



## MI HOME BUYER SURVEY

360° CONFIDENCE FOR HOME BUYERS

# HOME BUYER SURVEY

**CLIENT** JOE BLOGGSS

**PROPERTY** Ground floor flat,  
123 Street,  
London  
A1 2BC

**SURVEY DATE** 3 Feb 2021

**REF** 12477



The format of this Mi HOME BUYER SURVEY 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.
- 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.
- about the specific nature of repairs necessary
- 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

Occupants were present at the time of the survey and it was therefore possible to obtain some additional information about the property or its history.

The tenant has informed us that no refurbishment works have been undertaken since the 1970 / 1980. This included the electric wiring which we noted was considerably dated.

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. [More information](#).

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	16 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	900 Mbps	900 Mbps	✓

Broadband speed

<p><b>General Construction Information</b></p>	<p>The property is a ground floor flat residence in a four story Georgian building. It was built around the 1800's. The main walls are of solid brick covered with a render finish construction. There was no vantage point where we could clearly view the roof with binoculars and the following details have been ascertained from google earth. There is a mansard roof to the front elevation and a mono pitched roof to the rear with a terrace to the mid section of the roof. The roof has a slate covering.</p> <p>The windows have timber sash frames with single glazing. The ground floors are of timber construction. The front of the house faces in a generally in a westerly direction. The property is presented in its original form with no extensions or other major conversion work undertaken.</p> <p>Room descriptions and directions used in this report are based on those given on the floor 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.</p> <p>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 supplied. The surveyed property is referenced as 'the subject property'</p> <p>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.</p>
<p><b>Council Information</b></p>	<p>No specific information for this property was available on the public areas of the council planning website section.</p>

<p><b>Listing</b></p>	<p>According to Historic England the property has been Grade 2 listed since 1st May 1986, List Entry Number 1235607.</p> <p>A 'listed building' is a building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register, called the List of Buildings of Special Architectural or Historic Interest.</p> <p>When a building is listed, it is listed in its entirety, which means that both the exterior and the interior are protected. In addition, any object or structure fixed to the building, and any object or structure within the curtilage of the building, which although not fixed to the building, forms part of the land and has done so since before 1 July 1948, are treated as part of the listed building.</p> <p>Works to listed buildings are governed by listed building controls. The controls apply to any works for the demolition of a listed building, or for its alteration or extension, which is likely to affect its character as a building of special architectural or historical interest. This special form of control is intended to prevent the unrestricted demolition, alteration or extension of a listed building without the express consent of the local planning authority or the Secretary of State. Section 7 of the Planning (Listed Building and Conservation Areas) Act 1990 (LBCA Act) provides that, subject to certain provisions of the Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised. (Section 9 of the 1990 Act provides that if a person contravenes Section 7 he/she shall be guilty of an offence.) It is a criminal offence to carry out work which needs listed building consent without obtaining it beforehand.</p> <p>Common works requiring consent might include the replacement of windows or doors, knocking down internal walls, painting over brickwork or altering fireplaces. It is always advisable to take the advice of the conservation officer at your local authority to get a better idea about what it means for you. Further information is available at <a href="https://www.historicengland.org.uk/advice/your-home/">https://www.historicengland.org.uk/advice/your-home/</a></p>
<p><b>Nature of the property when inspected</b></p>	<p>The property was occupied, habitable and fully furnished.</p> <p>All connected services were operational.</p>
<p><b>Summary of mains services</b></p>	<p>Gas – Connected to Mains  Electricity – Connected to Mains  Drainage – Unable to access due to restricted access  Water – Connected to Mains</p>
<p><b>Weather Conditions</b></p>	<p>At the time of survey the weather was overcast and grounds wet from mild showers just before my arrival for the inspection.</p>
<p><b>Local Authority</b></p>	<p>The property is within the area of City of Westminster District Council.</p>

