.

Other local factors

The properties in the local area appeared to be fairly well.

On-street parking is currently unrestricted.

According to our desktop local authority website search the property is in council tax band C.

D

Outside the property

D Full detail of elements inspected

Limitations on the inspection

Following our engagement terms, all parts of the property's external areas have been inspected, where access could be safely and readily achieved using a 3.0m retractable ladder.

The report has been prepared to have due regard to the age and nature of the building. The report reflects the condition of the various parts of the property at the time of my inspection. It is possible that defects could arise between the survey date and the date upon which you occupy. It must be accepted that the report can only comment on what is visible and reasonably accessible to me during the inspection.

I have not exposed the foundations of the property. Without exposing all the foundations to the property, you must accept the risk of unseen defects; however, I have not noted any aboveground defects related to defective foundations or signs of defective foundations unless noted within this report.

I have not conducted any geological survey or invasive site investigation and cannot confirm the soil's nature or characteristics concerning fill or possible contamination. However, normal legal searches should confirm the site's past use, and if instructed, I will advise further.

An exterior inspection was made from ground level with the aid of binoculars, a spirit level and a surveyor’s standard ladder. The inspection was also facilitated from readily accessible windows. For our level 3 surveys we also use a drone to access high-level areas subject to there being no local airspace restrictions.

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

You will appreciate that I could not inspect parts of the covered, inaccessible or not exposed structure or services. Therefore, I cannot report that they are free from any defect which may subsequently become apparent.

1 2 3 NI

D1 Chimney stacks

2

There is one chimney stack on the property. The single chimney stack is located on the right-hand side of the roof.

The chimney stack is constructed of traditional masonry, with clay-facing brickwork, render and natural-coloured mortar. At the base of the chimney stack, where it interconnects with the roof surface, it is waterproofed with cement fillet and tiled flashings. At the top of the stack, several clay pots are set in place with mortar bedding, called flaunching.

The cement bedding around the base of the chimney pot(s) (called flaunching) is cracked and starting to show signs of weathering. As such, I would recommend that you budget for removing the existing defective mortar flaunching and replacing it with new. In addition, although the chimney pots look to be in satisfactory condition, they can be damaged when the flaunching is repaired; as such, it would be prudent to budget for replacing the pots at the same time. The chimney pots may also connect to a chimney flue that serves a heating appliance below, and a suitable replacement

terminal must be used.

The render finish covering the stack was generally in weathered condition. The render should be redecorated and repaired.

The waterproofing between the chimney stack and the roof covering (called the flashing) consists of cement fillet flashings, which were in weathered condition at the inspection. Cement fillet flashings such as these are a weak spot for water ingress. Therefore, I would recommend that you budget for replacing them with new Code 4 lead flashings, which are considered the preferred option for providing a waterproof juncture between the roof coverings and chimney stack. In addition, the roof covering and chimney stack may have to be disturbed to replace the flashing, which will increase the repair work required.

You are advised that external chimney stacks often cause dampness defects due to penetrating dampness from above and/or across the external chimney breast internally due to a lack of a damp-proof tray within the top section of brickwork. There was no obvious evidence of such defects at the time of inspection, however, the need to provide waterproofing in the form of a damp-proof tray in the future cannot be ruled out and you should budget accordingly.

Because of their height and exposure, chimneys will always be susceptible to weathering problems. 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. Missing, loose or defective mortar should be repointed as necessary.

To safely repair the chimney and avoid damaging the roof covering, contractors must use appropriate equipment (scaffolding, hydraulic platforms, etc.).

The right-hand stack is shared with the owner of the adjoining property. As such, they have several legal rights over the stack, particularly the Party Wall Act 1996. Therefore, before undertaking any work on the shared stack, you should seek appropriate advice from a suitably qualified person and ensure that permission is gained from the joint owner of the stack before undertaking any work.

D2 Roof Coverings

2

The main roof over the property is constructed to a pitched and hipped design. It is covered with flat clay tiles with clay ridge and hip tiles.

The tiles to the roof's apex, called ridge and hip tiles, are starting to become weathered, and the mortar on which they are set is starting to erode. As such, I would recommend that you budget for re-pointing the ridge and hip tiles soon. This will involve lifting the weathered ridge and hip tiles, hacking off the weathered and defective mortar and re-bedding on new, high cement content mortar.

The tiles along the roof edges, technically called the verge, are secured with mortar pointing. The mortar is starting to become weathered. I would recommend that you budget for repointing the verge detail soon.

A number of the roof tiles are noted to be slipped. On older roof coverings, the fixings which hold the tiles in place can weaken or corrode; as such, the roof tiles become loose and can break or slip. I would recommend that you budget for realigning or replacing the slipped tiles soon to prevent the possibility of water ingress occurring within the roof void.

There is a significant build-up of moss growth noted on the roof surface. Although this does not appear to be causing any particular problems at the current time, moss growth can accelerate the

general degradation and weathering of the roof surface, as such, we always recommend that you budget for clearing off moss growth from roof surfaces at least every three to five years.

Where different slopes of the roof surface interconnect, they are detailed with lead-lined gutters forming the valley gutters, which are designed to provide a waterproof juncture between the various roof surfaces. Valley gutters are located on the front and rear slopes of the roof.

The valley gutters are starting to show signs of minor degradation and wear. As such, you should plan to repair the valley gutters at some stage soon.

The roof covering is old, possibly the original from when the property was first constructed. In the short term, the roof covering should be repaired as highlighted above. However, I suspect within the next 10-15 years, the roof covering will require full replacement due to its age.

D3 Rainwater pipes and gutters

2

The rainwater pipes and gutters are made of UPVC and traditional metal, probably cast iron. The fall pipes discharge the surface water into surface water gullies.

There is some evidence of leaks noted to the intermediate joints of both the pipes and gutters; as such, I would recommend that you budget for clearing out the gutters and resealing the intermediate joints of both the pipes and gutters, realign where necessary to ensure water tightness and to ensure rainwater flows properly to the downpipes.

Downpipes made from cast iron are heavy. These can fall (especially during high winds and under the weight of snow and ice) and can cause injury. They should be replaced soon.

