

# BUILDING SURVEY REPORT

**CLIENT**           JOE BLOGGS

**PROPERTY**       1 Example Street  
London  
A1 2BC

**SURVEY DATE**   6 May 2021

**REF**                Ross Richards



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





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## 1.1 - About the survey and the report

### Introduction

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

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

### This report tells you;

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

### This report does not tell you;

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



## 1.2 - How the survey is carried out

### General

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

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

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

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

### Services

Where possible, services will be checked for their normal operation in everyday use.

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

### Outside

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

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

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



## 1.2 - How the survey is carried out (contd)

### **Outbuildings**

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

### **Flats**

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

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

### **Hazardous substances, contamination and environmental issues**

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

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

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

### **Asbestos**

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health. The surveyor does not consult the dutyholder.

The Surveyor will indicate the presence of materials or surface coatings that are commonly known to contain asbestos, where they are clearly visible. However the surveyor will not undertake any tests to confirm whether they do contain asbestos. See also section 3.2



## 1.2 - How the survey is carried out (contd)

### **Consents, approvals and searches**

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

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

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

### **Assumptions**

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

- a. the property (if for sale) is offered with vacant possession;
- b. the Property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client; and
- c. access to the Property is as of right upon terms known and acceptable to the Client.

### **Legal matters**

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

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

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

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

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



## 1.3 - Condition Ratings

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

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

The condition ratings are described:-

### **Condition Rating 1**

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

### **Condition Rating 2**

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

### **Condition Rating 3**

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

### **Condition Rating HS**

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

### **Condition Rating NI**

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

### **Condition Rating NA**

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

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



## Section - 1.4/1.5 - Additional Information for this Survey

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



## Section 2 Property information

### 2.1 - About the property

#### Seller Information

The property owners were not present for any part of the survey. The keys were collected from the estate agent.

#### General Construction Information

The property is a ground floor semi-detached apartment arranged over one floor. The building housing the apartment was originally a single dwelling, probably built in the 1910's. The dwelling was subsequently converted into 2 self-contained apartments, sometime during the 1990's. As such, there are a number of 'common parts' associated with the building which will not be under your direct ownership. However, you will still have responsibility for their upkeep/maintenance and any associated repairs. These common parts will be managed by a building management company and you should make yourself fully aware of the arrangements/responsibilities in place prior to purchase. The main walls are of solid brick construction - This building element is most likely a 'common part' as referred to above. The roof is pitched and covered with interlocking clay tiles - This building element is most likely a 'common part' as referred to above. The windows have PVC frames with double glazing - This building element is most likely under your direct ownership and responsibility. The ground floor is of suspended timber construction - This building element is most likely under your direct ownership and responsibility. The front of the house faces in a general northerly direction. Room descriptions used in this report are based on those given on the plan included in this report.

It was noted that a rear doorway had been previously relocated and the old doorway partially bricked up to form a window. We are unsure if this work happened during the building conversion in the 1990's or subsequent to this. In addition, window cill heights have been raised, with the bottom of two windows to the rear of the property being bricked up to accommodate shorter windows. Again, we are unsure if this work happened during the building conversion in the 1990's or subsequent to this. However, as the uPVC windows are of this period, we would expect these works to have been carried out during the building conversion in the 1990's.

Room descriptions and directions used in this report are based on those given on the plan included. Orientation (left-right, back-front) used in this report is based on the viewer standing at the road-side of the property with their back to the road and facing the property.

References in the report refer: The front of the property is deemed as road side. The left and right of the property are as standing outside facing the front door. Room names are referenced from the floorplan included. The surveyed property is referenced as 'the property'

It should be noted that in any property of this age there will be general unevenness of the surfaces and structures of walls, floors, ceilings, doors, windows and other elements. These have occurred due to settlement of the structure and general usage over an extended period. It is not possible to highlight each individual example of such distortions and only those felt to be of an unusual nature have been highlighted.

<b>Council Planning Information</b>	Information available on Brent Council's planning website suggests that an application relevant to the property was made back in 1995. This was in respect of obtaining a 'Certificate of Lawfulness' for the existing use as two self-contained flats.
<b>Listing</b>	According to Historic England the property is not listed.
<b>Nature of the property when inspected</b>	The property was vacant, habitable and unfurnished. All connected services were operational.
<b>Summary of mains services</b>	Gas – Connected to Mains Electricity – Connected to Mains Drainage – Connected to Mains Water – Connected to Mains
<b>Weather Conditions</b>	At the time of survey, the weather was dry and sunny.
<b>Local Authority</b>	The property is within the area of Brent Council.
<b>Conservation / AONB / National Parks</b>	The property is not within a conservation area. The property is not within a National Park. The property is not within an Area of Outstanding Natural Beauty.
<b>Heating</b>	A full central heating system is installed with a gas-fired condensing combination boiler supplying hot water to radiators throughout the property.  At the time of the survey inspection, the boiler was not activated and not seen to be operating.  The boiler was not inspected in detail and should be examined by a suitably qualified gas engineer in accordance with the manufacturers' guidance.  The heating in the property was turned off at the time of survey preventing checks of any associated services or fixtures being conducted.

<p><b>Outside facilities</b></p>	<p>There is no garage within the boundary of the property.</p> <p>The gardens extend to the front and rear of the property. There is a flagstone paving patio area to the rear of the property.</p> <p>There are two timber sheds in the rear garden.</p> <p>There are no permanent outbuildings to the property.</p>																
<p><b>Renewable Energy Services</b></p>	<p>There are no renewable energy services installed at the property.</p>																
<p><b>Broadband Service</b></p>	<p>Checks on the Ofcom website show that download speeds of up to 80Mb per second may be available.</p> <p>Fibre optic services are not believed to be currently available for installation at the property.</p> <p>You are advised to confirm what services are available at the property prior to exchange of contracts and to ensure that these are suitable for your personal needs and requirements.</p> <p>The table shows the predicted broadband services in your area.</p> <table border="1" data-bbox="459 1003 1385 1310"> <thead> <tr> <th>Broadband type</th> <th>Highest available download speed</th> <th>Highest available upload speed</th> <th>Availability</th> </tr> </thead> <tbody> <tr> <td>Standard</td> <td>16 Mbps</td> <td>1 Mbps</td> <td></td> </tr> <tr> <td>Superfast</td> <td>80 Mbps</td> <td>20 Mbps</td> <td></td> </tr> <tr> <td>Ultrafast</td> <td>--</td> <td>--</td> <td></td> </tr> </tbody> </table> <p><a href="#">Find out what these results mean ?</a></p> <p><b>What the results mean</b></p> <p>The download and upload speeds shown are the highest predicted speeds that could be received at the selected location, subject to service availability.</p> <p>Standard, superfast and ultrafast denote different broadband speed categories:</p> <ul style="list-style-type: none"> <li>Standard broadband has download speeds of less than 30Mbps</li> <li>Superfast broadband has download speeds between 30Mbps and 300Mbps</li> <li>Ultrafast broadband has download speeds of greater than 300Mbps</li> </ul> <p>The availability icons mean:</p> <ul style="list-style-type: none"> <li>Green tick = broadband packages in this category are generally available in your area. <a href="#">More information</a></li> <li>Amber triangle = broadband packages in this category are available to some, but not to all properties in your area.</li> <li>Red cross = broadband packages in this category are not available.</li> </ul> <p style="text-align: center;"><b>Broadband</b></p>	Broadband type	Highest available download speed	Highest available upload speed	Availability	Standard	16 Mbps	1 Mbps		Superfast	80 Mbps	20 Mbps		Ultrafast	--	--	
Broadband type	Highest available download speed	Highest available upload speed	Availability														
Standard	16 Mbps	1 Mbps															
Superfast	80 Mbps	20 Mbps															
Ultrafast	--	--															
<p><b>Tenure</b></p>	<p>The property is understood to be of leasehold tenure and with vacant possession but your conveyancer should confirm this to be the case.</p> <p>Please read section 8.5 for further advice.</p>																



## Section 2 Property information

### 2.2 - Summary and Issues

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

#### General

No serious issues were presented at the time of the survey. There are a number of medium level issues that require attention together with some minor observations made in the following report sections.

As outlined in section 2.1, there are a number of 'common parts' associated with the building which will not be under your direct ownership. However, you will still have responsibility for their upkeep/maintenance and any associated repairs. These common parts will be managed by a building management company and you should make yourself fully aware of the arrangements/responsibilities in place prior to purchase.

The property was found to be in an average condition for its type and age, with no significant structural defects apparent.

It should be noted that in any property of this age there will be general unevenness of the surfaces and structures of walls, floors, ceilings, doors, windows and other elements. This can result in misshapen doorframes, skirtings, architraves and cornices. These have occurred due to settlement of the structure and general usage over an extended period. It is not possible to highlight each individual example of such distortions and only those felt to be of an unusual nature have been highlighted.

There was no asbestos noted to be present in the property. See section 3.2.

<p><b>Main Issues</b></p>	<p>Building Elements we suspect to be 'Common Parts' as described above: -</p> <ul style="list-style-type: none"> <li>- Mortar repair to chimney stack. See section 4.1 for further information; This building element is most likely a 'common part' as referred to above.</li> <li>- Rainwater gully to front of property requires clearing as partially blocked. See section 4.3 for further information; This building element is most likely a 'common part' as referred to above. However, as this is a minor menial task, you may wish to clear this partial blockage yourself. (i.e. remove plastic bag causing partial blockage by hand)</li> <li>- Mortar repairs to external walls. See section 4.4 for further information; This building element is most likely a 'common part' as referred to above.</li> <li>- Replace barge boards. See section 4.6 for further information; This building element is most likely a 'common part' as referred to above.</li> <li>- Secure hanging wires in communal hallway. See sections 3.2 and 7.4 for further information; This building element is most likely a 'common part' as referred to above.</li> <li>- Reattach dislodged ceiling tiles to the communal hallway ceiling; This building element is most likely a 'common part' as referred to above.</li> <li>- Timber floor covering in the communal hallway is showing signs of wear and will need to be renewed within the next 3 years; This building element is most likely a 'common part' as referred to above.</li> </ul> <p>Elements we expect to be under your 'Direct Ownership': -</p> <ul style="list-style-type: none"> <li>- Repair to back door lock. See section 4.5 for further information.</li> <li>- Windows to the bedrooms to be upgraded to facilitate exit during fire. See section 4.5 for further information.</li> <li>- Investigate and repair springy floor to master bedroom. See section 5.4 for further information.</li> <li>- Low level sockets to be raised for easy operation. See section 6.1 for further information.</li> <li>- Upgrade light switch in small bedroom. Change from pull cord to a conventional light switch. See section 6.1 for further information.</li> <li>- Install mechanical ventilation to the bathroom.</li> <li>- Certification to confirm that electrical installation has been inspected in the last 12 months. See section 6.1 for further information.</li> <li>- Certification to confirm that a Gas Safe registered engineer has conducted annual check on all gas appliances. See section 6.2 for further information.</li> <li>- Repair to internal/boundary wall inside large shed. See section 7.2 for further information.</li> <li>- Repair to flagstone steps in back garden. See section 7.3 for further information.</li> <li>- Bulge to boundary wall in back garden. See section 7.3 for further information.</li> <li>- Neighbour's downpipe discharging onto boundary wall in back garden. See section 7.5 for further information.</li> </ul> <p>Only one issue was identified which requires immediate attention. Namely, the investigation and repair of the springy floor to the master bedroom. However, you should read the full contents of this report to establish whether any matters are of concern to you.</p>
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<p><b>Dampness Summary</b></p>	<p>Dampness causes can be for a variety of possible reasons: -</p> <p>Rising dampness is where a damp proof course within the external and internal walls is either not present, has failed, or has been breached by high ground levels. It is where ground-based moisture rises up a wall to a maximum height of 1m. It should be noted that there has been a problem with rising damp in this property in the past. Indications of this are present at the rear of the property. However, this problem has been addressed previously, with a chemical injected damp proof course (DPC) being installed and the rising damp allowed to dry out naturally. See section 4.4 for further information.</p> <p>Penetrating dampness is where moisture penetrates from outside through a wall or roof element. This can include a roof tile failure, an open chimney, a gutter failure, driving rain through a solid wall, high ground levels, failed window seals, and poor external drainage.</p> <p>Cold bridging is generally where cold spots are created at the base of internal walls due to the proximity to another cold surface (such as a solid floor) - internal airborne moisture is then attracted to the cold spots which condenses.</p> <p>There is no evidence of excessive levels of cold bridging at the property.</p> <p>Condensation is moisture produced by washing, cooking and bathing etc., carried by the air as vapour, and which settles on colder surfaces, often around windows or on cold walls and ceilings, resulting in stains and mould growth. It is often present where there is a lack of good ventilation, heating and insulation.</p> <p>Condensation levels are within levels to be expected for a property of this type and age.</p> <p>Moisture meter readings were taken internally at regular intervals, about 40/50 per room, where access permitted, throughout the property. They were taken from areas such as the internal face of all external walls, party walls, ground floor, chimney breasts, around windows and around all water using fittings. (This is not an exhaustive list).</p> <p>No unduly high damp meter readings were noted at any of the locations tested.</p> <p>See also section 5.3 for further information.</p>
<p><b>Structural Summary</b></p>	<p>No evidence of movement was seen other than that which would normally be expected in any building of this age.</p>

<b>Health &amp; Safety related matters</b>	<p>There is no evidence of recent inspection of the electrical or heating installations, but certification may be available. See sections 6.1 and 6.4.</p> <p>Hanging wires were noted in the communal area next to the consumer unit belonging to the first-floor apartment. As a result, a red HS has been applied to highlight this defect. These wires should be made safe and boxed in or secured using uPVC trunking. See section 6.1 for further information.</p> <p><b>NOTE:</b> At the time of the survey inspection, no documentary certification was available to confirm that the electrical and heating installations had been inspected in the last 12 months. As a result, a red HS rating has been applied to highlight that, although no specific defects were identified, you should ensure that these services are inspected by a suitably qualified competent person prior to exchange of contracts to confirm they are safe to use, and that you are aware of the costs of any works that may be necessary.</p>
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## 2.3 - External Photographs



Front elevation



Front garden - pic 1



Front garden - pic 2



Rear elevation - pic 1



Rear elevation - pic 2



Rear elevation - pic 3



Back garden



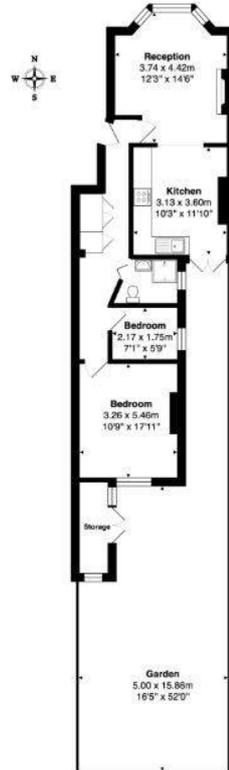
## 2.4 - Summary of Accommodation

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

The approximate living area of the property, excluding outbuildings, is 60.2m<sup>2</sup> (648ft<sup>2</sup>)



## 2.5 - Floorplan



Total Area: 60.2 m<sup>2</sup> ... 648 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

Floorplan

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



## 2.6 - Energy Performance

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

The Energy Performance Certificate (EPC) for the property, which was not prepared by me, shows a current efficiency rating of 68, band D. The potential rating is given as 77, band C. The rating as provided for this property is around the UK average. The full certificate is available from [www.epcregister.com](http://www.epcregister.com), and the front page is reproduced below.

The Glow worm Flexicom 24cx boiler is a modern boiler and has average efficiency for a combination condensing boiler of this type.