<p><b>Conservation / AONB / National Parks</b></p>	<p>The property is not within a conservation area.</p> <p>A conservation area is defined as "any areas of special architectural or historic interest the character or appearance of which it is desirable to protect or enhance". Development may be restricted within conservation areas and this can include open land and trees as well as the structure of the property including fittings such as windows and gutters. Normal permitted development rights may be withdrawn by the local authority within a conservation area.</p> <p>You should consult your legal advisor about the restrictions that may be relevant to a property within such an area, and should not make any changes to, or undertake any development of, the property and it's curtilage without obtaining any necessary statutory permissions. You can find out more about planning restrictions in conservation areas at <a href="https://www.planningportal.co.uk/info/200187/your_responsibilities/40/other_permissions_you_may_require/7">https://www.planningportal.co.uk/info/200187/your_responsibilities/40/other_permissions_you_may_require/7</a></p> <p>The property is not within the National Park.</p> <p>Not all building works, modifications or development plans require Planning Permission, however you should always seek clarification from your Local Authority however, before beginning any works.</p> <p>The property is not within an Area of Outstanding Natural Beauty.</p>
<p><b>Heating</b></p>	<p>A full central heating system is installed with a baxi combi gas-fired boiler supplying hot water to radiators throughout the property.</p> <p>At the time of the survey inspection, the boiler was not activated and not seen to be operating.</p> <p>The heating in the property was turned off at the time of survey preventing checks of any associated services or fixtures being conducted.</p>
<p><b>Outside facilities</b></p>	<p>There is no garage within the boundary of the property.</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>There is an open fire place to the sitting room which has the capability to burn wood logs. This is classified a carbon neutral resource.</p>
<p><b>Broadband Service</b></p>	<p>Checks on the Ofcom website show that download speeds of up to 900Mb per second may be available.</p> <p>Fibre optic services are 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>

<b>Tenure</b>	The property is understood to be of leasehold tenure and with vacant possession but your conveyancer should confirm this to be the case. Please read section 8.5 for further advice.
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## 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.

<b>General</b>	<p>There were a number of issues that require attention together with some minor observations made in the following report sections.</p> <p>The property was found to be in an average condition for its' type and age, with no significant structural defects apparent.</p> <p>As with any property of this age there is general unevenness and wear of surfaces which includes floors, walls and ceilings. This can result in misshapen doorframes, skirtings, architraves and cornices.</p> <p>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.</p> <p>No asbestos was noted to be present in the property. However, asbestos containing materials would be expected to be found and are typical of properties which have been renovated/refurbished post-war. See section 3.2.</p>
<b>Main Issues</b>	<p><b>Internal:</b></p> <p>There is a change of level from the hallway into most of the rooms in particular the lounge room which are considered a trip hazard. See section 5.4</p> <p>The artex papered ceiling to the bathroom has a crack running through the mid section of ceiling. See section 5.2</p> <p>The lath and plaster appears to be loosing key to certain areas of internal walls and ceilings, this is more apparent to the kitchen ceiling. See section 5.2</p> <p>There is a lack of any fixed lighting to the flat and the electric sockets wiring are noticeably dated. See section 6.1</p> <p><b>External:</b></p> <p>Cracking noted to the front concrete step leading to main entrance. See section 7.3</p> <p>Vertical cracking apparent to the internal wall adjacent to main communal door. See section 5.3</p> <p>A main issue was identified with the electric installation which requires immediate renewal. See section 6.1</p> <p>However, you should read the full contents of this report to establish whether any matters are of concern to you.</p>

<p><b>Dampness Background Information</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.</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>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>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, ceilings, chimney breasts, around windows, around all water using fittings, and in the loft space. (This is not an exhaustive list).</p> <p>There is no evidence of any rising damp or excessive levels of cold bridging at the property. Condensation levels are within levels to be expected for a property of this type and age.</p> <p>There was no cold bridging noted.</p> <p>No unduly high readings were noted any of the locations tested.</p> <p>See also 5.3 for further information.</p>
<p><b>Structural</b></p>	<p>No evidence of movement was seen other than that which would normally be expected in any building of this age.</p>
<p><b>Health &amp; Safety related matters</b></p>	<p>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>



## 2.3 - External Photographs



Front elevation



Rear elevation (google earth)



## 2.4 - Summary of Accommodation

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

The approximate living area of the property, is 64 m<sup>2</sup> (689 ft<sup>2</sup>)



## 2.5 - Floorplan

### EXISTING



Floor plan

This floor plan was taken directly from the estate agent, however dimensions and floor areas have not been verified by myself.