The conservatory downpipe connects to a water butt. Water butts can cause damp issues if they overflow and saturate adjacent wall surfaces. In addition, water butts may be contaminated with Legionella bacteria, the bug responsible for the potentially deadly Legionnaires' disease due to the prolonged standing water contained in them. As such, I recommend the water butt is removed and the downpipe connected to the underground drainage following current regulations.

Contrary to popular belief, plastic rainwater goods are not trouble-free and need regular maintenance. Plastic guttering joints can fail as the guttering expands in hot weather and heat can also cause gutters to twist and distort. Ongoing maintenance is recommended.

You should also be aware that it is good practice to ensure that the gutters are cleared out on an annual basis, to ensure that the surface water is discharged efficiently from the property and does not back up within the guttering, which can cause water ingress issues to occur around the roofline.

To repair the rainwater pipes and gutters safely, contractors must use appropriate equipment (scaffolding, hydraulic platforms, etc.).

The rainwater gutters and pipes are shared with the neighbouring property. You should check with your legal advisor about your rights and obligations.

Appropriate surrounds should be provided to the rainwater gullies, to prevent surface water splash, etc. occurring to the walls which can lead to consequential dampness defects internally, etc.

D4 Main walls

2

The main walls of the property are constructed of traditional masonry with clay-facing brickwork laid in Flemish bond with natural coloured mortar.

Given the age of the property and the bonding of the masonry, it is likely that the walls are of traditional nine-inch solid construction, meaning that there is no air gap between the inner and outer leaves of masonry. This is unlike more modern building techniques whereby a small air gap, called a cavity, is incorporated into the wall structure and is designed to help prevent the transfer of moisture passing through the wall from the external environment and presenting as damp patches on the inner surfaces.

Penetrating dampness is an inherent problem with solid external walls and any timbers in contact with a damp affected area will be prone to rot and decay (including fungal attack). Solid masonry walling also has a lower thermal value and is more prone to condensation defects and cold surfaces.

Throughout the property, the walls were tested with a 1m spirit level and were generally level and even. I did not identify any significant fracturing or other significant building defects such as outward bulging or outward lateral rotation of the wall surfaces; as such, I believe that the main walls are stable and not suffering from any significant or inherent structural defects.

The outside walls are covered with a sand and cement coating, called render to all elevations. The render surfaces have been finished with a roughcast surface finished with masonry paint.

Parts of the render coating to all elevations are cracked and loose. Therefore, I recommend you budget for repairing the defective render areas soon.

Cracks in external rendering, however small, are best fixed as quickly as possible. Cracks in the render will allow water to seep into the underlying structure and will eventually cause deterioration. Over time the build-up of water and the cyclical temperature changes will exacerbate the defect. It is ideal for patching large cracks and gaps in a rendered surface using the same rendering mix used on the walls initially. However, where this is impossible, you should use a rendering patching compound and refer to the package instructions for specific information about that product. In the case of small cracks, they can be filled with all-acrylic or siliconized-acrylic sealants. Depending on the size of the crack, you may have first to widen the crack to repair it. This would not be necessary if you chose to use acrylic paint.

The front walls have been painted which we believe was carried out as an economical way of concealing defects to the original brickwork and pointing. Defects were noted to the paint including peeling and flaking, notably to the front. We would advise that the paint finish be renewed soon with suitable external masonry-grade breathable paint.

I did not identify any form of damp proof course at the time of inspection. This does not necessarily mean there is no damp proof course incorporated into the property walls as it could be concealed within the bed of the brickwork. Any defective, inefficient or non-existent damp proof course is often evidenced by low-level dampness occurring internally to the property's walls, often referred to as rising dampness. Further advice in respect of low-level dampness to the walls is provided within section E3 of this report.

There is a section of sand and cement rendering to the base of the main walls on the front, left-hand and rear elevation, referred to as a plinth. This is unlikely to have been an original detail of the property and has most likely been applied at some stage to hide frost-damaged and weathered brickwork. This detail was commonly applied to houses to help restrict moisture from passing through the wall at a low level. However, in recent years, other types of damp proofing measures,

such as chemical injected damp proof courses, have become the preferred option.

As the cement-based render is harder and less flexible than the lime-mortar brickwork to which it is applied, it will invariably crack away from the wall, leaving a narrow capillary gap. This draws in rainwater from above and below. The trapped moisture can create a band of dampness which is often confused with rising dampness.

D5 Windows

2

The windows throughout the property consist of double-glazed casement windows set in UPVC frames.

The windows are noted to be externally beaded. Externally beaded windows are considered a more budget product as they are cheaper to manufacture and are often considered a security risk. This is because the metal/timber or UPVC strips (called beadings) that hold the sealed double glazing panels in place can be removed from the window frame's external side, meaning that the glazing panel can be removed and access to the property can be gained.

Some of the windows were noted to be difficult and/or stiff to open. In addition, the handles were either too loose or stiff; as such, you should budget to ease and adjust the windows to the property.

Over time the window handles can become loose. You should use a screwdriver to tighten the handles as they become loose. You should also oil the hinges on a three-yearly periodic basis to ensure that the windows remain in working order.

The sealed double-glazed units in the kitchen have failed and therefore misted over within the glazed cavity; you should budget for replacing these shortly. Although this is not considered a serious defect, it is somewhat unsightly and can reduce the window's thermal efficiency. It could also be a sign that the remainder of the sealed double-glazed units may also suffer similar problems; as such, it would be prudent to plan to replace more in the future.

Windows installed after 1st April 2002 are required to comply with building regulations and should have been installed by a FENSA-registered contractor. FENSA is a government-approved trade association whose members can self-certify that their installations meet the building regulations standards. You should ask the vendor to provide the FENSA certificate.

D6 Outside doors (including patio doors)

1

The main entrance door is located at the front elevation. It consists of a UPVC double-glazed panel door set within a UPVC frame. The door benefits from a multi-point locking mechanism. This locking arrangement complies with the requirements of most UK insurance companies.

The door is functional but dated. No repair is currently required.

Condition rating 1

There is a set of conservatory doors located at the rear elevation. The doors are made of UPVC with double-glazed panels set within a UPVC frame installed with a multi-point locking mechanism. This locking mechanism complies with most UK insurance companies.