The external walls could benefit from the installation of solid wall insulation. However, some properties are not suitable for insulation. You should gain the view of a reputable installer before proceeding. A list of installers is available at <https://ciga.co.uk/>

Further improvements could be gained by employing renewable energy sources such as solar and/or PV (photovoltaic) panels for hot water and electricity generation. However, your ability to do this would be hampered as the roof is technically part of the first-floor apartment, as well as a 'common part' of the building for which you share responsibility.

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

It is understood that the property is not subject to a Green Deal financing loan for energy efficiency improvements.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

<b>Feature</b>	<b>Description</b>	<b>Rating</b>
Wall	Solid brick, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A



## Section 3 - Conveyancing, Health & Safety and Environmental Matters

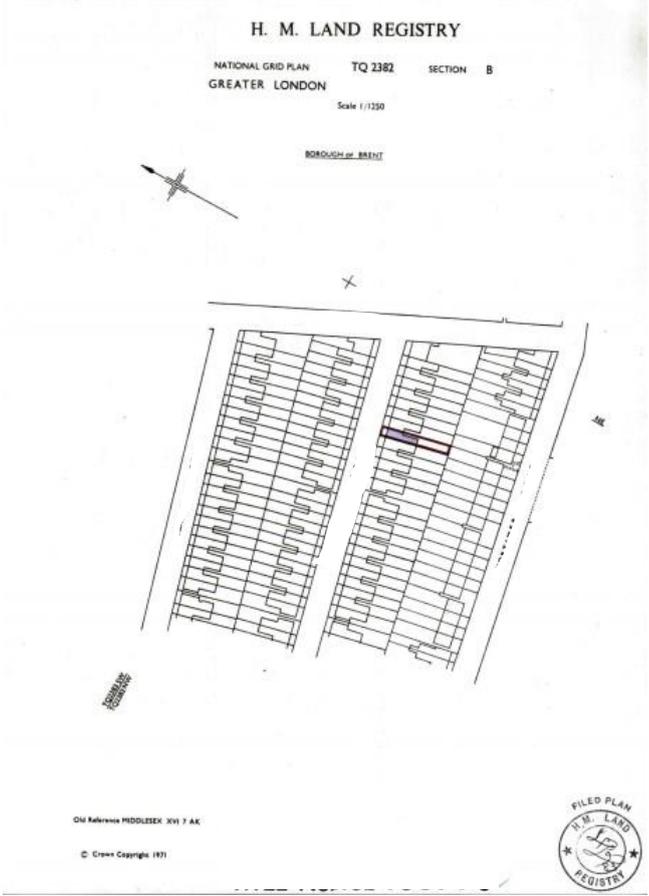
### 3.1 - Conveyancing Related Matters

This information should be highlighted to your conveyancer.

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

<b>Extensions &amp; Alterations</b>	Extensions: None noted Conservatory: None noted Loft Conversion: Noted to upstairs apartment New Boiler: A modern condensing combination boiler has been installed Chimney / Breast Removals: Chimney breasts were noted in the Living Room and in the Kitchen Wall Removal: None noted Post 2002 Windows: None noted Log Burner Installation: None noted Electrical Circuits: None noted Renewables: None noted Drainage: Noted to the front and rear of the property
<b>Access &amp; Rights of way</b>	No issues were noted by the Surveyor.
<b>Easements &amp; Wayleaves</b>	<p>In simple, but non-legal terms, an easement is the right of one landowner to make use of another nearby piece of land for the benefit of his own land.</p> <p>An example may be that of a right of way across land belonging to someone else to gain access to a garage or gate.</p> <p>A wayleave is a right for someone (usually a utility company) to take pipes, wires or cables across another's land.</p> <p>Nothing was seen at the site which suggested that such rights may exist, but you should check with your legal advisor who will have seen any relevant documentation.</p> <p>No issues were noted by the Surveyor.</p>
<b>Property Let</b>	No issues were noted by the Surveyor.
<b>Tree Preservation Orders</b>	No issues were noted by the Surveyor.

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

	 <p style="text-align: center;">Land registry</p>
<p><b>Common and Shared Areas</b></p>	<p>Common or shared areas were noted by the surveyor. These were namely the front garden, the communal entrance and the communal hallway. All of these areas are most likely 'common parts' as referred to in section 2.2.</p>



## 3.2 - Health & Safety related matters

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

### Fire Risk

The design of the windows on the ground floor to the rear of the property prevent easy exit in the event of fire. It is recommended that the windows in both bedrooms be upgraded to accommodate easy exit.

There were no smoke detectors noted to be fitted at the property. You are advised to ensure that adequate smoke alarms are fitted, and that they are in good working order.

There is a battery-operated smoke detector in the communal area.

Ceiling tiles were noted in the communal hallway, which may be flammable and as such a fire hazard. You should confirm if this is the case prior to purchase. If the tiles are found to be flammable, they should be removed and the area made safe. Again, this area is a 'common part' of the building, so would need to be rectified by the building management company.

There is a solid fuel burning appliance in the small bedroom. You should ensure that a carbon monoxide alarm is present. A battery-operated carbon monoxide alarm was present at the time of the inspection. However, this was not tested.

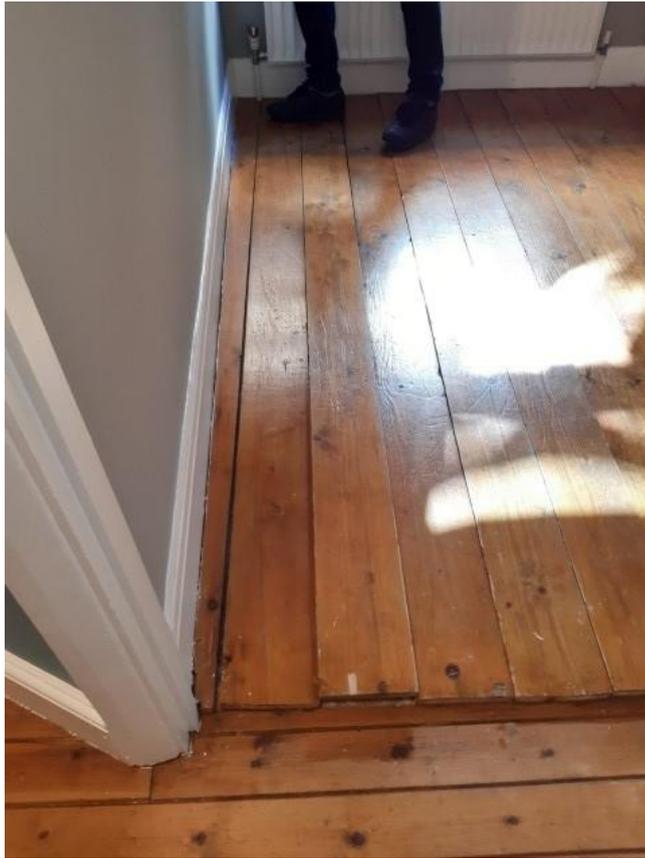
#### Lighting Advice:

If you plan to install downlights set into the first-floor ceiling, it is recommended that you install intumescent covers or fire protected lights. The following should be noted; When a hole is cut into a ceiling to mount a recessed downlight, a potential fire hazard is created as the hole can allow fire to spread unchallenged. Some downlights are fire rated to protect against the spread of fire in this way, but older types are unlikely to be of this design. In such circumstances a protective cover, known as a fire hood, is installed over the light within the roof space so as to restore the fire-resistant integrity of the ceiling.



Possible flammable ceiling tiles to communal hallway

	 <p style="text-align: center;">Smoke detector to communal hallway</p>
<b>Safety Glass</b>	No issues were noted by the Surveyor.
<b>Lead Pipes</b>	<p>A visual inspection was carried out, however pipes buried within walls or beneath the ground were not inspected.</p> <p>No issues were noted by the Surveyor.</p>
<b>Risk of Falls</b>	<p>Window cill heights: No Issues noted.</p> <p>Trip Hazards: A trip hazard exists at the transition from the hallway to the small bedroom. It was also noted that the decorative floorboards in the small bedroom were not secured to the floor and could be lifted up, thus creating a hazard. These decorative floorboards should be made secure.</p>



Floor covering in small bedroom not secured - pic 1



Floor covering in small bedroom not secured - pic 2



Trip hazard to small bedroom

<p><b>Unsafe Fittings</b></p>	<p>Fittings within the property, where possible, were checked for normal everyday use, but have not been inspected or tested for safety purposes.</p> <p>No issues were noted by the Surveyor with regards to the fittings within the property.</p> <p>Hanging wires were noted in the communal area next to the consumer unit belonging to the first-floor apartment. As a result, a red HS has been applied to highlight this defect. These wires should be made safe and boxed in or secured using uPVC trunking. See section 6.1.</p>
<p><b>Insect and Rodent Infestations</b></p>	<p>No issues were noted by the Surveyor.</p>
<p><b>Recent testing of services</b></p>	<p>There is no evidence of recent inspection of the electrical or heating systems, but certification may be available. See also 6.1 and 6.4.</p>

<b>Asbestos</b>	<p>This report is not an asbestos inspection under the Control of Asbestos Regulations 2012 and no specific testing to detect the presence of asbestos has been conducted.</p> <p>No materials were identified as those commonly known to contain asbestos, however, no testing was carried out and no evidence was available as to what may be contained within concealed or inaccessible areas.</p> <p>The Control of Asbestos Regulations 2012 apply to all non-domestic properties and the common part of domestic properties such as purpose-built flats or houses converted into flats. Therefore, an asbestos register for the common parts should be available on request from the property management company. The asbestos register should detail all known asbestos containing materials within the common parts of the building (including the communal area).</p> <p>Asbestos-containing materials can also be present in areas that cannot be accessed or inspected. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. You can obtain further information from the Health &amp; Safety Executive asbestos site <a href="http://www.hse.gov.uk/asbestos/">http://www.hse.gov.uk/asbestos/</a></p> <p>The following should be noted: -</p> <p>No specific tests have been carried out to confirm the presence or absence of asbestos in any materials, and so any references are an assumption based on of the type and age of material seen. None of the materials seen were in a condition that would give any cause for concern, even were they to contain any asbestos. Asbestos only poses a risk where airborne fibres are present and none of the materials seen were seen to be damaged in a way that would release fibres.</p> <p>Asbestos containing materials were commonly used in the construction, conversion and refurbishment of houses in the 1950's-70's, though the use of asbestos was not completely prohibited until the late 1990's. Many houses therefore include materials that contain asbestos and are lived in safely and without risk to health. However, you should be aware that there are health risks when asbestos containing materials are drilled or sanded and you should consider this when carrying out any alterations, repairs or renovations.</p>
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### 3.3 - Environmental Matters

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

#### Flood

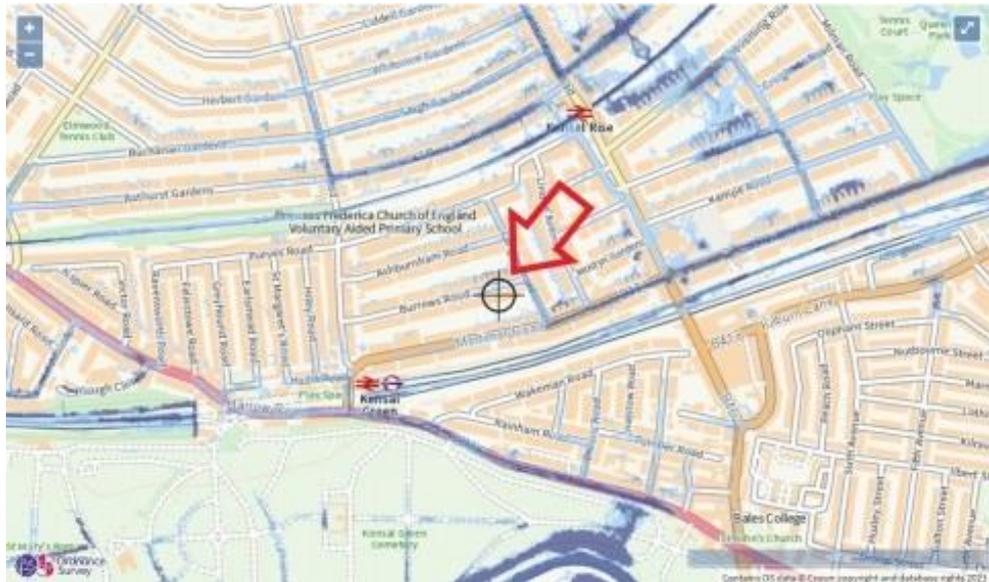
Based on a postcode search only, the property is not understood to be close to a surface water or river flood risk area.

Further information can be obtained from <https://www.gov.uk/check-flood-risk>

No specific information was obtained about the risks of pluvial flooding (rain related flooding, especially in urban areas).

You should check with your insurers that cover is available for the property, at normal rates, and without special conditions, prior to exchange of contracts.

Note that flooding can occur outside designated flood risk areas. The Environment Agency are constantly updating their data to reflect any new incidents of flooding or any increased risks of flooding. This publicly available information should be used to indicate a level of risk to the property. You should consult your legal advisor with regards to the options for carrying out a full environment search.



Flood map

#### Geology

The British Geological Survey website indicates the bedrock of the area is of London Clay, which is a flexible base and some slight seasonal movement is to be expected.

No evidence was seen of any cracking, or other disturbance, which might be linked to seasonal ground movement. See section 4.4.



Geology

**Radon**

The property is in a postcode area normally affected by low levels of naturally occurring Radon Gas emitted from the ground. You can obtain more information from UK radon, the reference site on radon from Public Health England at [www.ukradon.org](http://www.ukradon.org)

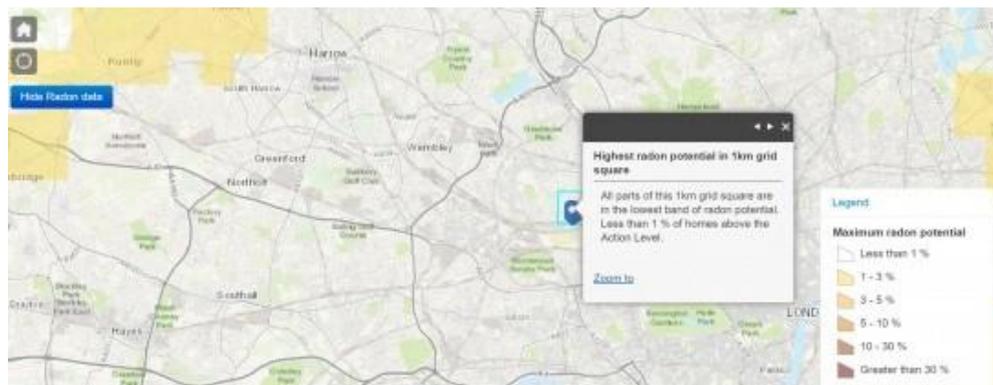
Radon is a radioactive gas, we can't see, smell or taste it. You need special equipment to detect it.

It comes from the rocks and soil found everywhere in the UK. The radon level in the air we breathe outside is very low but can be higher inside buildings.

Radon produces a radioactive dust in the air we breathe. The dust is trapped in our airways and emits radiation that damages the inside of our lungs. This damage, like the damage caused by smoking, increases our risk of lung cancer.

Radon maps can indicate if your home is in an area generally affected by radon, but cannot identify if a particular property is affected. Radon may affect one property, but not another in the same street or even next door.

Testing for radon requires a kit from UK radon, at a cost of around £50, and takes 3 months to complete. If the test identifies a high risk of radon, then it can usually be removed by increasing ventilation, particularly in sub-floor areas. The cost of this will vary but is usually in the range of £500-£2000.