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.

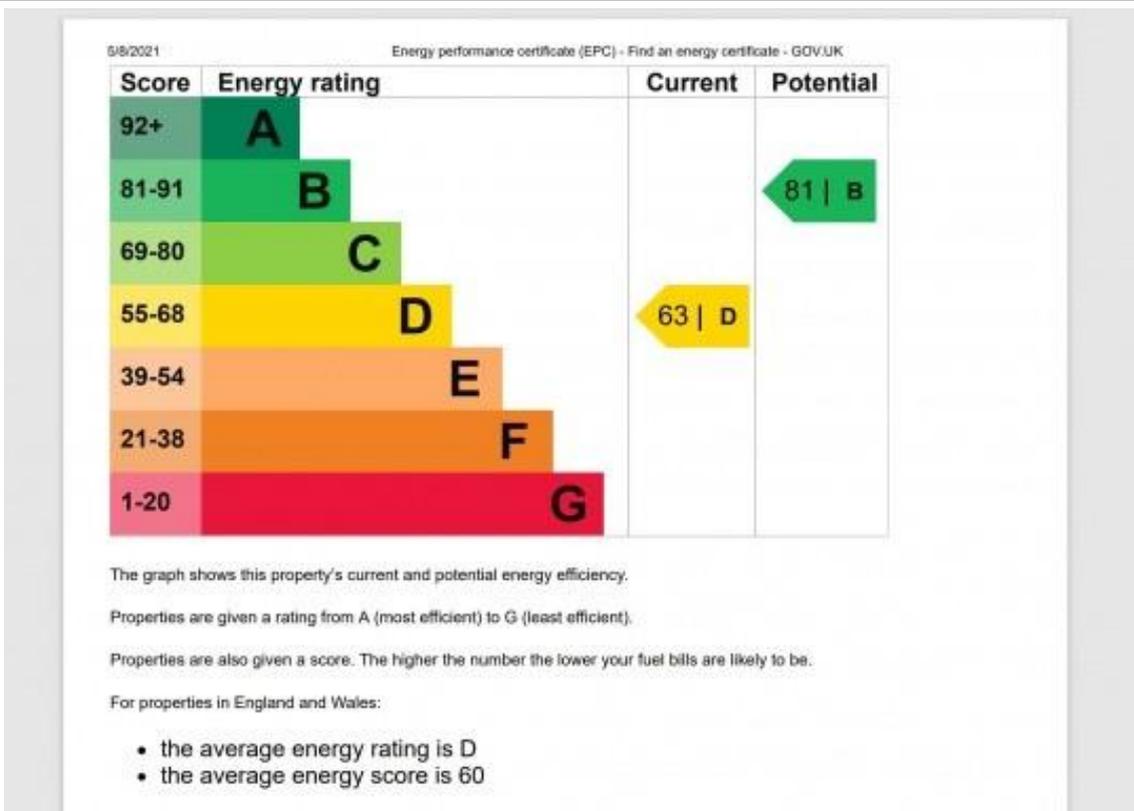
The Energy Performance Certificate (EPC) for the property, which was not prepared by me, shows a current efficiency rating of 63, band D. The potential rating is given as 81, band B. The rating as provided for this property is around the UK average. The full certificate is available from [www.epcregister.com](http://www.epcregister.com), and the front page is reproduced below.

The Baxi Combi 80e boiler is a number of years old and is less efficient than a new condensing boiler. A newer boiler could help to reduce heating bills by burning gas more efficiently. Upgrading the heating controls to include thermostatic valves on radiators could improve the efficiency of the system.

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.