Condition rating 1

There is a set of sliding patio doors located at the rear elevation. The doors are made of UPVC

with double-glazed panels set within a UPVC frame installed with a multi-point locking mechanism. This locking mechanism complies with most UK insurance companies.

Condition rating 1

D7 Conservatory and porches

2

There is a storm porch at the front of the property. The storm porch is formed from a painted cement board soffit, the walls are constructed from masonry and a render finish, and there is a concrete floor with a clay tile finish.

The porch was in overall fair condition.

The porch requires the following repairs: soffit decoration works, render repairs and an overhaul of the floor.

The above work should be carried out soon to prevent further breakdown of the finishes which may lead to internal dampness if left unrepaired.

You should note the cement board soffit may contain asbestos it should not be disturbed until suitably tested.

Condition rating 2

There is a conservatory to the rear elevation. The conservatory is constructed from a upvc roof structure with polycarbonate roof panels. There are double-glazed UPVC windows fixed to a masonry wall. The floor is constructed from a ground-bearing concrete slab. At the junction with the main wall, the conservatory is dressed with lead flashings which form a waterproof junction.

The windows are noted to be externally beaded. Externally beaded windows are considered a more budget product as they are cheaper to manufacture and are often considered a security risk. This is because the metal, timber or UPVC strips (called beadings) that hold the sealed double glazing panels in place can be removed from the window frame's external side, meaning that the glazing panel can be removed and access to the property can be gained.

The sealed double-glazed units in the conservatory have failed in areas and therefore misted over within the glazed cavity; you should budget for replacing these shortly. Although this is not considered a serious defect, it is somewhat unsightly and can reduce the window's thermal efficiency. It could also be a sign that the remainder of the sealed double-glazed units may suffer similar problems; as such, it would be prudent to plan to replace more in the future.

Condition rating 2

D8 Other joinery and finishes

1

The external joinery includes fascia, soffit and barge boards, and these are made of uPVC. The surfaces do not require decoration.

The external joinery is considered in overall satisfactory condition with no defects noted at the inspection time. It should be maintained in the normal way. The joinery would benefit from a thorough cleaning.

The original soffits may be concealed by the uPVC joinery which may have been formed in fibrous

boarding which should not be considered unusual for the age of the property. Therefore before any work is carried out to the soffits, we would advise that investigations for asbestos are carried out.

To safely repair/replace parts of the property at higher levels, contractors will have to use appropriate access equipment (for example, scaffolding, hydraulic platforms, etc.).

D9 Other

None on this property. NI

E

Inside the property

E

Inside the property

Limitations on the inspection

Following our engagement terms, all parts of the property's internal areas have been inspected, where access could be safely and readily achieved using a 3.0m retractable ladder.

Fitted floor coverings had been laid throughout most of the property and fastened down in most areas. This placed some restrictions on our inspection.

We have not checked for asbestos; however, we will comment if any suspected asbestos-containing materials are identified during the inspection. Surveyors do not carry out any testing of possible asbestos-containing materials; an asbestos specialist must do this.

Damp meter readings have been taken where possible without being restricted by built-in fittings or wall linings such as tiling or wallpaper if present.

Comment cannot be made on areas that are covered and concealed or not otherwise readily available. However, there may be detectable signs of concealed defects, in which case recommendations are made. If greater assurance is required on the matter, it would be necessary to carry out exposure works.

Unless these are carried out before legal commitment to purchase, there is a risk that additional defects and, consequently, repair work will be discovered later.

1 2 3 NI

E1 Roof structure

2

A loft hatch is located in the entrance hall. There is currently no loft ladder installed. In addition, there is a light fitting within the loft space. The loft is not boarded for storage purposes.

Due to the presence of a double layer of insulation in the loft, I was only able to undertake a head and shoulders inspection. As such, I have drawn what conclusions I can on this somewhat limited inspection.

The roof structure is built of softwood timber rafters supported by timber purlins, supported by the main structural walls and several inverted cross-braced timber supports.

There is no secondary waterproofing measure between the roof structure's timbers and the tiles on the outer surface. Such membranes help to provide an additional layer of protection against water ingress, particularly during periods of heavy driven rain. A membrane should be installed when the next major roof renovation works take place.

I did not identify any form of ventilation within the roof void, which affects some of the structural timbers. If this is left and goes unnoticed for long periods, it can cause serious defects to the roof structure's structural timbers, such as timber decay or rot. Therefore, I would recommend that you budget for installing some form of ventilation within the roof void to provide a cross-flow of air, which will help prevent the build-up of condensation from occurring.

The thermal insulation level within the roof void is reasonably good, with approximately 250mm of Rockwool-type insulation where visible. This is in line with current Government guidance.

There is a double layer of insulation within the loft space; you should not enter the loft space without a suitable crawl board.

Should you intend to use the loft for storage, you should ensure that any loft boards installed do not compress the insulation, reducing its efficiency.

E2 Ceilings

2

The ceilings throughout the property are made of plasterboard. It has been finished with a smooth plaster skim and decorated throughout with a combination of paint and a textured coating. The normal useful life for these types of ceiling construction varies but is considered in the region of 50-70 years; the addition of central heating and the condensation that it sometimes produces can reduce this lifespan in some instances.

There are noted to be some very minor fractures to the ceiling surfaces in various locations. These fractures are generally between 1mm and 3mm in width and, as such, are considered to be minor and not structurally significant and are due to normal shrinkage. The cracks can be made good using a flexible filler before redecoration, although cracks can often re-open over time.

Damp staining was noted on the front right bedroom ceiling. When tested with a damp meter the readings were low. The staining is likely due to a historic leak which has been repaired. Your legal advisor should confirm with the vendor the work carried out to repair the leak and whether these works are subject to a warranty or guarantee. The affected area should be fully prepared, sealed and redecorated soon.

A textured decorative coating covers the ceilings in the property. This may contain small amounts of asbestos fibres, and if disturbed, they could be a safety hazard (see section I3 Risks). If the ceiling needs decorating or repairing, you will have to use a contractor experienced in this type of work or an asbestos specialist.

The ceiling is made of a board material that may contain asbestos. If these are disturbed, they could be a safety hazard. Therefore, you will have to use a contractor experienced in this type of work or an asbestos specialist when you want to decorate, repair or replace the ceiling.