Radon

<p><b>Fracking</b></p>	<p>It is understood that the property is not located within an area that falls within a block of land offered by the Oil &amp; Gas Authority (OGA) for applications to obtain a Petroleum Exploration and Development Licence (PEDL). Such licences may include permission to carry out fracking.</p> <p>The Government gives further information in its document "Guidance on fracking: developing shale gas in the UK". You can read the information at: - <a href="https://www.gov.uk/government/publications/about-shale-gas-and-hydraulic-fracturing-fracking/developing-shale-oil-and-gas-in-the-uk">https://www.gov.uk/government/publications/about-shale-gas-and-hydraulic-fracturing-fracking/developing-shale-oil-and-gas-in-the-uk</a></p>
<p><b>Landfill</b></p>	<p>There is no evidence that the property is located on or immediately adjacent to a former landfill site.</p>
<p><b>Invasive Species</b></p>	<p>The grounds around the house were inspected for any indications of Japanese Knotweed.</p> <p>It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.</p> <p>No evidence of any Japanese Knotweed was located. However, the vendor should be asked if they have any knowledge of Japanese Knotweed at the property.</p>
<p><b>Mining</b></p>	<p>No issues were noted by the Surveyor.</p>



## Section 4 - Outside of the Property

### Scope of survey

The following was carried out:-

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

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

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

As this is a leasehold property, there will be a level of shared liability for the maintenance and upkeep of some or all external aspects and services to the block. This may include the roof structure, external walls and drainage services, and all grounds, driveways and garden areas. It would be prudent to understand the inspection and maintenance schedule, and to understand when all shared elements were last inspected in detail and if there are any current works planned.

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

	<b>4.1 Chimney Stacks</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	<p>There is one chimney stack associated with the property. This building element is most likely a 'common part' as described in section 2.2.</p> <p>The chimney stack is brick built. It has four chimney pots which provide for a flue to the fire place in the Living room and a flue to the fire place in the kitchen. The flashing at the base of the stack, at the junction with the roof slopes, is of lead. The stack has a horizontal damp proof course preventing rain penetrating the brickwork below.</p>		
<b>Nature of inspection and Limitations</b>	<p>The chimney stack was examined from ground level with the aid of binoculars, for possible defects including undue movement, distortion, chemical or weather-related damage, brickwork and pointing damage and any other evidence of failure.</p> <p>Due to limited viewing angles, it is not possible to see all faces of the chimney stack from ground level, and it is assumed that the condition of those faces not visible is similar to that of the visible faces.</p>		
<b>Condition</b>	<p>No significant defects were noted and the chimney stack was found to be structurally stable.</p> <p>No evidence was seen of any unusual cracking or other failure, or of unusual wear of the bricks.</p> <p>It was noted that there is a gap in the mortar pointing between the bricks at the bottom right-hand corner of the front face of the chimney stack.</p> <p>The flashing at the base of the stack is, as far as can be seen, in a serviceable condition.</p> <p>The chimney pots are uncapped and open to the elements. If any pots are left uncapped then rain can penetrate the flues and damp can appear inside the property on the chimney breasts. Providing fireplaces are regularly used then any penetrating moisture will dry out, however if fireplaces are used infrequently, or blocked/sealed off as is the case in the kitchen, then it would be prudent to provide rain cowls to allow ventilation but prevent moisture ingress to the flue.</p>		
<b>Action Required</b>	<p>Missing, loose or defective mortar should be repointed as necessary.</p> <p>Capping of the open pots is required to prevent water penetration to the flues</p> <p>The chimney stack should be regularly monitored for any indications of damage, instability or other defects. 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.</p>		



Chimney stack



## 4.2 Roof Coverings

Condition  
rating

1

**Construction  
& Type**

The main roof slopes are pitched and covered with interlocking clay tiles. This building element is most likely a 'common part' as described in section 2.2.

The roof is formed from a single ridge running across the width of the property, with pitches to the front and rear. This ridge appears to be dressed with a rigid bitumen ridge flashing and not the traditional clay or concrete ridge tiles associated with traditional roofs.

There are two Velux windows to the front roof pitch and a dormer window to the rear pitch. This indicates that there has been a loft conversion constructed in the first floor flat.

All hip tiles appear to be clay.

There is a flat roof section to the loft room and dormer window which is of built-up layers of mineral felt. The dormer itself is faced with plain clay tiles.

It is not possible to view the valley gutters from ground level.

**Nature of  
inspection  
and  
Limitations**

The roof pitches were examined from ground level with the aid of binoculars, for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.

Parts of the main roof, along with the flat roof section to the loft room and dormer, are not visible from ground level or any other vantage point available.

**Condition**

Pitched Sections:

No significant defects were noted to the roof, which was found to be structurally stable.

All tiles seen were in a serviceable condition with no evidence of any major failures or defects. The mortar beneath the hip tiles is complete and intact with no evidence of any major weathering. The ridge appears to be even with no evidence of any undue levels of flexing or bowing.

No significant numbers of slipped, chipped, broken or missing tiles were noted on any of the roof pitches.

Flat Sections:

The flat roof appears to be in a serviceable condition. However, as stated, parts of the flat roof section were not visible from ground level. The upstands were complete.

Compared to traditional coverings such as tiles and slates, most bitumen felt roofs have a typical life of 10-25 years. They are also prone to sudden failure and leakage. Periodic re-covering will therefore be necessary. When this is undertaken, the supporting structure may also need some attention.

It is estimated that the both the pitched roof and flat roof coverings are relatively new and at the beginning of their expected service life. We would estimate that both pitched and flat sections were recovered in last 5 years. The vendors may have certification for the previous recovering works.

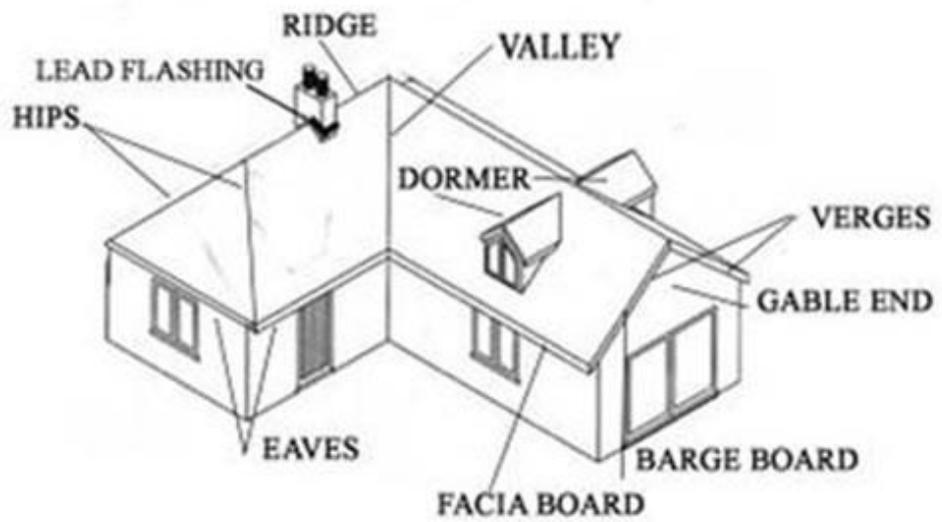
<p><b>Action Required</b></p>	<p>Pitched Sections: Carry out normal maintenance including removal of moss build-up.</p> <p>You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather. Any slipped, missing or broken tiles on the roof pitches should be repaired and replaced. Any missing mortar at the verges and beneath any hip tiles should be replaced. Any moss or other accumulated plant matter should be cleared</p> <p>Flat Sections: Ideally you should anticipate that it would require normal maintenance for the short to medium term but you should allow for recovering within 10-20 years, although, there is no evidence of failure at present. The most likely areas where deterioration will occur are the joints between the flat roof and the parapets or to other upstands. When any recovering is undertaken, the supporting structure may also need some attention.</p>
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Roof - pic 1



Roof - pic 2

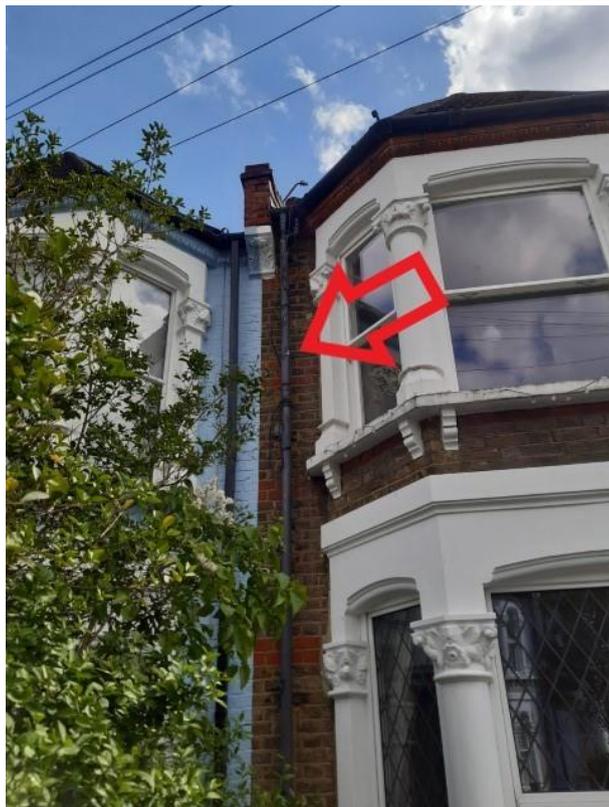


Roof elements

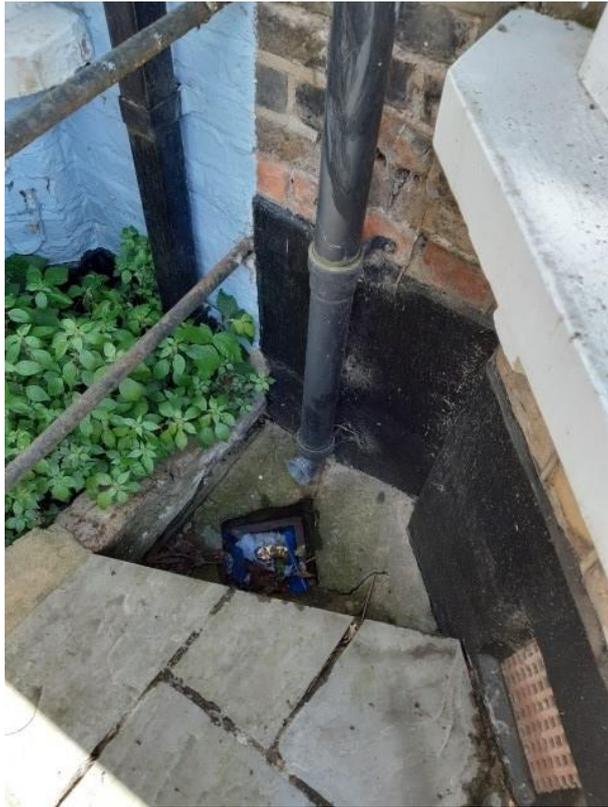
	<b>4.3 Rainwater and Above Ground Drainage Fittings</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	<p>The rainwater gutters and downpipes are uPVC throughout. This building element is most likely a 'common part' as described in section 2.2.</p> <p>There is one gully to the front of the property providing drainage to the downpipe from the front section or roof.</p> <p>There are two gullies to the rear providing drainage to downpipes from the rear section of roof. The soil &amp; vent pipe is uPVC and located to the rear of the property.</p> <p>No additional gullies for rainwater were noted around the property.</p>		
<b>Nature of inspection and Limitations</b>	<p>An inspection was carried out from ground level with the aid of binoculars, to look for possible areas of leakage, misalignment, overflow and other defects.</p> <p>The soil &amp; vent pipe Rainwater goods (gutters and downpipes) and gullies were examined for any signs of damage, leakage, correct supports, cracking and evidence of significant wear.</p> <p>As it was dry at the time of survey only a limited assessment could be made as to the effectiveness of the rainwater fittings.</p>		
<b>Condition</b>	<p>The gutters and downpipes are currently in a serviceable condition and with no significant misalignment.</p> <p>No evidence was seen of excessive staining of the walls or adjacent areas, which might indicate that significant leaks have been occurring.</p> <p>All gullies to the rear of the property were clear at the time of the survey with no evidence of any flooding or other drainage problems. The gully to the front of the property was partially blocked with what appears to be a plastic carrier bag, which requires clearing. If not cleared the flow of rainwater will be obstructed and drainage will be prohibited. This is just a maintenance issue.</p> <p>All gullies require regular clearing of any debris that will accumulate over relatively short periods of time.</p> <p>The soil &amp; vent pipe and associated plumbing is in good condition with no leakages noted.</p>		
<b>Action Required</b>	<p>The gully to the front of the property requires clearing.</p> <p>Gutters and downpipes should be cleaned and inspected regularly to ensure that they are free from blockages and leaks. If it is noted during any heavy rain, that gutters or downpipe joints are leaking, then these must be fixed as soon as possible to prevent water penetration to the property and damage to the foundations.</p> <p>Climbing plants are prone to causing blockages in gutters and downpipes and should be removed from the area around the facilities on a regular basis.</p>		



Gutter to front elevation



Downpipe to front elevation



Gully to front elevation obstructed by rubbish



Rainwater drainage to rear elevation



Gully to rear elevation

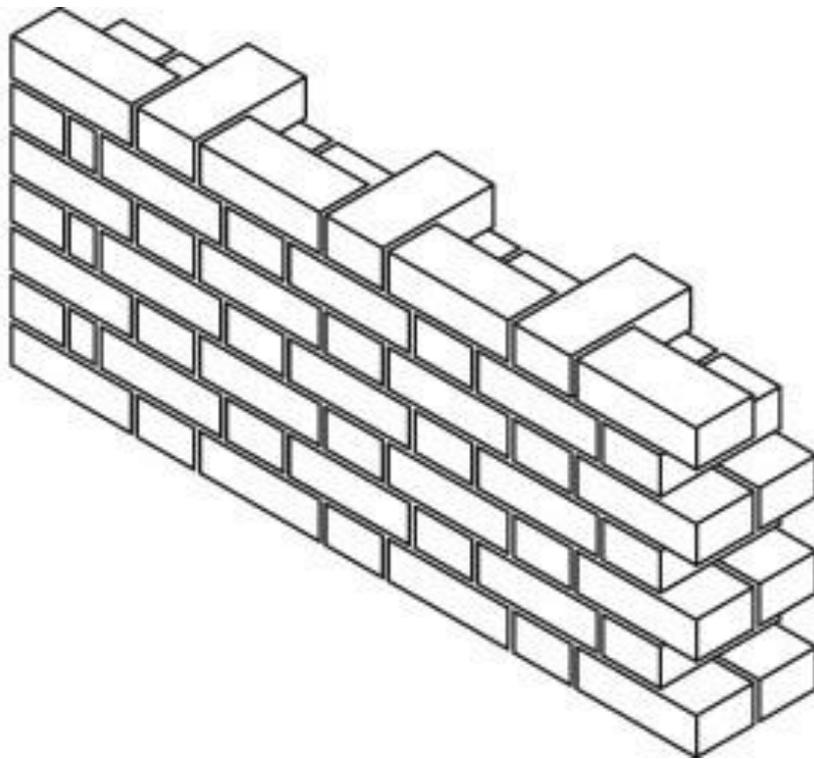


Soil & vent pipe to rear elevation

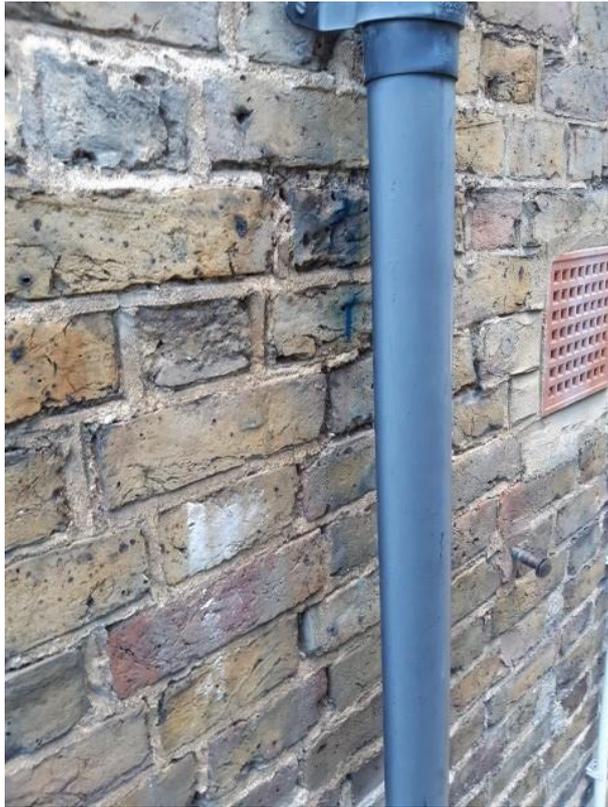
	<h2 style="margin: 0;">4.4 Walls</h2>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	<p>The outside walls are brick faced and of solid construction. This building element is most likely a 'common part' as described in section 2.2. The bricks are laid in a Flemish bond style consistent with this type of construction</p> <p>The damp proof course at ground level [waterproofing to prevent rising damp] is a retrofit chemical injection type. However, evidence of a damp proof course was only noted to the rear of the property. No evidence of a damp proof course was noted to the front of the property.</p> <p>Sub floor ventilation points (airbricks) around the property, are cast-iron</p>		
<b>Nature of inspection and Limitations</b>	<p>The outside walls were examined from ground level with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork and pointing, cracking, indications of subsidence and land failure and other defects.</p>		