Further information can be obtained from <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>



EPC

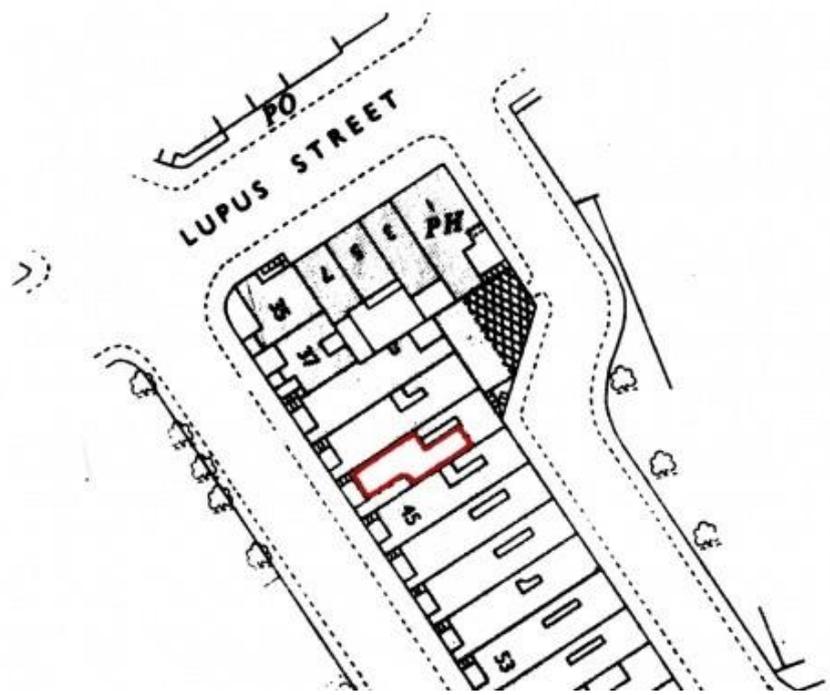


## Section 3 - Conveyancing, Health & Safety and Environmental Matters

### 3.1 - Conveyancing Related Matters

<b>Extensions &amp; Alterations</b>	Extensions: None noted Conservatory: None noted Loft Conversion: None noted New Boiler: None Chimney / Breast Removals: Chimney breast noted to bedroom Wall Removal: None noted Post 2002 Windows: None noted Log Burner Installation: None noted Electrical Circuits: None noted Renewables: None noted Drainage: None Noted
<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>
<b>Property Let</b>	No issues were noted by the Surveyor.
<b>Tree Preservation Orders</b>	No issues were noted by the Surveyor.
<b>Party Wall Award</b>	No issues were noted by the Surveyor.

<b>Drainage</b>	Drainage was not accessible due to access restrictions. No issues were noted by the Surveyor.
<b>Boundaries and Title Deeds</b>	<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.</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;">Boundary lines</p>
<p><b>Common and Shared Areas</b></p>	<p>common or shared areas were noted by surveyor, these comprise of the communal entrance, communal hallway and communal stairs. All decorations to these areas were found to be in fair to good condition with no immediate works required.</p>

## 3.2 - Health & Safety related matters

<p><b>Fire Risk</b></p>	<p>You are advised to ensure that adequate smoke alarms are fitted, and that they are in good working order.</p> <p>There is a solid fuel burning appliance in the bedroom and lounge. You should ensure that a carbon monoxide alarm is present.</p> <p>There is a communal fire alarm present, however this is only connected to smoke detectors within the communal areas and not linked to the flat within the block.</p> <p>Lighting Advice: 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. It is recommended that you install intumescent covers or fire protected lights.</p>
<p><b>Safety Glass</b></p>	<p>No issues were noted by the Surveyor.</p>
<p><b>Lead Pipes</b></p>	<p>A visual inspection was carried out and no lead pipes were noted, however pipes buried within walls or beneath the ground were not inspected.</p>
<p><b>Risk of Falls</b></p>	<p>Window Cill heights: No Issue noted.</p> <p>Trip Hazards: trip hazards were noted at the entrance to each room where there is a change of floor level.</p>
<p><b>Unsafe Fittings</b></p>	<p>All electrical fittings within the property are old and require updating. Fittings within the property, where possible, were checked for normal everyday use, but have not been inspected or tested for safety purposes.</p>
<p><b>Insect and Rodent Infestations</b></p>	<p>Rodents can be responsible for the spread of diseases such as salmonella and Weils disease. Mice and other rodents can gnaw through insulation and wiring, and damage furniture and other possessions that may be stored.</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.</p> <p>It should be noted that Asbestos-containing materials can be present in areas that cannot be accessed or inspected.</p> <p>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

#### Flood

Based on a postcode search only, the property is understood to be in a river flood risk area. However the area benefits from flood defenses. 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.