E3 Walls and partitions

3

The internal walls throughout the property are constructed of traditional masonry finished with a smooth plaster skim, which has been decorated with emulsion paint, paper and tiling.

Some evidence of minor historic structural movement was identified on the walls internally. This movement has manifested itself as small fractures to the wall surfaces in localised areas. However, it should be noted that virtually all properties are subject to a certain degree of building movement. Therefore, I would not consider the relatively minor fractures noted at the inspection time to be a significant defect. Nevertheless, where cracks occur, I would recommend they be filled with suitable internal grade filler, redecorated and monitored for signs of future reoccurrence.

A textured decorative coating covers the walls of the property. This may contain small amounts of asbestos fibres, and if disturbed, they could be a safety hazard (see section I3 Risks). If the wall needs decorating or repairing, you will have to use a contractor experienced in this type of work or an asbestos specialist.

Throughout the property, the walls have been tested with an electronic damp meter, and the

readings were found to fall above the acceptable range. This indicated excessive areas of dampness or water penetration at the time of inspection. When testing the walls for rising dampness, the instrument measures moisture beneath the surface without drilling holes to a nominal depth of around 20mm. High readings do not necessarily indicate dampness as such readings can be caused by salts in plasterwork, chemicals in timbers and foil-backed plasterboard. The meter is therefore used as a guide only rather than a guarantee of moisture being present.

Therefore, to categorically rule out any presence of dampness within the walls, it is necessary to undertake more intrusive tests that will involve drilling into the walls to collect a sample used to undertake a calcium carbide test.

A calcium carbide meter is a sealed vessel used to mix measured samples of masonry with calcium carbide. Calcium carbide will react with any moisture present within the material and produce acetylene gas. The proportion of gas released is directly proportionate to the amount of moisture present in the material; therefore, by measuring the amount of gas, it is possible to derive the total moisture content of the material tested. Drilling into the walls to take masonry samples is beyond this survey's scope and is unlikely to be permitted by the vendor.

Peeling paper, loose plaster and high damp readings were noted in the front right bedroom at a high level around the bay window. In my opinion, the high damp readings are due to the condition of the external render. The following works should be carried out to rectify the dampness: repairs to the external render.

E4 Floors

3

The floors consist of a suspended timber deck on the ground floor.

The floor timbers such as joists and floorboards were mostly concealed at ground floor level and could not therefore be examined.

Timbers built into external walls such as joist ends and wall plates are always susceptible to decay particularly where dampness is present or where sub-floor ventilation is inadequate. We must also warn that floor timbers in a building of this age can often suffer from wood boring beetle infestation (woodworm), and you will appreciate that without actually exposing and inspecting all floor timbers, the presence and extent of any such defects cannot be confirmed.

Suspended timber floors at ground level require cross-flow ventilation to prevent condensation build-up within the floor void. This ventilation is usually provided by hollow bricks (called air bricks) located at a low level around the property. To ensure the timber ground floors do not rot, it is important to provide ventilation to the underfloor space. This ventilation is usually provided by hollow bricks (called air bricks) located at a low level around the property. The number of air bricks provided is considered sufficient at the time of inspection.

Some of the floorboards on the ground floor are slightly loose and creak when walked upon. During refurbishment works, I recommend that you take the opportunity to re-secure any loose floorboards and replace any which are damaged before relaying new floor coverings. This will help to provide a more consistent and solid feeling floor surface throughout.

In a property of this age, floorboards have likely been lifted over the years when undertaking any plumbing or electrical works and as a result, there may well be split or damaged floorboards which would only be revealed once floor coverings are lifted. You should therefore expect some possible repairs to be necessary.

Condition rating 2

There is a panel in the front right bedroom floor adjacent to the bay window. The panel has been taped shut. I suspect this may be a ventilation grille which would have provided a supply of fresh air to a now removed gas fire.

We recommend that your legal advisor enquirie with the vendor to confirm this assumption.

Condition rating 3

E5 Fireplaces, chimney breasts and flues

The single chimney stack(s) was visible in the loft space. I could not test the stacks for dampness due to the presence of a double layer of insulation within the loft. 3

Condition rating: not inspected

The fireplace in the front right bedroom has been removed, the opening has been sealed up. When a fireplace in an external chimney breast is taken out, and the opening blocked up, the disused flue needs additional ventilation. This property does not have this. Therefore, the disused flue should be fitted with ventilating air bricks to the outside air, and a terminal fitting that keeps out the rain and birds but allows ventilation should be fitted to the chimney. This should be done soon.

Condition rating 2

The chimney breast and fireplace in the living room have been retained. There is currently a gas fire installed.

An open flue appliance such as a gas fire requires a permanent source of fresh air, this was not present and an appropriate air vent should be installed before the fire is used. It is also advisable to have a carbon monoxide detector fitted in this room.

Given the lack of fresh air ventilation identified above, I would strongly recommend that you ensure the gas fire is tested by a suitably qualified, GasSafe registered contractor before reuse. This test will ensure that the fire grate and fireback are satisfactory and that combustion gases are discharged efficiently to the external environment via the flue. You should also ensure that the flue is swept and serviced annually.

Condition rating 3

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

The property benefits from a fitted kitchen comprising a range of wall and base units and several free-standing appliances. 2

The kitchen is sparsely fitted with a limited range of fittings that would fall below the expectations of many buyers. It would be prudent to budget for replacing the fittings in their entirety. I would recommend that you plan to install a new range of kitchen fittings to include some integrated appliances which are popular with purchasers and therefore would make the property more desirable to future purchasers.

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes or obscure dampness to walls.

E7 Woodwork (for example, staircase joinery)

2

The internal doors consist of hollow-core timber doors throughout the property set within softwood door casings with architraves and skirting boards throughout. In addition, there are painted timber and tiled sills to the windows.

There are picture rails and covings in the property. These are decorated with paint and were in fair condition, with some hairline fractures noted.

Most of the internal joinery is starting to show some signs of general wear and tear. In addition, some light impact damage was noted at a low level to most of the door casings, presumably where furniture and other items have been transported about the property. Nevertheless, the internal joinery is thought to be in keeping with the property's style and character. It is on the whole in satisfactory condition, although it would benefit from redecoration. You should be aware that the internal joinery will require periodic redecoration every 3 to 5 years. The cost of this should be included within your maintenance plans over the medium to long term.