<p><b>Condition</b></p>	<p>During a non-invasive inspection of this type, it is not possible to expose the foundations. A property of this type and age would not be expected to have foundations that meet current standards, but this should not be considered to be unusual. No evidence was seen of cracking, or other damage, which might indicate that the foundations are failing to provide adequate support for the property.</p> <p>The British Geological website indicates the ground is of London Clay, which is a flexible base and some slight seasonal movement is to be expected. No other evidence of movement was seen other than that which would normally be expected in any building of this age.</p> <p>Most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance.</p> <p>No significant defects were noted and the walls were found to be structurally stable.</p> <p>No evidence was seen of any cracking which might indicate that the property is subject to subsidence, unusual settlement, or other exceptional movement of the ground.</p> <p>The window lintels and vertical mortar junctions are all complete with no evidence of any movement. These areas are mentioned specifically as any movement to the property would be noted at these points.</p> <p>Some evidence was seen of weakened mortar pointing between the bricks. See photos below. These defects are due to and are typical of a building of this age.</p> <p>In most external walls there should be a damp proof course (DPC) just above ground level. This is an impervious layer present to prevent dampness rising up the walls from the ground. In modern properties this is often a plastic membrane but in older properties other materials such as bitumen felt or slate are often found. Houses built before 1880, or so, usually have no provision to prevent dampness rising up, or penetrating through the walls. In this case a DPC can be seen at the base of the walls to the rear of the property only. This DPC is at ground level and is of a retrofitted chemical injection type. No evidence of a damp proof course was noted to the front of the property.</p> <p>It should be noted that there has been a problem with rising damp in this property in the past. Indications of this are present at the rear of the property in the form of stained brickwork. However, this problem has been addressed previously, with a chemical injected damp proof course (DPC) being installed and the rising damp allowed to dry out naturally. There are no signs of damage internally to the internal wall surfaces. See section 5.3 for further information on internal walls.</p> <p><b>Other Aspects</b></p> <p>As the external walls are of solid construction it is assumed that no wall ties are present.</p> <p>There is no evidence that the external solid walls have been insulated. The energy efficiency of the property may be improved by installing insulation, however not all properties are suitable for insulation and a survey by a specialist company should be conducted prior to any installation.</p> <p>Air bricks are visible at the base of the external walls. These are present to ensure adequate ventilation to the under-floor voids to minimise the build-up of moisture that can promote the development of rot and other defects in the materials that support the floors. It is essential that a free flow of air is maintained through the air bricks. At the time of the survey all airbricks were free from external obstructions.</p>
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<p><b>Action Required</b></p>	<p>The existing mortar pointing is approaching the end of its life. It will be necessary to remove the current mortar pointing and replace/repoint with new mortar. If repointing is not carried out then this will lead to water migrating through the external walls, to the inside of the property. This in turn will lead to problems with damp and possibly other building defects.</p> <p>Walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent.</p> <p>You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather.</p> <p>Ensure that the air bricks are kept clear to maintain adequate ventilation in the underfloor void. External paving and soil levels should not be allowed to rise above the level of the air bricks. A lack of ventilation can allow moisture levels beneath the floor to become elevated, increasing the risk of the development of moisture related defects such as rot and infestations by wood boring insects (commonly known as woodworm).</p>
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Flemish bond



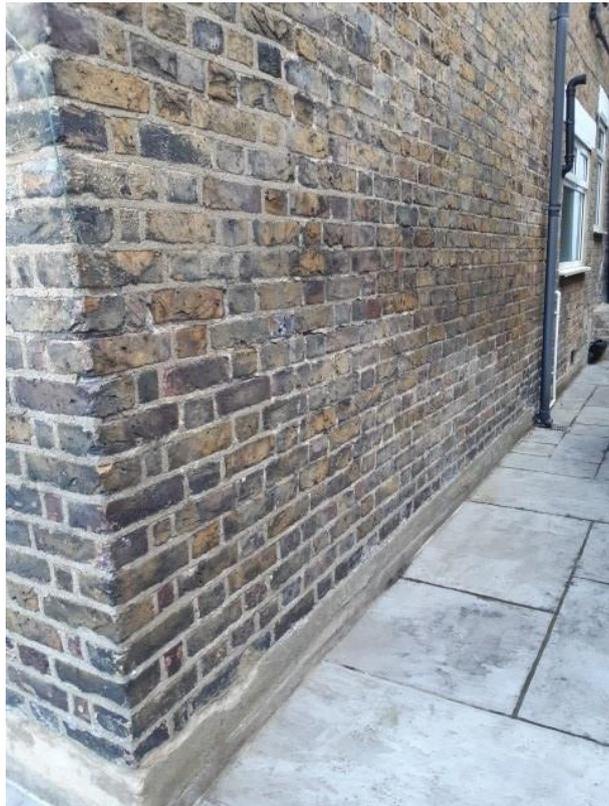
Missing mortar to rear elevation - pic 1



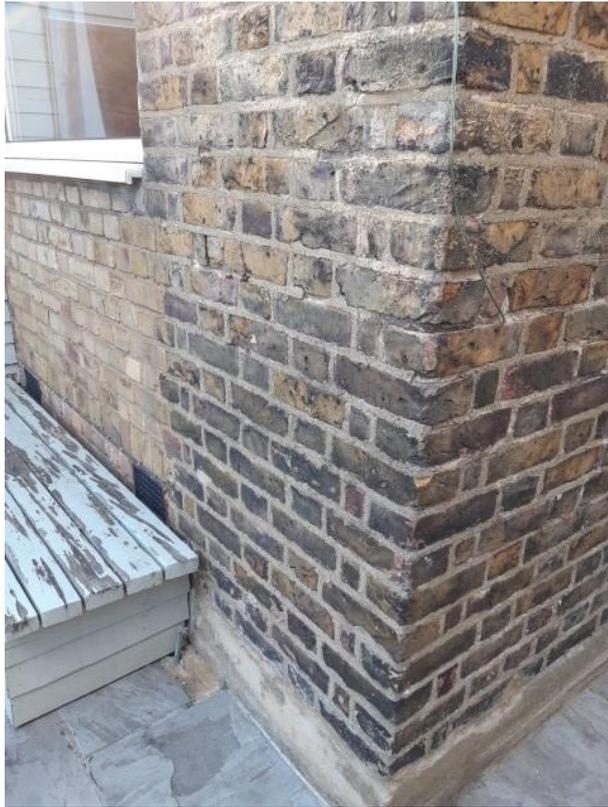
Missing mortar to rear elevation - pic 2



Missing mortar to rear elevation - pic 3



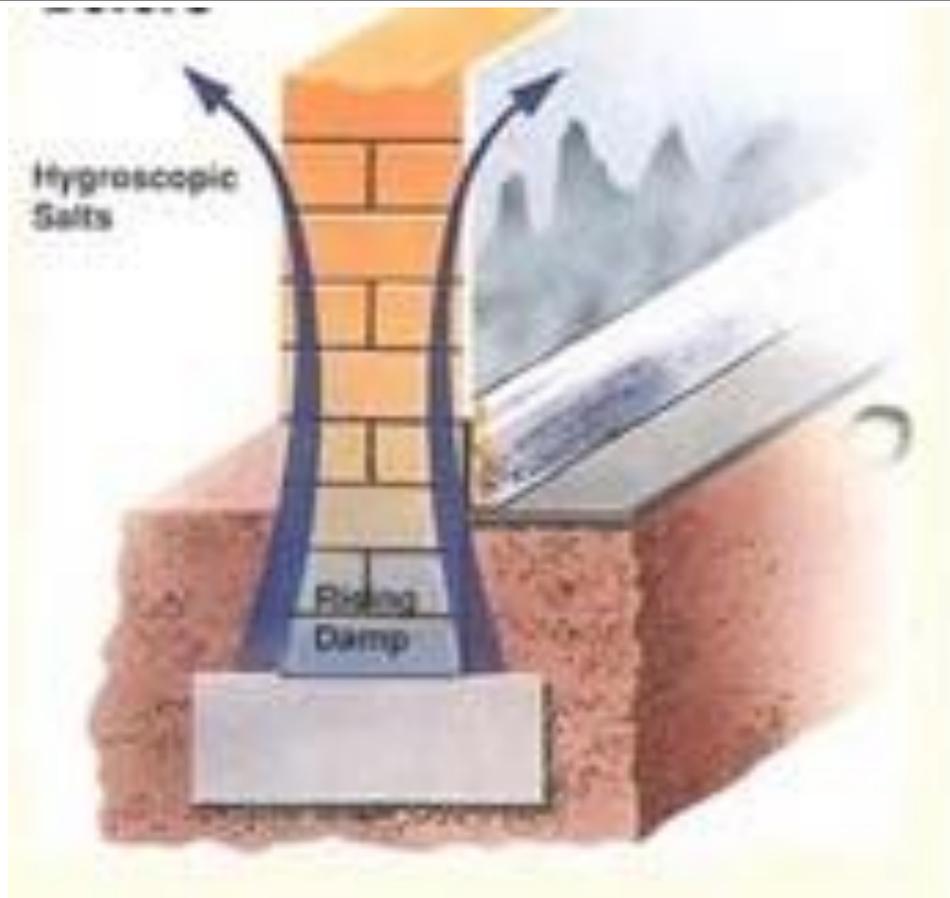
Staining due to rising damp - pic 1



Staining due to rising damp - pic 2



Chemical injected damp proof course to rear elevation



Rising damp



## 4.5 Windows and External Doors

Condition  
rating

2

<b>Construction &amp; Type</b>	<p>All of the windows are double glazed with uPVC frames and are of a top or side hung casement type.</p> <p>All of the windows checked were fitted with individual key operated locks.</p> <p>The front door is of timber construction. The back door is uPVC complete with double glazed units. The front door is fitted with a 5-lever mortise lock and a yale night latch. The back door is fitted with a multi-point locking system.</p>
<b>Nature of inspection and Limitations</b>	<p>All external doors were checked for normal operation and signs of failure or damage.</p> <p>Windows were examined for general signs of degradation and failure including blown double glazing units and worn seals. Opening was attempted to all windows and all checked for normal operation. The condensation levels in certain weather conditions can disguise evidence of blown double glazed units.</p> <p>All windows were locked with no key present. Therefore, none of the windows could be opened or closed to verify if they functioned normally.</p>

<p><b>Condition</b></p>	<p>No significant defects were noted, all doors operated effectively on opening and closure. All locks functioned correctly except for the lock on the back door, which I struggled to lock. The back door did lock after several attempts.</p> <p>Windows The uPVC windows are dated and due for renewal. However, the frames are in overall serviceable condition. It is recommended that the agent is asked if keys to the windows are present as this will be an additional cost upon purchase of the property.</p> <p>Internal sill heights were compliant with the current legal safety limits. Due to a lack of keys, we were unable to confirm if all handles operated satisfactorily.</p> <p>Due to the old construction of all glazing units (approximately 1990), they have no thermal e-coating on the internal faces to reflect some heat back into the property. New uPVC windows would increase the thermal efficiency of the property. If the windows are to be renewed then they should be installed by a FENSA certified window fitter and FENSA certification for all new windows and doors sets provided on completion.</p> <p>It should be noted that the design of the windows in both bedrooms prevent easy exit in the event of a fire.</p> <p>Failed sealed glazing units There are failed sealed glazing (blown) units in some of the windows. This occurs when the seal around the edge of the window unit fails, allowing moisture laden air to enter between the panes of glass. This is identified by misting of the glass on the inside faces of the sealed unit, and the formation of crystals around the inside of the seal of the unit. Once the seal on a unit has failed it cannot be repaired and the window unit (though not always the frame) needs to be replaced.</p> <p>Atmospheric moisture levels in certain weather conditions and external dirt can disguise evidence of other blown double-glazed units. However other weather conditions may highlight the presence of more failed units.</p> <p>Under normal circumstances sealed double glazed units can be expected to last around 20 years before the seals begin to fail. This can occur more quickly where windows are in exposed or vulnerable situations. It is estimated that most of the windows currently fitted are approximately 35 years old.</p>
<p><b>Action Required</b></p>	<p>Failed sealed glazing units require replacement. It should also be considered that, where some sealed units within a window have failed, others may also fail in due course.</p> <p>Normal maintenance of frames, hinges and locks is required.</p> <p>As the windows are approaching the end of their life, it would be prudent to upgrade/renew the windows and install units that allow easy exit in the event of a fire.</p> <p>Be aware that previous owners may have distributed multiple sets of keys for the windows and doors to individuals not known to you. When purchasing a property, you should consider the cost of replacing all of the door and window locks as soon as possible after you take up occupation. When doing this you should consult your insurers to ensure that you meet their requirements for security, and obtain any discounts that may be available by improving the security of the property.</p>