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 risk

#### Geology

The British Geological Survey website indicates the bedrock of the area is of sedimentary bedrock, which is a solid base that it not normally prone to seasonal movement. No evidence was seen of any cracking, or other disturbance, which might be linked to seasonal ground movement.

See section 4.4.



Geology map

**Radon**

The property is in a postcode area where below average levels of naturally occurring Radon Gas may be 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)

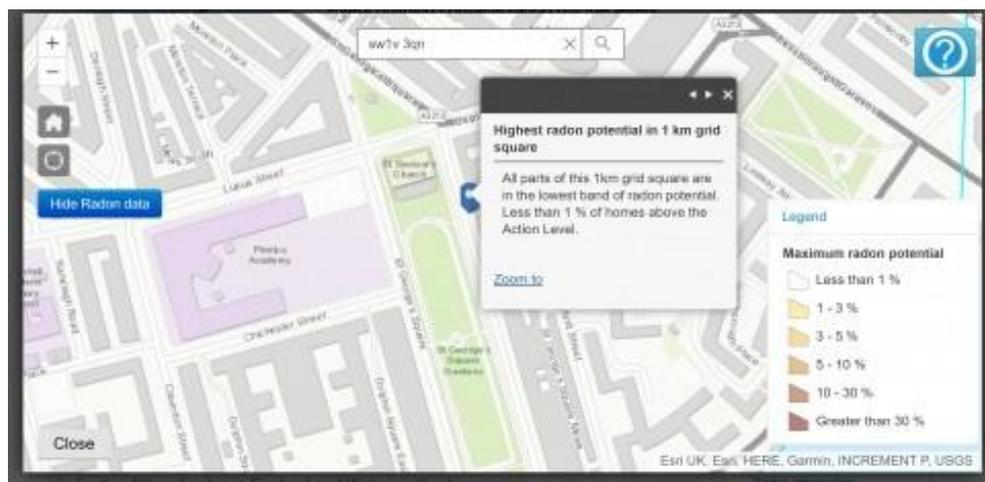
Radon is a radioactive gas, we can't see, smell or taste it. You need special equipment to detect it.

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 UKradon, 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 map

<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>Further information can be obtained from the Oil and Gas Authority  <a href="https://ogauthority.maps.arcgis.com/apps/webappviewer/index.html?id=29c31fa4b00248418e545d222e57ddaa">https://ogauthority.maps.arcgis.com/apps/webappviewer/index.html?id=29c31fa4b00248418e545d222e57ddaa</a></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. The vendor was also asked if they had any knowledge 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.</p>
<p><b>Mining</b></p>	<p>No issues were noted by the Surveyor.</p>



## Section 4 - Outside of the Property



### 4.1 Chimney Stacks

Condition  
rating

**NI**

**Construction  
& Type and  
Limitations**

The chimney stack could not be viewed from ground level.