The doors to the property are dated. Therefore, I recommend you budget to replace the doors in the medium term.

E8 Bathroom fittings

2

The fittings in the shower room comprise a shower with a glazed screen, a wash hand basin with a pedestal and a toilet with a separate cistern.

The sanitary fittings were noted to be functioning at the time of inspection, but they are dated. Therefore, you may wish to budget to replace these in the short to medium term.

The shower room area does not benefit from any form of a mechanical air extraction system; as such, condensation is likely to occur. Therefore, I would recommend that you install a new electronically operated air extraction unit which is designed to expel the warm moist air produced within the en-suite to the external environment, therefore helping to prevent the build-up of condensation occurring, which can affect the surfaces within the shower room, particularly the ceilings.

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes or obscure dampness to walls.

There is an electric point-of-use water heater supplying hot water to the showerhead within the shower cubicle. Whilst I did not identify any significant defects from my visual inspection, this should be tested as part of the overall electrical testing of the property.

E9 Other

2

The decorations of the property consist of the following. There is paint on the ceilings. There is paint, wallpaper and timber panelling on the walls. There is carpet, timber flooring and tiling on the floors. The decorations were in worn condition at the inspection. I recommend you budget to decorate the property throughout and replace the floor coverings to suit your taste.

Prolonged use of steam-powered wallpaper strippers should be avoided as this can cause substantial damage to plasterwork, particularly in older properties.

Due to the historic nature of the property, you should ensure any repairs to the internal surfaces of

the external walls are carried out in a suitable breathable lime plaster. Using a modern gypsum plaster reduces the ability of the solid wall to breathe and will likely lead to damp and mould issues.

F

Services

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

F

Services

Limitations on the inspection

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

The main service installations within this property have been subjected to a visual inspection, and no intrusive checks were carried out. Therefore, the information provided in this part of the report is purely for your consideration only.

RICS Guidance states that we must designate a level three risk without a current test certificate. However, if certification is available, please ask your legal advisor to check the validity of this evidence.

1 2 3 NI

F1 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.*

3

The mains electrical intake was identified within the kitchen cupboard. The distribution board (consumer unit) is located adjacent to the mains intake and is of a modern design with no evidence of historic testing being carried out.

The electrical switches and sockets were generally surface-mounted throughout the property. The electrical fittings in the property were visually in dated condition. You should budget to replace the electrical fittings in the medium term.

Whilst I did not note any visual defects with the system guidance published by the Institute of Electrical Engineers, electrical installations within residential properties should be inspected and tested at least every 10 years and when occupiers of the property change.

Therefore, I would recommend that a full electrical test and report be undertaken before a legal commitment to purchase the property to determine the cost and extent of any remedial works required for the system. Therefore, you are advised to instruct a NICEIC registered electrician to undertake an electrical test and report on the system.

F2 Gas/oil

Safety warning: *All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' 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.*

3

There is a mains gas supply, and the meter and control valve is located in the kitchen.

During my inspection, I was only able to make a superficial examination of the pipework, but from their appearance, I am satisfied they are in reasonable condition. It is nevertheless recommended that you obtain a copy of a GasSafe™ certificate from the vendor.

In most gas installations, the gas pipes on the 'street' side of the gas meter are the utility company's responsibility. But, at the same time, the property owner has to maintain those on the 'dwelling' side.

F3 Water

There is an independent mains water supply to the property. The external stop valve is located on the public highway. Internally, the location of the stop valve was not identified. The stop valve should be identified and labelled for emergency use and periodically tested. 2

The water pressure within the property appears to be normal, and I have no reason to believe there are any defects with the system.

The water storage tank is made of plastic within the loft space. The water tank has not got a cover. A tightly fitting cover should be fitted soon.

The secondary water storage tank is made of plastic within the loft space. The water tank has appropriate insulation and cover.

The larger tank is a storage tank. This tank supplies cold water to the cold water taps throughout the property (with the possible exception of the kitchen tap which is likely mains water fed). The smaller tank is the header tank. The header tank is used to fill the heating system and accommodate the expansion of water during the heating cycle.

The water pipes in the loft adjacent to the rear roof slope are not properly supported. Properly fixed brackets should support water pipework at regular intervals. If not, the normal operation of taps can cause noise in the pipework. In the worst cases, this can lead to leaks and damage. Therefore, new pipe support should be fitted soon.

F4 Heating

The property benefits from a vented central heating system provided by the main gas-fired boiler located within a cupboard in the kitchen. The flue pipe passes through the external wall to discharge the combustion gases safely to the external environment. 3

The open-vented system is fed from a cold feed and cold expansion tank located in the loft, this keeps the system topped up and also allows the water to expand as it heats up. There is also a vent line that releases any air in the system and returns any water or steam to the top of the expansion tank, in the event of the system overheating.

The water tanks are described under section F3 and the hot water cylinder is described under section F5.

One advantage of a vented central heating system is that it can be less expensive to install than an unvented system, as it does not require the installation of a pressure relief valve. However, it can be less efficient than an unvented system, as the water pressure may be lower and the flow rate may be less consistent. It is important to have a qualified professional install and maintain a vented central heating system to ensure that it is functioning properly and safely. It should be noted that I am not a qualified mechanical or electrical engineer. Therefore I cannot comment on the adequacy of the heating system; however, from my visual inspection, the boiler appears to be dated and at the end of its serviceable life.

If the heating system has been recently tested, the Gas Safe registered engineer should leave appropriate documentation with the homeowner that identifies the type and extent of the work done. This should include all heating systems and appliances, for example, boilers, individual room heaters, all open fires, etc. You should ensure this paperwork is requested from the vendor via your legal adviser before entering into a legally binding commitment to purchase. If the system has not been recently tested you should instruct a GasSafe engineer to test the system before exchanging contracts.

Several pressed metal radiators were positioned throughout the property with 15mm copper pipework which is largely concealed. The radiators appeared generally serviceable. Nevertheless, you are advised that steel panel radiators have a serviceable life of approximately 25 years and you should budget for repairs/replacement accordingly. The radiators were generally in worn condition and required general maintenance, redecorating and part replacement where single panel radiators are present soon.