Communal front door - front view



Communal front door - rear view



Front door to apartment - front view



Front door to apartment - rear view



Yale night latch and 5-lever mortise lock to front door



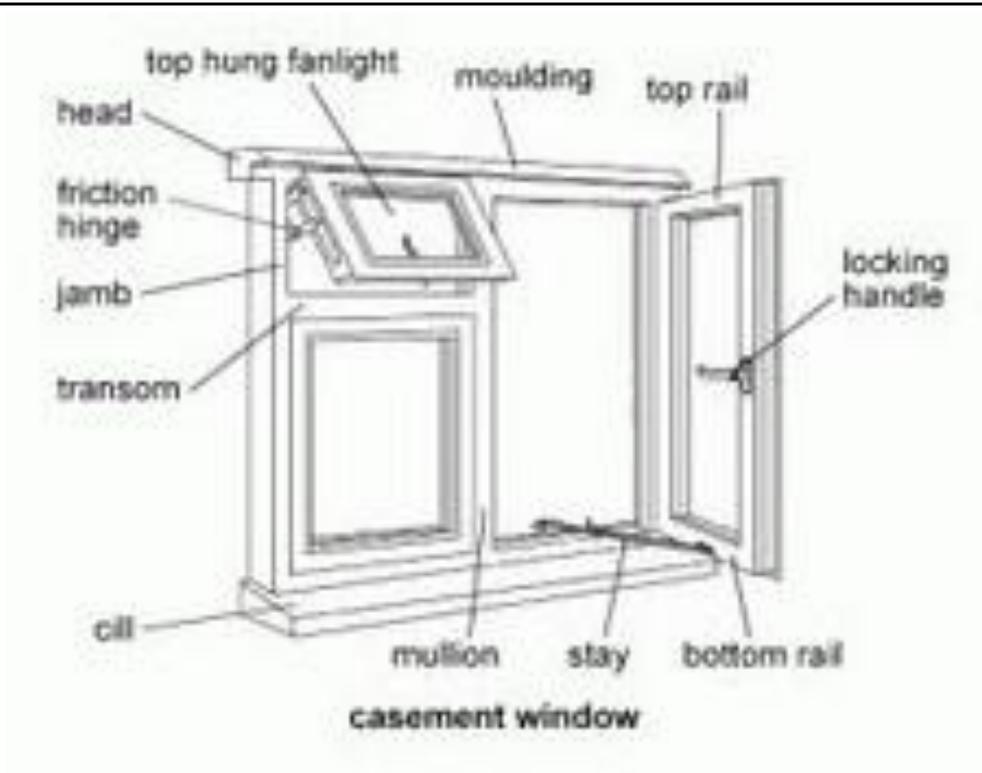
Back door - front view



Back door - rear view



Multi-point locking system to back door



Example of casement window style



Living room window



Window to master bedroom



Raised window cills

	<b>4.6 External Joinery and Finishes</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	<p>This includes such items as woodwork at the roof edges, fascia's, and trim panels. Decorated areas include such items as windows, doors, walls, timbers at roof edges, porches. These building elements (except for the windows) are most likely 'common parts' as described in section 2.2.</p> <p>Barge boards are the vertical timbers to which the gutters are fixed on the front and rear elevations. Soffits are the horizontal uPVC boards joining the fascia boards to the dormer window walls. Fascia boards are the vertical uPVC boards to which the gutters are fixed on the dormer window.</p> <p>The bargeboards are all of timber construction, while the soffits and fascia's to the dormer window are uPVC.</p>		
<b>Nature of inspection and Limitations</b>	<p>Decorated surfaces were examined from ground level with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. Decorations were examined for signs of wear and tear, peeling paint, lack of oiling where applicable and other defects.</p>		
<b>Condition</b>	<p>There are areas where peeling paint is visible to most parts of the gutter boards and the edging boards. Some redecoration is now required or consideration given to replacing all boards noted and soffit boards with modern uPVC equivalents.</p>		
<b>Action Required</b>	<p>Regular maintenance will be required especially to the rear elevation which faces south. This section of the property will receive most of any inclement weather and the heat of the sun.</p>		



Eaves detail



Timber barge board to front elevation



Timber barge board and uPVC soffit & fascia to rear elevation

	<h2 style="margin: 0;">4.7 Conservatories and Porches</h2>	<b>Condition rating</b>	<b>NA</b>
<b>Construction &amp; Type</b>	There is no conservatory or porch at the property.		



## Section 5 - Inside the Property

### Scope of survey

The following was carried out:-

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

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

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

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

Sound insulation or noise is not commented on.

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

Secured panels and/or hatches were not removed.

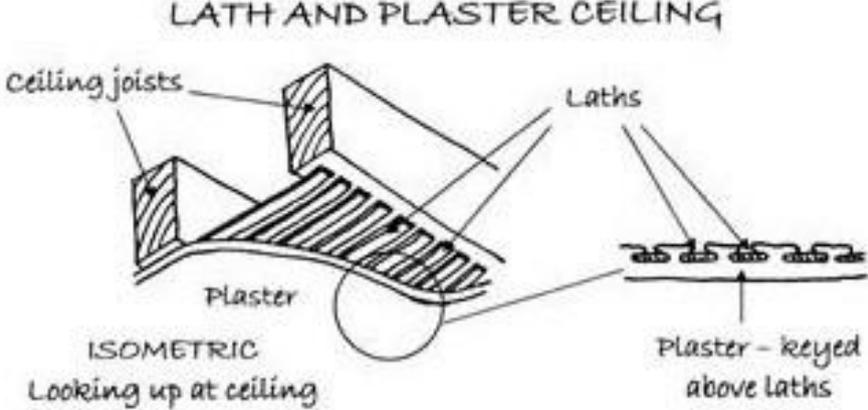
As this is a leasehold property, there will be a level of shared liability for the maintenance and upkeep of some or all external aspects and services to the block. This may include the roof structure, external walls and drainage services, and all grounds, driveways and garden areas. It would be prudent to understand the inspection and maintenance schedule, and to understand when all shared elements were last inspected in detail and if there are any current works planned.

The roof space was entered only where safe access was from within the property itself and where there was no risk of trespass. The roof space was not entered if access is only possible from the shared parts or from within another flat.

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

	<h2>5.1 Roof Spaces</h2>	<b>Condition rating</b>	<b>NA</b>
<b>Construction &amp; Type</b>	The main roof space was not accessible. However, it can be seen from ground level that a loft conversion and dormer window are present.		
	 <p>Loft conversion</p>		

	<h2>5.2 Ceilings</h2>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type</b>	The ceilings are made of lath and plaster. Floor to ceiling heights are approximately 2.5m.		
<b>Nature of inspection and Limitations</b>	Ceilings were examined for signs of undue levels of bowing, cracking, staining and other defects.		

<p><b>Condition</b></p>	<p>No significant defects were noted.          There is a crack apparent to the ceiling in the hallway. It is located to the underside of the stairs of the upstairs apartment and is due to deflection of the stair timbers. This is a minor defect and would be considered as normal considering the location of the crack and the proximity of the stairs.</p> <p><b>Lathe and Plaster</b>          Lath and plaster is where wooden Lathes about 10mm wide by 2mm thick, with 3mm gaps between each lathe, are nailed to the underside of the joists and then plaster is applied. The plaster fills the gaps and adherence is achieved.</p> <p>Lath and plaster ceilings which have remained in place for many years may become unstable over the course of time as the plaster loses its key to the laths. Often it is difficult to identify such instability without performing destructive checks to assess the security of the surface of the ceiling. Whilst it is not possible to carry out these checks during the course of a visual survey, it is recommended that you assess the stability of the ceilings by checking them for areas of loose surface plaster, or undue movement when pressed.</p> <p>No undue levels of movement or detachment were observed during the survey</p>
<p><b>Action Required</b></p>	<p>Normal future maintenance is required, including filling and redecorating any cracks as necessary.</p>
	<p style="text-align: center;"><b>LATH AND PLASTER CEILING</b></p>  <p style="text-align: center;">Lath and plaster ceiling</p>



Crack to hallway ceiling

	<b>5.3 Walls</b>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type</b>	Internal walls are primarily of solid masonry construction. The inside faces of some of the external walls have been dry-lined.		
<b>Nature of inspection and Limitations</b>	<p>Internal walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage.            Moisture meter readings were taken at regular intervals where access and wall construction/location permitted.</p> <p>Moisture meter readings can only provide a guide as to the presence of dampness and the recording of high readings can be affected by other factors, for example metallised wall finishes, chemical salts within internal plaster, or reactive materials below the plaster surface. A definitive and complete diagnosis for the presence of dampness, and the cause, will involve further testing requiring invasive methods that will cause some damage to the wall surfaces.</p> <p>Where walls have been dry-lined, or are of timber stud or lath and plaster construction, as indicated, it is not possible to obtain moisture meter readings that might indicate whether dampness is present behind the finished decorated surfaces. Sometimes defects can exist within these areas but which are not apparent during a visual inspection.</p>		
<b>Condition</b>	<p>No significant defects were noted during my inspection and the internal walls were found to be structurally sound.            No evidence was seen of any cracking which might indicate that the property is subject to subsidence or unusual settlement.</p> <p>Damage was noted to the hallway wall, behind the front door. This is due to repeated impacts from the door handle when the door has been opened. There is a door stop present, however, this door stop is too short to provide any protection to the wall. It is recommended that the door stop be replaced with a longer door stop that will provide adequate protection.</p> <p>All moisture meter readings recorded around the property were found to be within a normal range indicating that, in those areas that could be accessed, it is not affected by rising or penetrating damp.</p> <p>Internal walls are well maintained and surface finishes are in a serviceable condition. Some general unevenness was noted. This is due to normal disturbance of the surface by decorations, minor repairs and fittings having been attached in the past.</p> <p>At the time of the survey no undue levels of cracking were noted.</p> <p>Some of the internal walls are dry-lined or of timber stud construction. This means that special fixings will be required where heavy objects are to be hung onto or attached to the walls as the plasterboard facing of the walls is not sufficiently strong to carry heavy weights. It will also be the case that picture hooks and other nailed-in fixings will only have a light hold within the wall facing.</p>		
<b>Action Required</b>	Normal maintenance is required, including filling and redecorating cracks as necessary.		

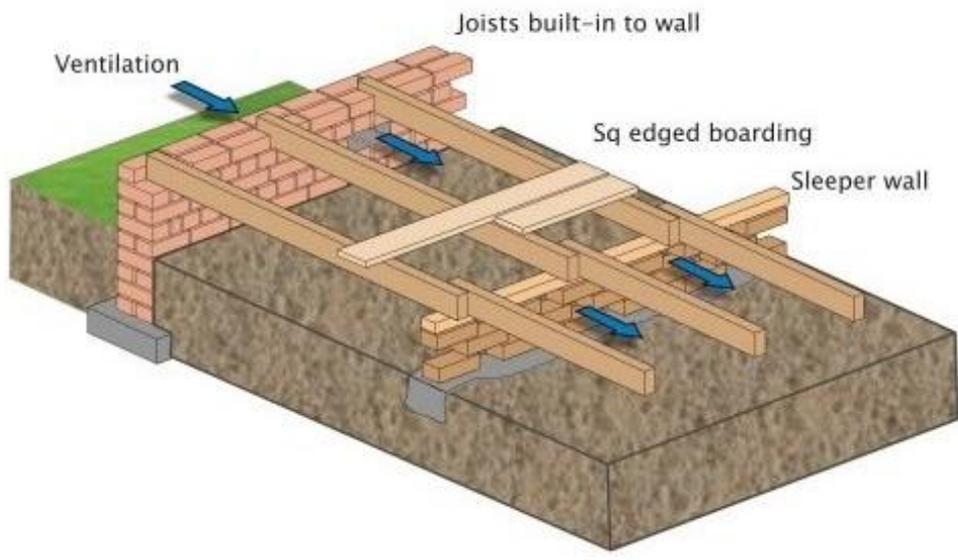


Damage to hallway wall from front door impact



Front door stop not long enough to prevent impact

	<h2 style="margin: 0;">5.4 Floors</h2>	<b>Condition rating</b>	3
<b>Construction &amp; Type</b>	<p>The floors on the ground floor are of suspended timber construction. The supporting floor joists are believed to span the building from left to right.</p>		
<b>Nature of inspection and Limitations</b>	<p>Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings in most rooms prevented direct examination of the floor surfaces. Tiled floors were examined for any cracked tiles which could indicate movement of the structure.</p>		
<b>Condition</b>	<p>None of the floors were found to be unusually noisy or springy when walked upon, except for the floor in the master bedroom. This suggests that the majority of underlying structures are not affected by significant timber defects.</p> <p>With regards to the floor in the master bedroom, there is a section of floor next to the external wall, which is unusually springy when walked upon. This will need further investigation in order to determine the cause. It should be noted that it is adjacent to the wall which previously suffered from rising damp and as such may be connected to this defect. Floorboards should be removed and an assessment made of the underlying structure by a competent person.</p> <p><b>Ground Floors</b></p> <p>It was noted that there is a slope to the living room floor towards the kitchen door. The floor was found to be secure, hence no further action is recommended.</p> <p>As mentioned in section 3.2, it was noted that the decorative floorboards in the small bedroom were not secured to the floor and could be lifted up, thus creating a hazard. These decorative floorboards should be made secure.</p> <p>As mentioned in section 4.4, air bricks are visible at the base of the external walls. These are present to ensure adequate ventilation to the underfloor voids to minimise the build-up of moisture that can promote the development of rot and other defects in the timbers that support the floors. No evidence of any undue flexing of the ground floor structure was noted, except to the floor in the master bedroom; this indicates that the ventilation levels are adequate. It is however, essential that a free flow of air is maintained through the air bricks.</p> <p>Isolated boards are slightly squeaky, due to being nailed rather than screwed in place. Timber floor construction is prone to misalignment or slight deflection over time, and this is not usually of significance.</p> <p>No undue levels of movement were noted during the survey inspection except for in the master bedroom.</p> <p>Where access was possible to the floorboards no evidence of infestations by wood boring insects (commonly known as woodit is recommended that, should the carpets or coverings be replaced, isolated floorboards should be lifted to assess whether there has been any insect attack to the boards and joists below.</p>		

<p><b>Action Required</b></p>	<p>Ensure that the air bricks, visible at the base of the external walls, are kept clear to maintain adequate ventilation in the underfloor void. External paving and soil levels should not be allowed to rise above the level of the air bricks.</p> <p>A lack of ventilation can allow moisture levels beneath the floor to become elevated, increasing the risk of the development of moisture related defects such as rot and infestations by wood boring insects (commonly known as woodworm).</p> <p>Further investigation of the floor structure in the master bedroom is recommended, in order to determine the course of the section of springy floor. Floorboards should be removed and an assessment made of the underlying structure by a competent person.</p> <p>The remaining floors in the property should be monitored for any changes that occur in their level or springiness or noise and further investigations carried out should any such changes become apparent.</p>
	 <p style="text-align: center;">Suspended timber floor construction</p>



Sloping floor in living room



Floor covering in small bedroom not secured



Springy floor to master bedroom - pic 1



Springy floor to master bedroom - pic 2



Air brick to suspended timber floor front elevation



Air brick to suspended timber floor rear elevation

	<b>5.5 Chimney Breasts, Fireplaces and Flues</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	<p>The chimney breasts are of masonry construction. Breasts remain to the living room and to the kitchen.</p> <p>A fireplace remains in the living room; however, this is not operational and has been blocked off. The remaining chimney breast in the kitchen has been blocked off and plasterboard and a plaster skim installed. However, this has been finished in a rather crude manner not befitting the rest of the property.</p>		
<b>Nature of inspection and Limitations</b>	<p>The chimney breasts were examined for indications of dampness, lack of support, failed lining and other defects. It is not possible to investigate the condition or serviceability of chimney flues for use with fixed or open fires during a survey.</p>		
<b>Condition</b>	<p>No significant defects were noted during my inspection and the chimney breasts were found to be structurally sound.</p>		
<b>Action Required</b>	<p>It is recommended that the plasterboard and plaster skim used to block-off the chimney breast in the kitchen is removed and reinstated to improve the final finish of the chimney breast. Adequate ventilation and a ventilation grill should also be installed.</p> <p>In addition, the chimney breast to the living room does not appear to be provided with adequate ventilation.</p> <p>It is important to maintain an adequate airflow, by means of ventilation, through unused chimney flues to prevent the build-up of condensation within the chimney. Hence, ventilation grilles should be fitted to both blocked chimney breasts.</p>		



Chiney breast to living room



Fireplace



Chimney breast to kitchen - pic 1



Chimney breast to kitchen - pic 2

	<h2 style="text-align: center;">5.6 Built-In Fittings</h2>	<p style="text-align: center;"><b>Condition rating</b></p>	1
<p><b>Construction &amp; Type</b></p>	<p>The kitchen fittings include wall and base units, drawers, sink and worktops.</p>		
<p><b>Nature of inspection and Limitations</b></p>	<p>The fitted units were examined for general condition. A selection of cupboards and drawers were checked for normal operation. Built-in appliances were not checked for operation or safety. All cupboards were empty at the time of inspection.</p>		
<p><b>Condition</b></p>	<p>The fittings are of a modern style and in good serviceable condition. The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use. As the heating system had been turned off, no hot water supply was available at the time of the survey.</p> <p>There is mechanical ventilation in the form of an extractor fan or cooker hood in the kitchen. This reduces the risk of condensation affecting the property as ventilation during operation is improved.</p>		
<p><b>Action Required</b></p>	<p>Maintain units as necessary.</p>		
	 <p style="margin-top: 10px;">Fitted kitchen</p>		



Cooker extractor



Kitchen sink



Underneath kitchen sink

	<b>5.7 Internal Joinery</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	The internal woodwork includes such items as doors, frames and skirting. The built-in fittings include such items as cupboards.		
<b>Nature of inspection and Limitations</b>	All internal doors were checked for normal operation and other woodwork examined for a range of defects. Woodwork was also examined for evidence associated with movement of the structure of the property, woodworm and other infestations, and general condition and usage. Fitted cupboards were checked for general condition and normal operation of doors.		
<b>Condition</b>	<p>The fittings were found to be in a serviceable condition and with no significant defects.</p> <p>The majority of doors within the property were found to open and close without fouling on their frames. However, the bathroom door, which is a folding door, was fouled by the step in the hallway and would not open fully due to a raised section of timber flooring. The general good operation of doors suggests that no unusual movement of the structure has occurred since the doors were installed.</p> <p>As indicated in section 4.4 most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance.</p>		
<b>Action Required</b>	Door hinges and locks should be regularly lubricated. Internal timbers should be inspected regularly for evidence of bowing or distortion, woodworm and other defects.		