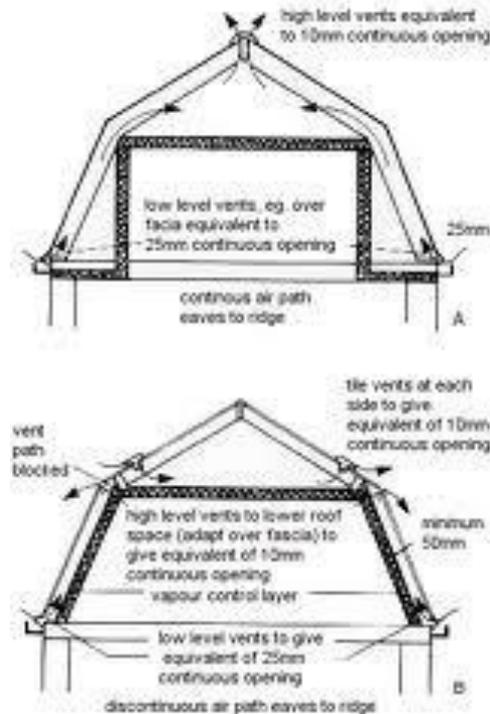
### 4.2 Roof Coverings

Condition  
rating

**NI**

**Construction  
& Type and  
Limitations**

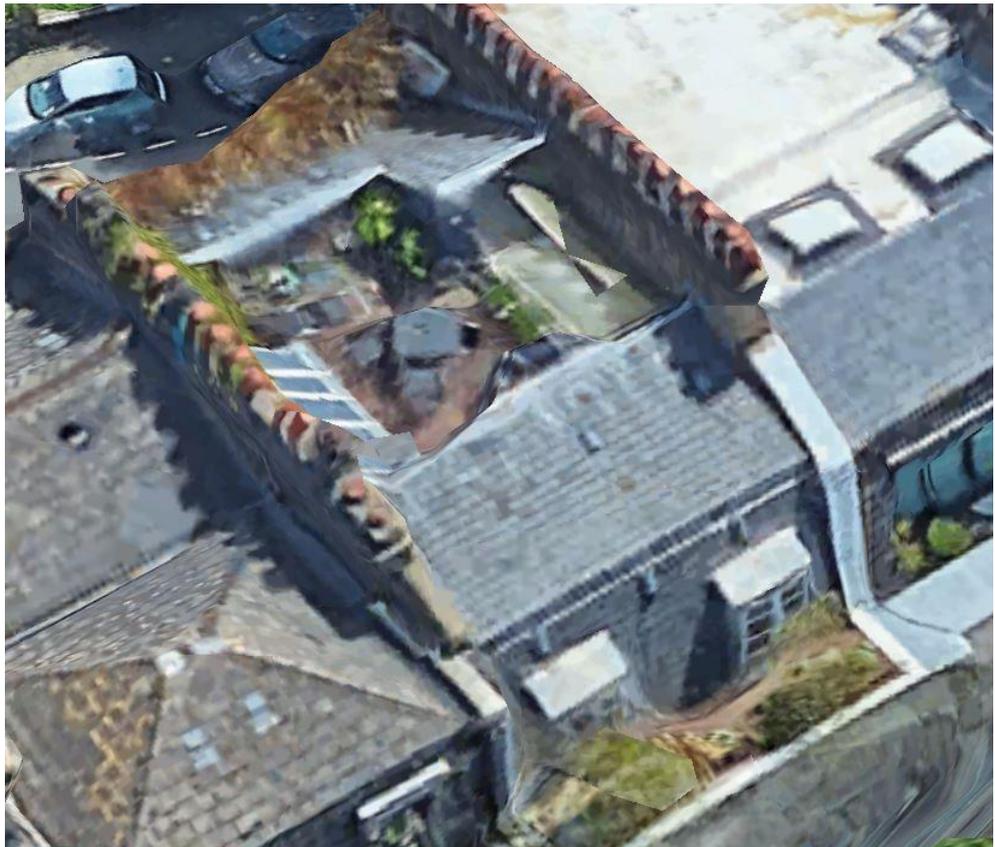
There was no vantage point where we could clearly view the roof with binoculars and the following details have been ascertained from google earth. There is a mansard roof to the front elevation and a mono pitched roof to the rear with a terrace to the mid section of the roof. The roof has a slate covering.



Mansard Roof



View of roof (google earth)



View of roof (google earth)



### 4.3 Rainwater and Above Ground Drainage Fittings

Condition  
rating

1

**Construction  
& Type and  
Limitations**

The box gutters were not visible at the time of the inspection due to being restricted from view at ground floor level. We presume that the box section will be lined with lead. There are two downpipes noted to the front elevation of the property which appear to be a mixture of cast iron and PVC.

The soil stack is assumed to be located at the rear and due to no access I was unable to inspect.

As it was not raining at the time of survey only a limited assessment could be made as to the effectiveness of the rainwater fittings.

No tests have been carried out to either trace or establish the structure or condition of any underground soakaways.