We recommend that you budget to bleed the radiators throughout the property once you take occupation and twice yearly thereafter, ideally just before winter and six months thereafter, to ensure the radiators function as designed.

The radiators were not fitted with temperature regulation valves that help control the flow of hot water to each radiator. Where TRVs are not present we recommend you budget to install such valves to provide greater control of the heating system.

The central heating and hot water in the property is controlled via a wall-mounted thermostat. The thermostat was noted to be dated and replaced at the same time as the boiler.

F5 Water heating

3

The main gas-fired boiler provides hot water within the property, which feeds a hot water cylinder located within the loft. The cylinder and associated pipework appear to be in reasonable condition. The system was considered to be dated.

It would be prudent to budget for some degree of maintenance at some stage in the foreseeable future. You should also ensure that the system is tested by a suitably qualified GasSafe registered engineer at the same time as the main boiler is tested.

The central heating and water system are dated. You may wish to consider replacing both with a combi boiler which will negate the need for a separate hot water cylinder and the water tanks. You should seek further advice from a GasSafe engineer should you be considering these works.

F6 Drainage

2

You are advised that the underground drainage is concealed and we cannot substantiate its configuration and whether any soakaway chambers, etc. are present. The only way to substantiate the condition, configuration and efficiency of the drainage installation is to carry out a detailed CCTV scan and we would advise that this is carried out before exchanging contracts.

The property is connected to the public sewer. The drainage system likely consists of a combined drain for surface water (rainwater, water from garden/driveway drains) and foul water (wastewater from WCs, baths, showers, sinks, basins and dishwashers).

There is a single inspection chamber on the property which was lifted as part of the survey. At the time of inspection, the drainage channels were generally clear, although some debris was noted.

There was some standing water within the inspection chamber channels and some general silting up. You should arrange for this to be jetted out by high-pressure water to ensure the drainage runs clear and efficiently discharging the foul waste into the local sewerage system.

I was unable to confirm how the underground drainage was ventilated. However, where a stack is terminated inside a building, the top of the pipe should be fitted with an air admittance valve. The valve should also be readily accessible for maintenance purposes. As such, you should seek clarification from the vendor regarding how the stack is ventilated. If this information cannot be established, you should instruct a suitably qualified plumber to attend the property and undertake intrusive investigations to confirm the ventilation arrangements of the underground drainage. This will require the vendor's permission.

The drain from this property joins with those from the neighbouring properties before it connects to the main sewer. This combined drain is called a private sewer. Because all the dwellings were built before 1937, the local sewerage undertaker usually maintains the private sewer. To make sure, you should ask your legal adviser to check this and explain the implications (see section H).

You are advised that if, as we suspect, the drains are adopted by the local water company any future rear extension will be subject to a build-over agreement being required. There are several restrictions/complications associated with build-over agreements (especially if the drains are deep) and if you intend on extending the property you are advised to consult with a competent builder and architect before an exchange of contracts so all implications and costs can be verified.

Where visible, the sanitary appliances within the property are externally connected to plastic waste pipes and traps. Internally the waste pipes are made of plastic. The external pipework was noted to be in worn condition. The external pipework should be replaced soon. The internal pipework was noted to be in worn but serviceable condition. The internal pipework should be maintained in the normal way. We would recommend the pipework throughout the property be replaced at the same time as you replace the kitchen and shower room fittings.

The above-ground drainage pipes connect to the underground drains through several gullies. The gullies do not have covers. The gullies should be fitted with plastic covers.

F7 Common services

None in this property. NI

G

Grounds
(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

I have not checked for Japanese Knotweed (JKW) or any other invasive plants; however, if any suspected dangerous plant life had been noted during an inspection of the grounds, it will have been commented on herein. Therefore, it is recommended that you commission an inspection and a report from a qualified contractor in this regard if this is of concern to you, as we cannot rule out the presence of JKW.

We have not consulted any Geological or Ordnance Survey Maps and have been unable to establish any details about the site's previous use. Consequently, we are unable to comment within the terms of this report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built, nor are we able to comment on the possibility or otherwise of the property being affected by any other matters. Your solicitors should check this aspect.

All parts of the external grounds have been inspected where access was readily available and could be safely achieved using a 3.0m retractable ladder.

1 2 3 NI

G1 Garage

3

There is an attached single garage on the left-hand side of the property.

The garage is constructed with a timber framed roof structure with a profiled cement roof covering. The walls are constructed of masonry. The floor is constructed from a ground-bearing concrete slab. There are upvc fascia boards. To the front, there is a metal vehicle door. There is a timber door and timber window on the rear elevation.

The garage vehicular door and frame were in fair condition at the inspection. You should budget to repair and decorate the frame.

The flat roof over the garage was considered to be in poor condition at the inspection. You should budget to replace the roof soon. The garage roof covering may contain asbestos fibres. Therefore, it should not be disturbed until it has been suitably tested.

Moderate fracturing and movement were noted around the rear lintel over the timber window and door. Whilst I suspect this is historic, I cannot pull out further movement in future. As such, I would recommend the budget to replace the lid at the same time as the window and door replaced.

The timber joinery throughout the garage that has previously been decorated including the doors and windows requires replacement work soon.

The garage is furnished with power and lighting; these should be tested as part of the overall electrical test of the property.

G2 Permanent outbuildings and other structures

NI

None.

G3 Other

2

The boundaries to the front of the property generally consist of timber fence panels. At the time of inspection, these were noted to be in fair condition.

The fencing requires minor repairs and decorating These works should be carried out soon

The timber fence panels were generally set within concrete posts and gravel boards. The posts and gravel boards were in fair condition at the inspection and required minor repairs soon.

Condition rating 2

There is a section of paved driveway on the front of the property. The surface was uneven and weathered at the inspection. The patio should be repaired, repointed and professionally cleaned soon.

The driveway is visually dated. You may wish to budget to replace the paving with a modern equivalent. You should budget accordingly.

Condition rating 2

The boundaries to the rear of the property generally consist of timber fence panels. These were generally noted to be in fair condition at the time of inspection.

The fencing requires minor repairs and decorating These works should be carried out soon

The timber fence panels were generally set within concrete posts and gravel boards. The posts and gravel boards were in fair condition at the inspection and required minor repairs soon.