Door to bathroom does not open fully

	<b>5.8 Bathroom and Sanitary Fittings</b>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type</b>	<p>There is one bathroom associated with the property. This is located off the hallway towards the rear of the apartment.</p> <p>The bathroom comprises of a shower cubicle and shower, a washhand basin and a WC.</p>		
<b>Nature of inspection and Limitations</b>	<p>Where possible, all sanitary fittings were checked for normal operation.</p> <p>Taps were turned on to form an opinion of the water flow in normal use, but for practical reasons were only operated individually. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time.</p> <p>The toilet was flushed at least twice.</p> <p>The shower was operated to check general flow.</p> <p>Inspection was made to identify any obvious leaks sourced from sanitary fittings. However, it is not possible to examine waste, or other, pipework and joints, where they are concealed beneath baths, shower trays, etc.</p> <p>The fittings were checked for signs of damage, cracks, leaking pipes and other common defects. Sealant joints were checked for undue wear and failure.</p>		
<b>Condition</b>	<p>The fittings in the bathroom are of a modern style and operated normally when checked. All of the fittings checked were found to operate normally.</p> <p>The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use.</p> <p>As the heating system had been turned off, no hot water supply was available at the time of the survey.</p> <p>There is an air vent present for natural ventilation, however there is no mechanical ventilation present in the bathroom. This increases the levels of moisture within the room and hence the risk of condensation damage to the walls and ceiling. It is strongly advisable to install a mechanical extraction fan to improve ventilation.</p>		
<b>Action Required</b>	<p>Maintain units as necessary.</p> <p>Install mechanical ventilation to the bathroom.</p> <p>Regular maintenance of all seals to the shower to prevent water displacement.</p>		



Bathroom - pic 1



Bathroom - pic 2



Bathroom shower



Natural ventilation to bathroom



## Section 6 - Services

### Scope of survey

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

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

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

### Competent Person Schemes

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

These schemes offer benefits to the building industry and consumers:

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

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

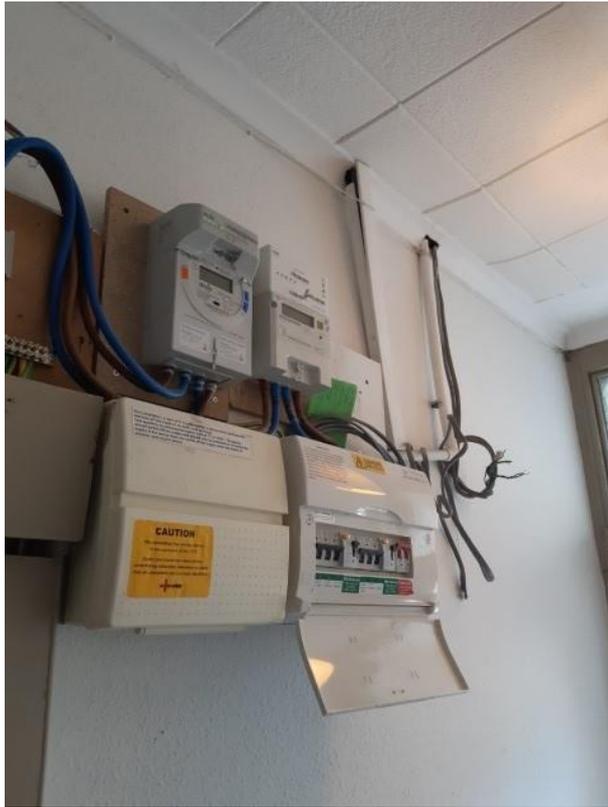
Any works undertaken to these services should be carried out only by a suitably qualified competent person.

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

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

	<b>6.1 Electricity</b>	<b>Condition rating</b>	<b>HS</b>
<b>Construction &amp; Type</b>	<p>There is an underground mains electrical supply and the meter and consumer unit [fuse box] are located in the communal hallway.</p> <p>The consumer unit is of a more modern style which includes micro circuit breakers and residual current device trip switches.</p> <p>The main fuse is rated at 100amps.</p> <p>A single rate meter is installed.</p>		
<b>Nature of inspection and Limitations</b>	<p>It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within in the scope of this inspection.</p> <p>The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use, such as operating light switches.</p>		
<b>Condition</b>	<p>No evidence was seen of broken, loose or damaged parts of the installation to the ground floor apartment, nor were any obvious amateur alterations or interventions noted.</p> <p>However, there were hanging wires that were not secured correctly. These wires relate to the installation to the first-floor property. This would be of concern to you as they are located within the communal area (next to the consumer unit belonging to the first-floor apartment). These wires should be made safe and boxed in or secured using uPVC trunking.</p> <p>As far as could be seen, the visible wiring to the ground floor apartment is of a modern PVC type, and the nature of the consumer unit suggests that the installation has been upgraded to some extent in recent years, though it cannot be known if this included replacement of the wiring within the walls, floors, ceilings etc.</p> <p>The number of socket outlets in the living room and kitchen was sufficient and also had been upgraded in recent years. However, both bedrooms have less sockets than is generally required for current lifestyles and it is likely that you will wish to have further sockets added. This work should be carried out only by a qualified electrician.</p> <p><b>Observed Issues</b></p> <ul style="list-style-type: none"> <li>- Hanging wires not secured correctly. Located within the communal area, next to the consumer unit belonging to the first-floor apartment.</li> <li>- Low level sockets are located in the small bedroom, the master bedroom, the kitchen and the hallway. You may wish to have these sockets raised for easy operation.</li> <li>- The light in the small bedroom is operated by a pull cord and not a conventional light switch. You may wish to upgrade this to a conventional light switch.</li> <li>- No documentary certification was available to confirm that the electrical installation had been inspected in the last 12 months.</li> </ul>		

<p><b>Action Required</b></p>	<p>NAPIT recommends that domestic electrical installations are inspected and tested every 10 years in line with IET (The Institution of Engineering &amp; Technology) Guidance Note 3 covering Electrical Installation Condition Reports (EICR). This guidance also recommends that at any change of occupancy (such as a house sale, or change of tenant) an Electrical Installation Condition Report is carried out to prove the installation to be in a satisfactory or unsatisfactory condition. This report should cover all the fixed wiring and equipment within the property boundaries, including outbuildings.</p> <p>You can get further information from the Electricity Safety First at <a href="https://www.electricalsafetyfirst.org.uk/guidance/safety-around-the-home/">https://www.electricalsafetyfirst.org.uk/guidance/safety-around-the-home/</a></p> <p>Any electrical works carried out should have been completed by a Registered Competent Person (Electrical) and, as such, would have provided a Minor Electrical Installation Works Certificate, or an Electrical Installation Certificate, and in addition a Building Regulation Compliance Certificate where required.</p> <p>At the time of the survey no documentation was seen to verify that an inspection has been carried out within the last 10 years and the installation must therefore be considered to be in a potentially dangerous and unsatisfactory condition. This, along with the hanging wires located in the communal area, is the reason for the HS rating in this section.</p> <p>An electrical installation can look to be in a safe condition, but serious defects may be hidden within the walls or under floors. It is therefore considered to be essential that you commission an inspection and testing of the electrical installation prior to purchase of the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by a registered competent person.</p> <p>There is no legal requirement on the seller of a house to provide an up-to-date Electrical Installation Condition Report. Whilst it is not unreasonable to ask the seller to provide evidence of the condition of the electrical installation, they are under no obligation to do so.</p>
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Electric meter and consumer unit



Hanging wires in communal area



Low level socket in kitchen



Low level socket in hallway



Low level socket in master bedroom



Light cord to small bedroom

	6.2 Gas / Oil	Condition rating	HS
<b>Construction &amp; Type</b>	<p>There is a mains gas supply and the meter and valve are located in a storage closet in the hallway.</p> <p>The supply pipe enters the property under the timber floor and to the boiler in the small bedroom.</p> <p>The gas supplies the combination condensing boiler and has the potential to supply the kitchen services.</p>		
<b>Nature of inspection and Limitations</b>	<p>The system was inspected for any obvious signs of damage or leakage.</p>		
<b>Condition</b>	<p>No significant defects were noted but see also recommendations in section 6.4 Heating, with regard to a full test and inspection.</p>		
<b>Action Required</b>	<p>Monitor the meter and valve for signs of corrosion or degradation.</p> <p>As the property is empty, parts of the system may not have been in use for a while. These observations increase the risk of any hidden issues. Further advice should be obtained as to the operational safety of the complete system.</p> <p>The Gas Safe website called 'Buying a new home', it states:  'Homebuyers cannot always be sure when the gas appliances in their new home were last safety checked and serviced. Ask your vendor for an annual gas safety record which shows that a Gas Safe registered engineer has checked the gas appliances. If your vendor cannot supply an up-to-date annual gas safety record, you should get a Gas Safe registered engineer to check the gas appliances before you move in. This check should include the gas boiler, oven, and hob and gas fire. The registered engineer will give the vendor a gas safety record, which they should handover to you before you move in. Better Gas Safe than sorry. Poorly maintained or badly fitted gas appliances can put you at risk from gas leaks, explosions, fires and carbon monoxide poisoning.'</p> <p>'Safety check' - As a minimum, this must check:</p> <ul style="list-style-type: none"> <li>•Appliances are positioned in the right place;</li> <li>•Any flue or chimney serving appliances are safe and installed correctly;</li> <li>•There is a good supply of combustion air (ventilation) to appliances;</li> <li>•The appliances are on the right setting and are burning correctly; the appliances are operating correctly and are safe to use.</li> </ul>		



Gas meter



Carbon monoxide detector in small bedroom

	<b>6.3 Water</b>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type</b>	<p>There is a mains water supply. The incoming mains pipework is copper.</p> <p>The water installation is of the more modern unvented (direct) system style. This does not require a cold-water storage tank and all the cold-water draw-off points are fed directly off the mains supply.</p> <p>As the property is fitted with a combination boiler there are no hot or cold-water tanks used with the system.</p>		
<b>Nature of inspection and Limitations</b>	<p>The visible parts of the system were checked for any obvious signs of leaking, damaged pipes, correct covering and insulation, and other evidence of defects.</p> <p>Water taps were operated to check for flow and drainage.</p>		
<b>Condition</b>	<p>No significant defects were noted.</p> <p>The flow of water at the outlet was found to be within a normal range.</p> <p>The property is fitted with a combination (or "combi") condensing boiler. Unlike a traditional domestic system, there are no hot or cold-water tanks, and mains water is heated directly by the boiler to supply hot water to taps and radiators. When the incoming water temperature is lower, for, example in winter, it will take longer to heat water to the same temperature as in the summer and so the flow rate, at taps and other outlets, will be reduced. Similarly, when more than one water outlet within the property is operated at the same time, the flow rate will drop.</p> <p>It is also common, where a combi boiler is installed, to experience a delay before hot water reaches tap outlets. The reason is that all the water sitting in the boiler's heat exchanger, and in the pipe run between the boiler and tap, has to be expelled before warm water flows through.</p>		
<b>Action Required</b>	<p>Check the installation for evidence of leaks or other defects on a regular basis i.e. approximately every 6 months, or sooner. Leaks most often occur at pipe joints and where pipes are subject to movement or physical damage, such as airing cupboards, roof spaces and under sinks.</p>		

	<b>6.4 Heating and Cooling</b>	<b>Condition rating</b>	<b>HS</b>
<b>Construction &amp; Type</b>	<p>The heating and hot water is provided by a gas-fired combination condensing boiler which is located in the small bedroom.</p> <p>The boiler is a Glow worm Flexicom 24cx, which is approximately 8 years old. Hence the boiler will not need to be updated for several years. On the BRE Product Characteristics Database (PCDB) this boiler is shown as having a SAP 2009/12 seasonal efficiency rating of 88.4%. It is believed that this model was first manufactured in 2006 and is still in current production. As a guide, most modern condensing boilers have an efficiency of around 85-90%. Heating is distributed by radiators in all rooms.</p> <p>The heating is controlled by a programmer unit on the boiler and a wall thermostat located in the hallway. There are thermostatic radiator valves (TRV's) on most radiators for individual room temperature control.</p> <p>There is a fireplace located in the living room, however there is no gas or electric fire currently installed.</p>		
<b>Nature of inspection and Limitations</b>	<p>The heating in the property was turned off at the time of survey preventing checks of any associated services or fixtures being conducted. The operation of any heating controls such as thermostats could not be checked.</p> <p>It is not possible to fully assess the condition and safety of a gas installation on the basis of a visual inspection only. A visual inspection was carried out of the radiators, pipework and boiler to detect leaks, corrosion and other common defects.</p>		
<b>Condition</b>	<p>No visible repairs were noted but we would recommend running the boiler and radiator system to confirm that all radiators become warm to the top and bottom.</p> <p>No evidence was seen to suggest that an inhibitor has been added to the heating system recently to prevent a build-up of sludge in the pipework and radiators, and it is therefore recommended that the system be flushed through and an inhibitor added.</p> <p>It was noted that the paint on the two radiators present in the hallway had begun to blister. They will both need repainting, but this is a decorative issue only.</p> <p>It was noted that there is a damaged radiator pipe located in the kitchen. However, this is a very minor issue which will not affect the operation of the radiators.</p> <p>Note: Combination boilers can only provide hot water to one appliance at a time (usually the appliance closest to the boiler.) Consequently, if there is more than one demand for the boiler at a time the appliances further away can get reduced levels of hot water.</p> <p>Condensing boilers produce a slightly acidic waste product called condensate which is removed via a white plastic pipe to an external drain. If the pipe becomes blocked, perhaps by liquid freezing within it, it can cause of the boiler to shut down.</p>		