**Condition**

No evidence was seen of excessive staining of the walls or adjacent areas, which might indicate that significant leaks have been occurring.

Cast iron fittings, such as the downpipe located to the right-hand side of the front window, are of an older style and prone to sudden failure. Although no evidence of any failure was noted, it would be prudent to consider changing these fittings to a more modern uPVC alternative.

The plumbing is in a fair condition with no leakages noted.

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.

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.



## 4.4 Walls

Condition  
rating

1

**Construction  
& Type and  
Limitations**

The outside walls are rendered and of solid construction.

The damp proof course at ground level [waterproofing to prevent rising damp] was not present due to the age of construction. This will have no affect on the ground floor flat.

The outside front walls were examined at ground level 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.

The rear walls were not inspected due to restricted access.

Where walls are covered with finishes such as render or hanging tiles, the wall surface beneath cannot be directly viewed and it is assumed that no unusual defects exist within these concealed areas.

**Condition**

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.

No significant defects were noted and the walls were found to be structurally stable. No evidence was seen of any cracking which might indicate that the property is subject to subsidence, unusual settlement, or other exceptional movement of the ground.

Most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance.

The British Geological website indicates the ground is of sedimentary bedrock which is a solid base and hence not liable to move adversely.

Houses built before 1880, or so, usually have no provision to prevent dampness rising up, or penetrating through, the walls. In this case the DPC was not evident at the base of the walls. However, this will have no detrimental affect on the ground floor flat inspected.

As the external walls are of solid construction, no wall ties were assumed to be present.

There is no evidence that the external walls have been insulated. The energy efficiency of the property may be improved by installing insulation, however listed properties as well as some other properties with solid walls are unsuitable for insulation and a survey by a specialist company should be conducted prior to any installation.

'Masonry' (or 'mortar') bees are one of those solitary types that do not nest in a colony but within individual holes in the ground and occasionally in walls in mortar joints, soft bricks and stones themselves, or cob. In Britain, there are nearly 20 species, the most common being *Osmia rufa* (the Red Mason Bee). Masonry bees favour sunny, south-facing elevations, as these enhance the germination of their eggs. Nests are established in spring or summer and contain six to 12 eggs, each in a cell provisioned with pollen and nectar and sealed, usually with mud. New adults emerge the following year to repeat the cycle. Masonry bees are honeybee-like in appearance. The female has a sting but will not use it unless squeezed between your fingers!

They use their mandibles to excavate or enlarge holes, kicking out spoil behind them. The annual burrowing activities may create an extensive system of galleries. This can disrupt the bearing capacity of masonry, and tends to fill with water that expands on freezing and causes deterioration. Birds can also attack walls to get at the bee larvae. No evidence of bees were found during the survey.

Air bricks are visible at high level. These are present to ensure adequate ventilation to the property to minimise the build-up of moisture that can promote the development of damp and other defects in the materials within the property. It is essential that a free flow of air is maintained through the air bricks. At the time of the survey the airbricks located within the living room either side of the front window (at high level) were obstructed, meaning that air was unable to flow. These should be unblocked and the obstruction removed.

Walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent.

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.



## 4.5 Windows and External Doors

Condition  
rating

1

**Construction  
& Type and  
Limitations**

All of the windows are single glazed with timber frames and are of a sliding sash type. Some of the windows checked were fitted with individual key operated locks.

The front door is timber. The front door is fitted with a 5-lever mortise lock/multi-point locking system.

Please refer to pictures listed below.

All external doors were checked for normal operation and signs of failure or damage.

Windows were examined for general signs of degradation and failure. Opening was attempted to all windows and all checked for normal operation.

Some windows could not be accessed due to the presence of furniture and other possessions.