Your legal advisor should confirm which boundaries you will be responsible for maintaining.

Condition rating 2

There are several sections of paved and hardstanding patio on the rear of the property. The surface was uneven and a trip hazard at the inspection. The patios should be replaced soon.

Condition rating 3

H

Issues for your legal advisers

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

H Issues for your legal advisers

H1 Regulation

The first set of national building standards was introduced in the Building Regulations 1965. These were a set of prescriptive standards that had to be followed. The Building Act 1984 brought fundamental changes to the building regulations regime. It introduced: Functional performance standards, set in terms of what was adequate, reasonable or appropriate, supported by statutory guidance in the Approved Documents.

Where a building regulations completion certificate is not provided by the vendor, you risk inheriting concealed defects and possible enforcement action from the local authority. Where building regulations completion is not provided, you should discuss this with your legal advisor.

Your legal advisor should confirm whether the replacement Upvc windows have received building regulation approval (including issuing a completion certificate) from the local council or a FENSA certificate from the installer and advise on the implications.

You should ask your legal adviser to check whether the central heating and hot water system has been safety checked within the last 12 months. If this has not been done, you should ask an appropriately qualified person to do this before you use the appliance.

Your legal advisor should confirm whether the gas fire and flue have received building regulation approval (including issuing a completion certificate) from the local council and advise on the implications.

Your legal advisor should confirm whether the gas fire has been serviced by a competent person in the last 12 months.

H2 Guarantees

None.

H3 Other matters

We have been told by the estate agents that the property is freehold. You should ask your legal advisor to confirm this and explain the implications.

Your legal advisor should confirm the precise maintenance and repair responsibilities regarding any shared drains and sewers.

We recommend that you make specific inquiries through your legal advisor to ascertain whether unqualified contractors have made any alterations to the internal plumbing.

There is a taped panel (suspected redundant ventilation grille) in the front right bedroom floor adjacent to the bay window. Your legal advisor should clarify with the vendor the reason for this and any implications.

Parts of the property are shared with the neighbouring owner: chimney stack and rainwater goods. Before you carry out any repairs or alterations, you may have to get their agreement to the work. You should ask your legal advisor to confirm this and explain the implications.

Risks

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

I Risks

I1 Risks to the building

It should be noted that the property may have been founded upon shrinkable clay soils, which have the propensity to heave with changing moisture and climatic changes. Therefore, although I can state that there was no evidence of subsidence at the time of inspection, I cannot categorically state that the property will not be affected in the future.

The property is currently empty. There is a risk of condensation forming on the internal walls which can result in mould growth, particularly during the colder winter months, unless the property is suitably heated and ventilated.

The property is of solid wall construction and is therefore inherently susceptible to dampness. You should ensure the external fabric is well maintained and the property is suitably heated and ventilated to reduce this risk.

It is common for remedial treatment specialists to inspect the internal walls of a property using just a damp meter and conclude that rising dampness is present and recommend an expensive injected damp proof and plaster treatment. These treatments in our experience are generally ineffective at curing damp issues.

Unless it is first established that the masonry is free of salts, this is not a reliable diagnosis using a standard moisture meter as they can give false high readings in dry situations. A reliable diagnosis requires taking readings at depth and various heights rather than merely considering the surface.

Such investigations should be undertaken following BRE digest 245 Rising Damp in Walls Diagnosis & Treatment. In addition, properties built pre-1919 should be diagnosed following the RICS publication " Investigation of Moisture and its Effects in Traditional Buildings" This methodology recognises the need for older buildings to breathe.

Following these two standards will reduce the potential for misdiagnosis, and therefore the chances of unnecessary, inappropriate and even harmful remedial works. The majority of wall dampness falls into one or a combination of the following issues:

Poor ground drainage
Condensation (surface and interstitial)
Faulty rainwater goods
Building fabric defects (such as missing pointing)
Breached damp proof course
High ground levels
High water table
Bridged cavities
Impermeable finishes (trapping moisture)
Leaking services (drains, water pipes)

If you require a reliable opinion on the cause(s) of damp you should consult with a suitably qualified surveyor. They should be a member of a professional body (RICS, CIOB, CIBE, ISSE).

There is a buildup of moisture in the roof structure. Additional ventilation is required to reduce the moisture level

I2 Risks to the grounds

According to the Environment Agency (the Government organisation responsible for flood control), the property is in an area vulnerable to flooding. However, you should ask your legal adviser about this and check with your insurer as you may find it difficult to get insurance cover for this property. If this is the case, it will affect the future saleability of the property.

We would advise that the trees and shrubs be managed according to BS 3998: 2010 (Tree Work Recommendations) to reduce the risk of adverse tree root action, excess ground desiccation, consequential damage to the foundations and underground services, etc. A competent tree surgeon/ arboriculturist can provide further advice.

Climate change will affect the ability of the ground to provide a stable base for buildings. Your survey has reported on the property's condition at present – with an indication as to how existing problems may develop.

In the next 10 years, over 1.5 million more homes in England will be affected by the shrink-swell actions created by climate change that are not affected at the moment. It is therefore advised that you have insurance to cover your property if such movement were to occur. In addition, insurance premiums will rise in the future to meet this growth of claims that will be made.

I3 Risks to people

A naturally occurring and invisible radioactive gas called radon can build up within properties in some parts of the UK. In the worst cases, this can be a safety hazard. However, this property is not in an area affected by radon gas.

Appropriately qualified specialists should test the electrical and gas installations if current safety certificates are not available.

Given the age of the property, asbestos may be located within this property.

The following list of materials were identified as potentially containing asbestos: roof tiles, roof ridge tiles, roof under-cloak, external soffit board (concealed), textured ceiling finish, ceiling board, textured wall finish, vinyl floor and vinyl floor adhesive, electrical main intake, electrical cable insulation and garage roof covering. They should be assumed to contain asbestos until they have been suitably tested. The identified materials were generally in satisfactory condition and not considered a risk in their current condition.

Therefore, you are advised to have a full asbestos survey carried out to check all building areas thoroughly (externally/grounds/outbuildings and internally). You should commission an approved asbestos surveyor to undertake a survey and provide you with a report before undertaking any work. Although we endeavour to identify asbestos-containing materials, we are not qualified asbestos surveyors and we must presume that certain items may contain asbestos unless testing proves otherwise.