<p><b>Action Required</b></p>	<p>Gas Safe recommends that all gas appliances and boilers are inspected and serviced according to manufacturer's guidance, but at least once a year. A gas installation can look to be in a safe condition, but serious defects may be hidden, some of which can kill. It is therefore considered to be essential that you commission an inspection of the gas/heating installation prior to purchase of the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by a competent person.</p> <p>You can get more information, or find a Gas Safe registered engineer <a href="https://www.gassaferegister.co.uk/find-an-engineer/">https://www.gassaferegister.co.uk/find-an-engineer/</a></p> <p>Flush through radiator system and add inhibitor</p> <p>No visible repairs were noted; normal maintenance servicing must be continually undertaken.</p> <p>Health and Safety – See also notes in 6.2 regarding the general safety and servicing of the complete Gas system.</p>
	<div data-bbox="603 696 1214 1503" data-label="Image"> </div> <p data-bbox="724 1518 1098 1556">Combination condensing boiler</p>



Damaged radiator pipe in kitchen



Blistering paint to radiator in hallway - pic 1



Blistering paint to radiator in hallway - pic 2



Thermostat in hallway

	<h2 style="margin: 0;">6.5 Drainage</h2>	<b>Condition rating</b>	<h1 style="margin: 0;">NI</h1>
<b>Construction &amp; Type</b>	<p>The property is understood to be connected to mains drainage. Your conveyancer should confirm this to be the case and advise the water authority to whom fees are payable in respect of sewerage.</p> <p>There is a mains underground drainage system. We were unable to determine whether this was a combined drainage system or a separate foul and surface water drainage system.</p> <p>No inspection chambers were located anywhere within the grounds of the property to allow for inspection.</p>		

	<h2 style="margin: 0;">6.6 Other Services</h2>	<b>Condition rating</b>	<h1 style="margin: 0;">1</h1>
<b>Construction &amp; Type</b>	<p>There is a television aerial mounted on the chimney.</p> <p>There is no satellite dish or alarm system installed at the property.</p> <p>There is no intercom system present. This means that the communal front door cannot be opened unless done so manually</p> <p>A smart meter was present in the living room, but can be relocated to any room convenient to you.</p>		
<b>Nature of inspection and Limitations</b>	<p>A visual inspection was made to locate television aerials and satellite dishes at the property.</p> <p>They were examined for general condition and security of fixing from ground level and with the aid of binoculars where necessary.</p> <p>No specific checks were made to confirm connections to/from the aerial noted to be present, or its effectiveness of providing a signal.</p>		
<b>Condition</b>	<p>No significant defects were noted.</p> <p>You should ensure that any required services, such as cable, satellite or internet facilities are available to meet your specific needs.</p>		
<b>Action Required</b>	<p>Examine all fittings regularly to ensure that they are secure.</p>		



Smart meter



## Section 7 - External Elements

### Scope of survey

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

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

<b>7.1</b>	<b>Garaging</b>
<b>7.2</b>	<b>Outbuildings and Sheds</b>
<b>7.3</b>	<b>Grounds</b>
<b>7.4</b>	<b>Common and Shared Areas</b>
<b>7.5</b>	<b>Neighbourly Matters</b>

	<h2>7.1 Garaging</h2>	<b>Condition rating</b>	<b>NA</b>
<b>Construction &amp; Type</b>	There are no garages associated with the property.		

	<h2>7.2 Outbuildings and Sheds</h2>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	There are two sheds in the garden at the rear of the property. Both are of timber construction with an apex roofs covered in felt.		
<b>Nature of inspection and Limitations</b>	<p>The sheds were assessed for general condition and were examined externally and internally to identify areas of rot, damage, leaks and other defects.</p> <p>It was not possible to access the external back side of either of the two sheds due to the proximity of the boundary wall/fence.</p>		
<b>Condition</b>	<p>Both of the sheds were found to be in a stable condition with no evidence of rot or other major failure. The larger of the two sheds has a timber slat which has become detached from the timber door.</p> <p>The doors both operated normally.</p> <p>The larger of the two sheds, which is located alongside the property, had an internal wall which was formed of the boundary wall. This wall appears to be a dilapidated state and requires work to the mortar joints. The wall is structurally stable and work to this wall is not urgent, however it is something that we would recommend be carried out in the future.</p> <p>There was no lighting present in either of the sheds.</p>		
<b>Action Required</b>	<p>Reattach the timber slat which has become detached from the timber door on the large shed.</p> <p>Carry out repairs to internal brick wall/boundary wall of the large shed located alongside the property.</p> <p>Normal maintenance, including regular retreatment of the timber walls, is required.</p> <p>Any accumulating foliage and debris should be removed from the outside walls.</p> <p>Compared to traditional coverings such as tiles and slates, most felt roofs have a typical life of 10-25 years. They are also prone to sudden failure and leakage. Periodic re-covering will therefore be necessary. When this is undertaken, the supporting structure may also need some attention.</p>		



Large shed



Large shed internal/boundary wall



Large shed - detached timber slat



Small shed

	<b>7.3 Grounds</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	<p>There are gardens to the front which is comprised of flagstone paving and surrounding borders.</p> <p>There is a garden to the rear which is comprised of flagstone paving, a grassed lawn area and surrounding borders</p> <p>There is no driveway to the property.</p> <p>The boundaries are defined by a mixture of timber panel fencing, iron fencing/railings and brick walls.</p>		
<b>Nature of inspection and Limitations</b>	<p>The grounds around the house were inspected for any indications of land failure or movement, or other defects that would have a material effect on the property as a whole.</p> <p>It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained.</p> <p>Some parts of the grounds are overgrown with foliage and could not, therefore, be examined in detail.</p>		
<b>Condition</b>	<p>The gardens are both presented in a maintained condition. There is no evidence of any damage from flooding. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.</p> <p>There is no indication of the ownership of any of the boundary walls, fences or hedges, and in most cases, this is not specified by the deeds or title documents. Often, responsibility for boundaries to one side or another has been assumed by subsequent owners. You should ask your conveyancer to advise on any indications of ownership included in the title documents.</p> <p>The left-hand side boundary wall located within the rear garden is bowing and there is a bulge apparent to the brickwork. This is due to root growth from the tree located in your neighbour's back garden, which is directly behind the boundary wall.</p> <p>There is a section of wall to the rear boundary which is unstable and needs to be removed.</p> <p>All other boundary fences and walls were found to be in a stable condition.</p> <p>The front gate and both the left and right-side boundary within the front garden are at the end of their life. Both boundaries comprise iron fencing which need replacing.</p> <p>No obvious evidence of subsidence or other unusual ground movement was seen.</p> <p>Paving around the property is generally level and stable.</p> <p>The steps to the back door are finished in flagstone paving. However, the paving used has not been cut down to the correct size and overhangs the steps by approximately 40mm. Over time this will cause the paving to split away from the steps and will eventually lead to the steps becoming hazardous during use.</p>		

<p><b>Action Required</b></p>	<p>Normal maintenance is required.</p> <p>The vendor should be asked if they have any knowledge of Japanese Knotweed at the property.</p> <p>Recut flagstone paving to top of steps and re-bed on concrete.</p>
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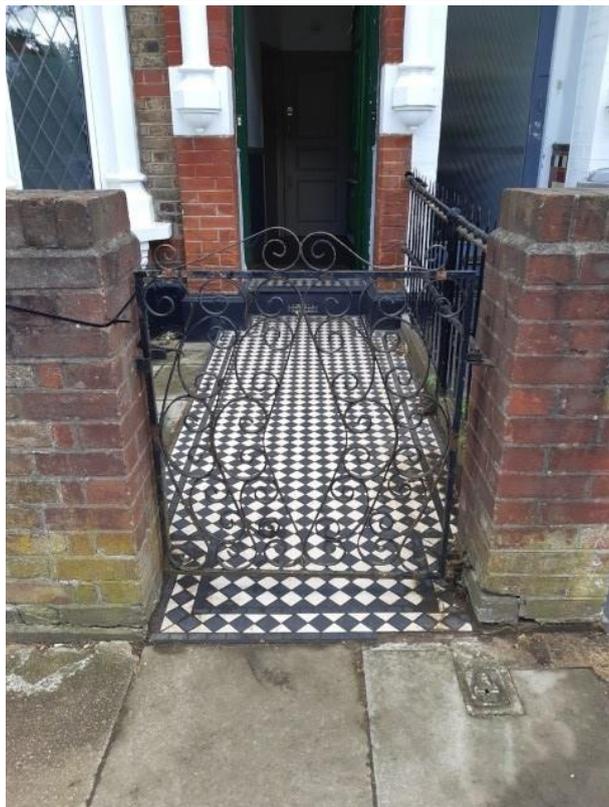
Growing season								Winter			
Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
<p>Small red/purple shoots or 'spears' emerge. Can be seen growing among the tall stems of the previous year's growth.</p> 		<p><b>Leaf:</b> shield or heart shaped with flattened base; lush green colour.</p> 				<p><b>Leaf stems:</b> alternate leaves on a 'zig zag' stem.</p> 				<p><b>Bare stems:</b> The leaves fall off as the plant turns orange and brown in the early part of winter. Eventually the stems 'peel' leaving them pale 'straw' coloured.</p>	
<p>Leaves begin to unfurl and can be red or green with red veins.</p> 		<p><b>The stems:</b> the main stems are initially green but develop distinctive purple speckles. Stems are hollow and never woody during the growing season.</p> 		<p><b>Stands of knotweed:</b> Where uninhibited, the plant will grow in dense and tightly packed clumps or 'stands'.</p> 		<p><b>Flowers:</b> Spikes of small creamy white flowers with a spike length of 100mm.</p> 		<p>The stems are hollow, brittle and resilient and are usually still standing the following spring.</p> 			
<p><b>Further information</b></p> <ul style="list-style-type: none"> <li>- The Environment Agency (<a href="http://www.environment-agency.gov.uk">www.environment-agency.gov.uk</a>)</li> <li>- The Cornwall Knotweed Forum (<a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a>)</li> <li>- Scottish Environmental Protection Agency (<a href="http://www.sepa.org.uk">www.sepa.org.uk</a>)</li> <li>- GB non-native species secretariat (<a href="https://secure.fera.defra.gov.uk/nonnativespecies/">https://secure.fera.defra.gov.uk/nonnativespecies/</a>)</li> </ul>											

Images 1, 3 and 9-11 © GB non-native species secretariat.

Japanese knotweed - growing season chart



Front boundary wall



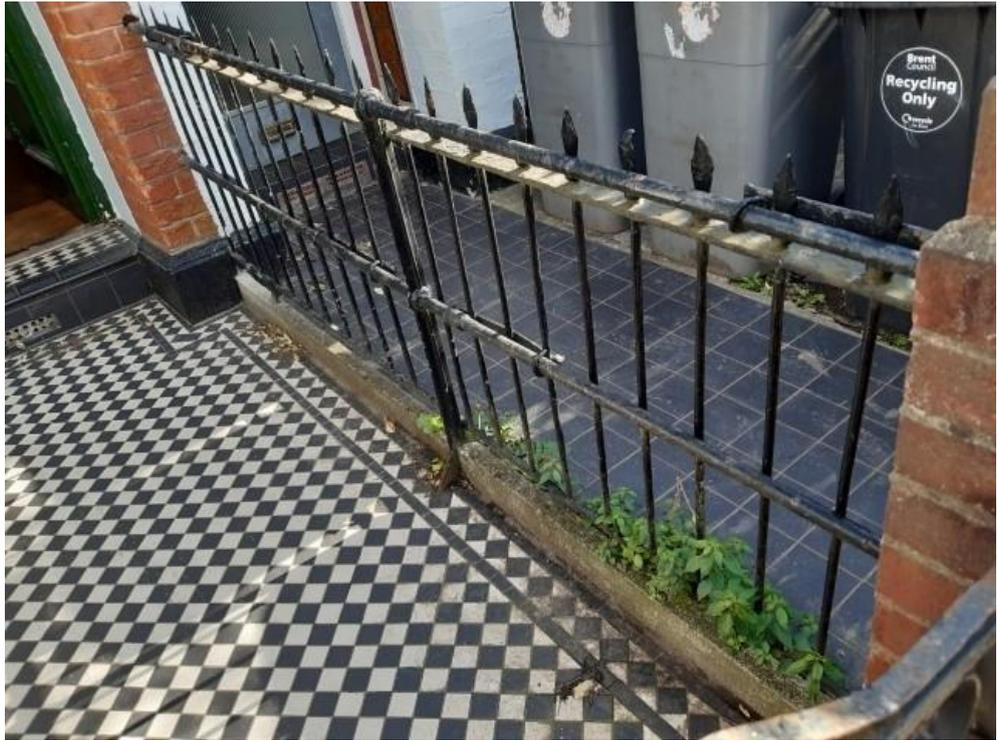
Front garden gate - pic 1



Front garden gate - pic 2



Front left-side boundary fence



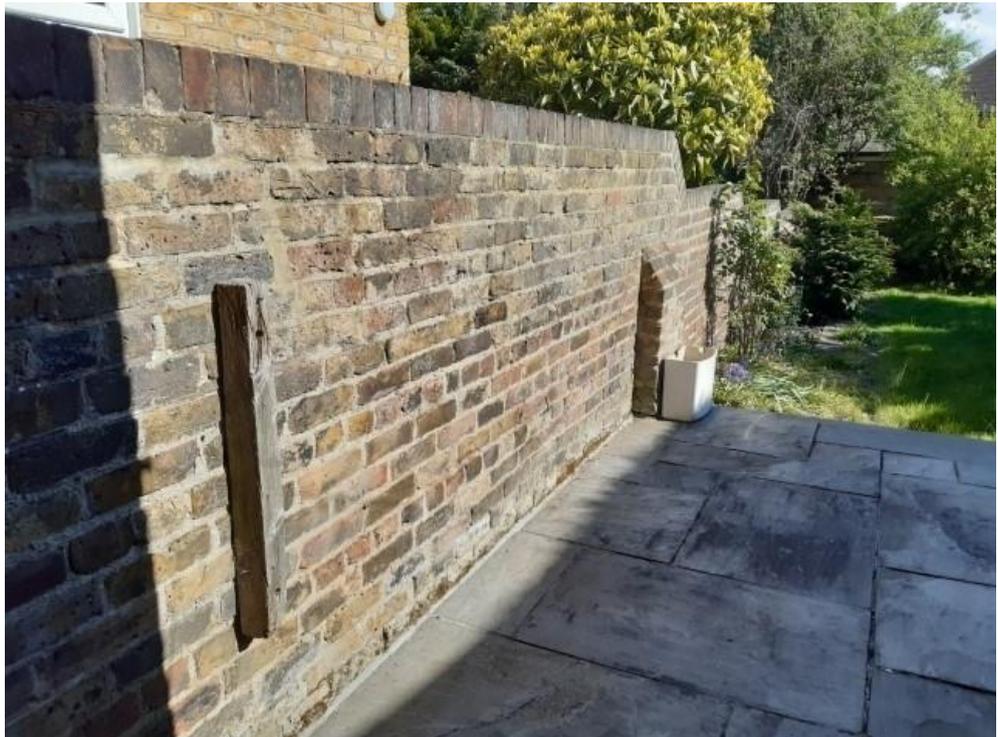
Front right-side boundary fence



Flagstone paving to front garden



Boundary wall in back garden - pic 1



Boundary wall in back garden - pic 2



Bulge to boundary wall from tree roots



Brick wall to be removed



Flagstone paving in back garden



Steps in back garden



Overhang to flagstone paving forming steps

	<b>7.4 Common and Shared Areas</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	Common or shared areas were noted by the surveyor. These were namely the front garden, the communal entrance and the communal hallway. These building elements are most likely 'common parts' as described in section 2.2.		
<b>Nature of inspection and Limitations</b>	<p>As the property is a flat, there will be a level of shared liability for the maintenance and upkeep of some or all external aspects and services to the block. This may include the roof structure, external walls, drainage services and the front garden area.</p> <p>Internally this may include the communal lobby area.</p> <p>The common and shared areas around the property were inspected for any indications of land failure or movement, or other defects that would have a material effect on the property as a whole. No issues were noted by the Surveyor.</p>		
<b>Condition</b>	<p>Hanging wires were noted in the communal area next to the consumer unit belonging to the first-floor apartment. As a result, a red HS has been applied to highlight this defect. These wires should be made safe and boxed in or secured using uPVC trunking. See section 6.1 for further information.</p> <p>Dislodged ceiling tiles were also noted to the communal hallway ceiling.</p> <p>It was also noted that the communal hallway timber floor covering is showing signs of wear and will need to be renewed within the next 3 years.</p>		
<b>Action Required</b>	<p>The purchaser should satisfy themselves as to their likely liabilities for the repair and maintenance of common areas and parts.</p> <p>It would be prudent to understand the inspection and maintenance schedule, and to understand when all shared elements were last inspected in detail and if there are any current works planned.</p>		