I4 Other risks or hazards

Your legal advisor should check with the Local Authority to determine whether there are any proposals close by to develop, redevelop and/or change the use of buildings or land, which could affect you and your enjoyment of the property.

If you intend to proceed with the purchase after reading and considering this report, we advise you to send a copy of it as soon as possible to your legal advisor. Please draw their attention to the whole of Section I - Risks.

Proximity to Southend Airport and associated flight paths may affect the enjoyment of the property, its saleability and value.

J

Energy matters

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

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

J

Energy matters

J1 Insulation

The insulation to the property is generally in keeping with its age and construction.

J2 Heating

The heating of the property is provided by the gas-fired boiler. This was noted to be an older type of boiler.

Given the boiler's age, I would recommend you budget to replace the boiler soon. You should request further advice from the relevant heating engineer.

It is recommended that you upgrade any single radiators to double convector heat emitters, increasing the heat output and saving space.

You should install thermostatic temperature valves on the radiators where they are not currently present. This help to regulate the flow of hot water to each radiator, improving their efficiency.

The heating controls are dated. You should consider upgrading these to modern equivalents.

J3 Lighting

Natural light is provided by windows throughout the property.

Artificial lighting is provided by pendant light fittings and spotlights throughout the property. You should ensure that all light fittings are fitted with low-energy bulbs or LED light fittings.

J4 Ventilation

Natural ventilation is provided to the property via openable windows. There is no mechanical extraction to the property; you should budget to install this as soon as possible.

Condensation control can generally be achieved by ensuring the property is kept well-insulated, heated and ventilated. Adding good quality modern extractor fans in kitchens and bathrooms is a good way of achieving this. Opening the windows, whenever possible, is also a good way of allowing the property to breathe and stay well-ventilated, particularly for this age and construction property.

It is important to maintain the airflow in the void beneath the ground floor to prevent dampness and rot development.

J5 General

No further comments.

K

Surveyor’s declaration

K

Surveyor’s declaration

Surveyor’s RICS number

1272420

Qualifications

MRICS

Company

Stratful Associates Ltd

Address

8 Giffin Way, Sawbridgeworth, Hertfordshire, CM21 0DW

Phone number

07361249464

Email

surveys@stratfulassociates.co.uk

Website

www.stratfulassociates.co.uk

Property address

Sample

Client's name

Sample - No Photos

Date the report was produced

25th October 2024

I confirm that I have inspected the property and prepared this report.

Signature

L

What to do now

L

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

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

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

- a thorough **inspection** of the property (see 'The inspection' below) and
- a detailed **report** based on the inspection (see 'The report' below).

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

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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

The inspection

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

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

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

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

The report

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

Condition ratings

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

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3**– Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

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

Energy

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

Issues for legal advisers

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

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

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

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

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

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

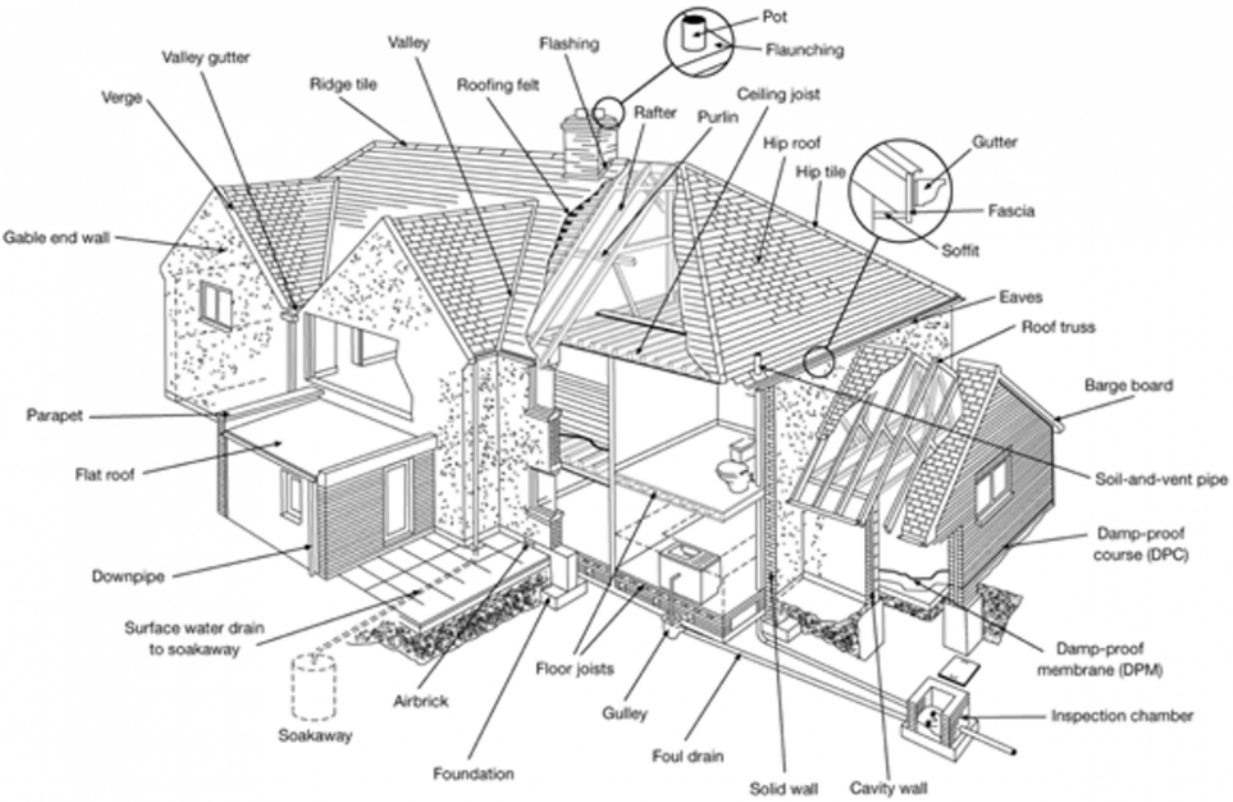
N

Typical house diagram

N

Typical house diagram

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



RICS disclaimer

You should know...

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