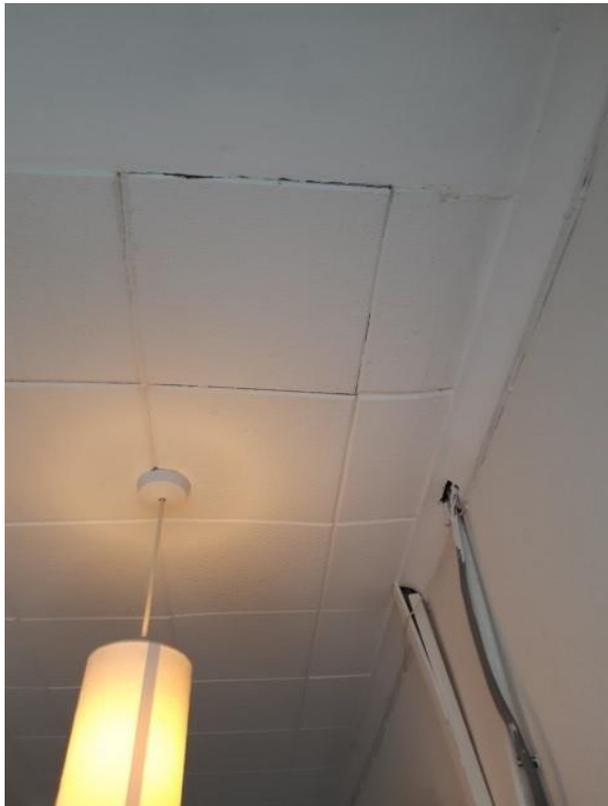
Communal hallway



Communal hallway ceiling - pic 1



Communal hallway ceiling - pic 2



Dislodged ceiling tiles to communal hallway ceiling



Communal hallway floor



## 7.5 Neighbourly Matters

### Observations

A general unspecific overview of the immediate local area was carried out during the course of the survey, to identify issues that might affect the normal enjoyment of the property.

During the course of the survey inspection, it was noted that trains could be heard from the nearby railway line.

It was noted that to the rear of the back garden, there exists a garage/shed located on your neighbour's property. The roof drainage from this structure discharges directly onto your boundary wall. This should be rectified by your neighbour so not to adversely affect your boundary wall.

On the neighbours' side of the boundary there is a hedge of trees that could affect the amount of light entering the garden. Some hedges can be deemed to contravene Section 8 of the Anti-social Behaviour Act 2003 if of more than 2 trees or shrubs, mostly evergreen or semi-evergreen, over 2 metres tall, and capable of restricting light or views. You may therefore have a valid complaint under the Act if the hedge detracts from your reasonable enjoyment of your home or garden.

Further information and advice is available in Government publications such as Over the hedge, High hedges: Complaining to the Council, and Hedge height and light loss.

You are advised to visit the property on a number of occasions at different times of the day and night to form an opinion of any factors that might be relevant



Neighbours rainwater drainage discharging onto boundary wall - pic 1



Neighbours rainwater drainage discharging onto boundary wall - pic 2



Door bell to ground floor apartment



## Section 8 Addendum 8.1 - About your Surveyor

Surveyor	Ross Richards		
Address	Kello Construction Ltd T/A Surveying People 6th Floor, First Central 200, 2 Lakeside Drive, Park Royal, London, NW10 7FQ		
Contact Details	Telephone	0203 869 1244	
	Mobile	07842780210	
	Email	info@surveyingpeople.com	
Signed (electronic signature)		Date Finalising Report	22 May 2021



## 8.2 - Maintenance advice

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

### Outside

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

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

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

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

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

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

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

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

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

### Grounds

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

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



## 8.2 - Maintenance advice (contd)

### Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

**Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.

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

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

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

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

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

**Built-in fittings:** Check for broken fittings.

### Services

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

Arrange for a competent person to check and test all gas and oil services, boilers, heating systems and connected devices once a year.

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

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

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



## 8.2 - Maintenance advice (contd)

### Important information for purchasers of older, listed and historic properties

Modern properties, those built after 1900 or so, are essentially constructed as sealed boxes which are designed to keep all moisture out. This is achieved by the use of impermeable membranes at ground level (such as a damp proof course) to prevent moisture rising up from the ground below, and cavity walls which are designed to prevent moisture penetrating through the walls. Windows and doors are made to seal tightly, and most houses built today are constructed without any chimneys at all.

In this type of property, where dampness is found inside then it is generally due to some specific defect which will require repair.

Older properties, generally those built before 1850 or so, were constructed in a very different way, and one in which moisture will naturally enter the property. They do not have damp proof courses or cavity walls and are not intended to be a sealed unit.

However, these properties are designed to manage the movement of moisture in such a way as to prevent it becoming a hazard to health or to the structure of the building, and it is important to understand the mechanisms by which it does this in order to protect the structural elements of the building from becoming defective.

At the time that these properties were constructed it was the normal for them to have many openings where draughts could enter the building, such as multiple open fireplaces, ill-fitting doors and windows, and gaps in floorboards. As a result, ventilation levels were very high, allowing moisture to evaporate readily in the moving air, and to be carried away to the outside. So, for example, where moisture penetrated the walls, although the inside surfaces of those walls would be damp, the levels of moisture would achieve equilibrium as the rate of evaporation compensated for the rate of penetration.

Today, we try to minimise draughts by blocking fireplaces, adding secondary or double glazing, laying laminate floors and sealing the gaps around doors and windows. As a result moisture levels rise due to the decreased air movement that is a consequence of the reduced ventilation. This then leads to dampness becoming evident, particularly in areas of minimal air movement, such as behind large objects of furniture and within cupboards and wardrobes.

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

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

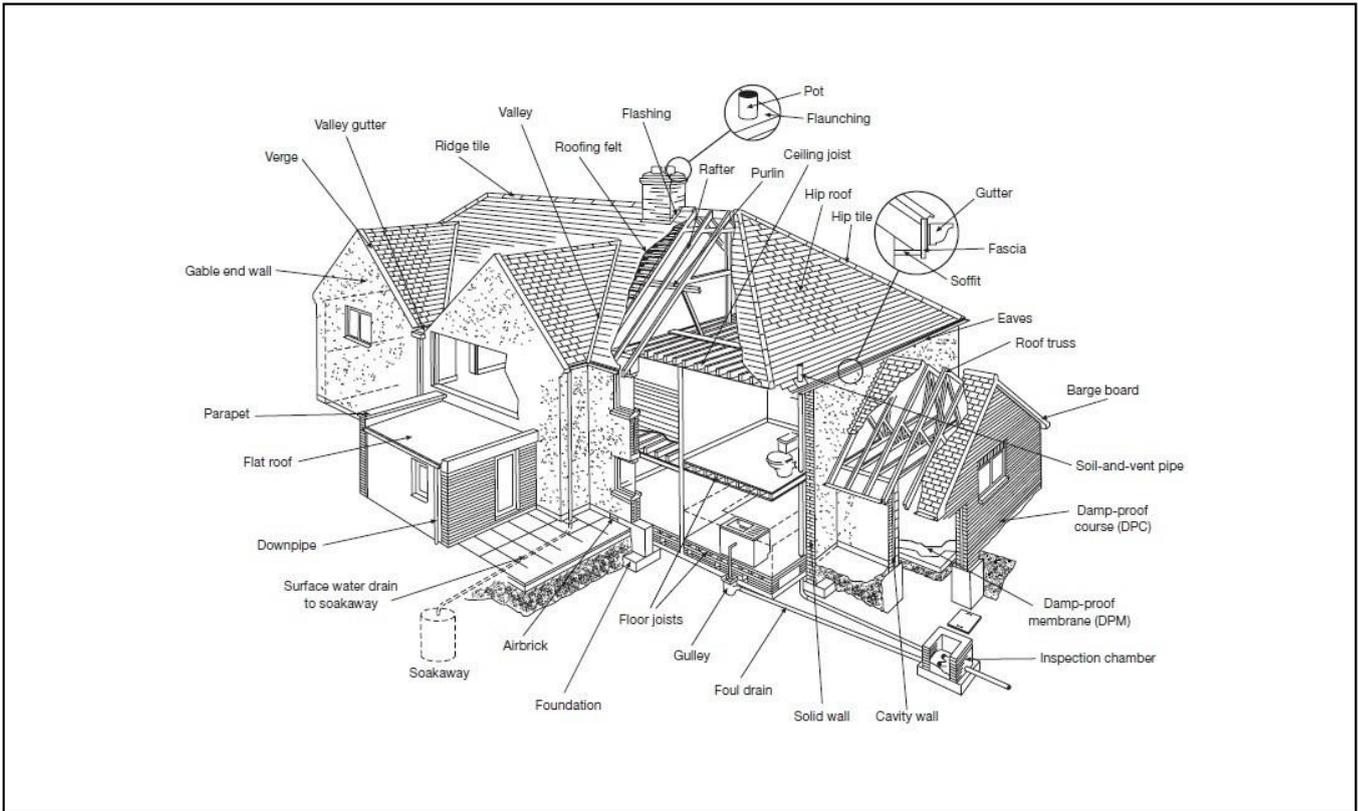
As a result of the actions described above, it is common, today, to find higher than average moisture levels in older properties. The consequences of this can cause significant defects within the property. In particular, high moisture levels, especially in roof spaces and cellars, can promote the development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

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

1. Consider ways to improve ventilation within the property. This may include the installation of mechanical extractors in kitchens and bathrooms, removing secondary glazing units, ensuring that windows can be opened easily and that they are used regularly, removing insulation from the eaves area of the roof where it may block ventilation, and not leaving the property closed up and unoccupied for extended periods.
2. Where repairs are necessary, ensure they are carried out by tradespeople who are knowledgeable and competent in traditional building methods and that materials are sympathetic to those used originally. In particular, where walls are to be repointed, then lime mortar (which is very different from cement mortar with some lime added!) should be used and any earlier cement mortar repairs removed and refinished.
3. Ensure that the guttering and rainwater handling systems are in a well maintained and fully operative condition. Very significant damage can be caused in a very short period of time due to simple leaking gutters, downpipes, hoppers and other elements of the rainwater handling systems. It is therefore essential that these are inspected regularly, at least three or four times a year, and any damages or defects repaired as quickly as possible. In particular they should be cleared after autumn leaf fall to ensure they are as effective as possible during the winter.
4. Maintain a regular and vigilant inspection process. Unidentified or unrepaired defects can rapidly become more significant, and therefore more costly to repair. A regular process of inspection is more likely to ensure that defects identified at an early stage and can be rectified before further damage is caused. Such a process should include inspection of all the outside elements such as chimneys, roofs, walls, guttering and downpipes, windows and doors and roof edge timbers etc. Internal inspections should include a detailed examination of the roof timbers, moving of large objects of furniture to assess the wall condition behind, examination of floors, doors and timber fittings to identify signs of movement, and the condition of the heating and plumbing systems to ensure no leaks are present. This is in addition to a general and normal maintenance programme.
5. Avoid the introduction of unnecessary interventions. Many companies will recommend the use of chemical processes, such as spraying of timbers or injection of damp proof courses, as a means of rectifying the effects of dampness. In most cases, in respect of older properties, these processes are completely unnecessary, usually ineffective, and in many instances counter-productive. Attempting to prevent the passage of moisture through a wall which was always intended to be damp is unlikely to affect a cure. In fact, it is likely to push the problem elsewhere, and may cause even more significant damage.

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

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





## 8.3 – Customer Care

### **Customer Care**

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

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

### **How to contact us**

There are several ways you can contact us:

- You can call us by telephone - 0203 869 1244
- You can email us at [info@surveyingpeople.com](mailto:info@surveyingpeople.com)
- You can write to us at our office, Kello Construction Ltd T/A Surveying People, 6th Floor, First Central 200, 2 Lakeside Drive, Park Royal, London, NW10 7FQ



## 8.4 – Leasehold Advice

### **If you are buying a leasehold property it is important that you discuss with your legal advisors the nature of the lease and your rights and responsibilities in respect of the property.**

Before you buy a leasehold property, you need to pay particular attention to the terms of the lease. Other than in Scotland, most flats and maisonettes and a few other properties are leasehold.

Your legal advisers are responsible for checking the lease for you, but they do not normally see the property. The surveyor may note specific features that may have legal consequences.

These matters will be set out in section 3 of your report and you should give a copy to your legal advisers immediately.

The surveyor assumes that:

- if there are more than six properties in the building, the property is managed either directly by the freeholder or by a professional managing agent;
- if there is more than one block in the development, the lease terms apply (except for upkeep of common roads, paths, grounds and services) only to the block the property is in;
- you have the right of access over all shared roads, corridors, stairways, etc., and the right to use shared grounds, parking areas and other facilities;
- all the leases are the same in all important respects if there is more than one leaseholder;
- there is no current dispute, claim or lawsuit relating to the lease;
- the lease has no particularly troublesome or unusual restrictions;
- the unexpired term of the lease is 70 years (that is, the lease has at least 70 years still to run); and
- the property is fully insured.

When calculating the reinstatement cost (where included), the surveyor assumes that the property is insured under a satisfactory policy covering the whole building. (The 'reinstatement cost' is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques and in line with current Building Regulations and other legal requirements.)

Your legal advisers should check the full details of any lease. You should also ask your legal advisers the following questions:-

- (a) Are the other flats occupied by owners or tenants?
- (b) Is there a management company or a managing agent (or both) correctly set up to deal with running and maintaining the block the property is in?
- (c) Who is the 'dutyholder' under the Control of Asbestos Regulations 2012? Your legal advisers should also get confirmation that an asbestos register and current management plan are in place, and confirmation of any associated costs that you may have to pay.
- (d) Is there a suitable maintenance and replacement fund, with suitable reserves, to deal with:
  - general cleaning;
  - maintaining and repairing the shared parts;
  - repairs to the main structure;
  - shared heating systems; and
  - repairing and maintaining lifts?
- (e) How much is the ground rent?
- (f) How much was the last paid maintenance or service charge and what period did it cover?
- (g) Are the service charge accounts satisfactory and up to date?
- (h) Are there any existing or likely management problems or disputes, or any known repairs or programmed work still to be carried out, which would affect the level of the maintenance or service charge to be paid?

- (i) Are services regularly and satisfactorily maintained and are there satisfactory and current certificates for:
- any lifts;
  - the fire escapes and fire alarms;
  - the security systems;
  - any shared water and heating systems; and
  - other shared facilities?
- (j) Is the liability clearly set out for repairs to the property, to the shared parts and the main structure?
- (k) Is the liability for repairs shared equally between leaseholders and is there a suitable process for settling any disputes which may arise in this area?
- (l) Is it the management company or each individual leaseholder who is responsible for the building insurance, and is there a block insurance policy?
- (m) Are there any unusual restrictions on the sale of the property? If the property is a leasehold house, it is not likely to share responsibilities with other building owners, and so may not involve management companies, service charges, etc. You should ask your legal advisers to confirm this. You may also want them to investigate the possibility of buying the freehold (which might be complicated).