**Condition**

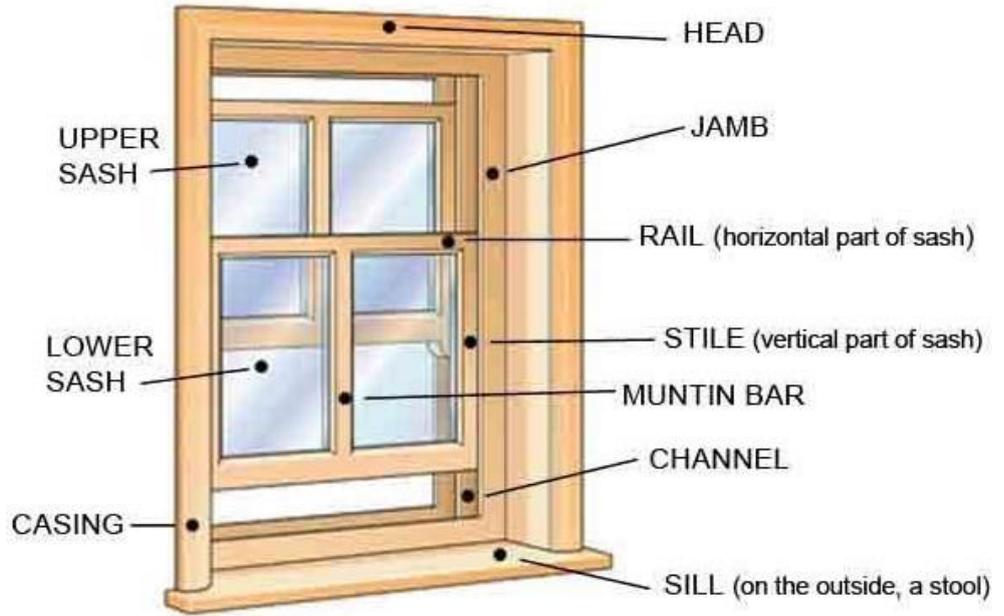
No significant defects were noted, all doors operated effectively on opening and closure. All locks functioned correctly.

**Wood Frames**

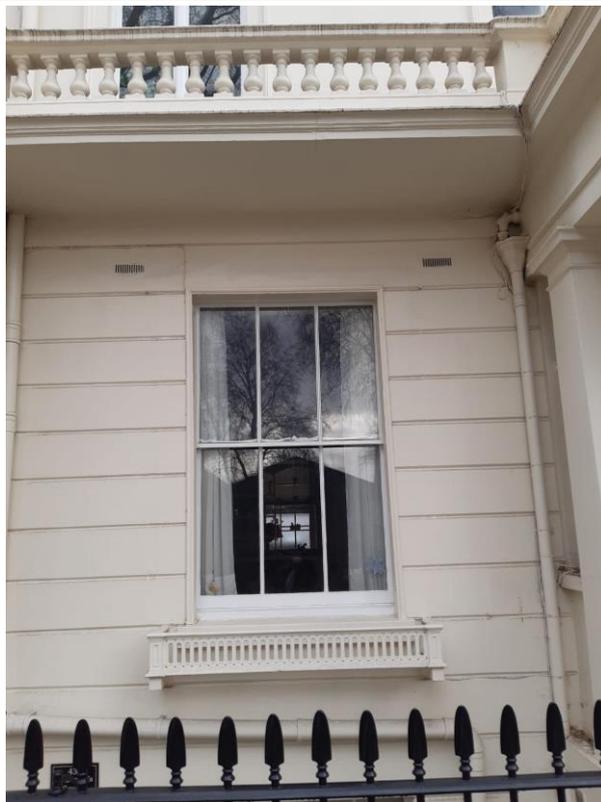
As expected the frames are affected by minor splitting and isolated softening. The frames are in overall serviceable condition although would benefit from future re-painting and attentive repair.

Internal cill heights were compliant with the current legal safety limits. Normal maintenance of frames, hinges and locks is required.

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.



Anatomy of a Sash Window



Front sash timber window



Internal sash timber window



Timber flat door



Timber flat door internal view



Door locks internal



Front timber communal door



Front timber communal door internal view



Front Entrance

	<b>4.6 External Joinery and Finishes</b>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type and Limitations</b>	<p>This includes such items as woodwork at the roof edges, fascias, and trim panels. Decorated areas include such items as windows, doors, walls, timbers at roof edges, porches.</p> <p>Decorations were examined for indications of poor maintenance, rot and other defects</p>		
<b>Condition</b>	<p>All of these timbers are visibly sound, have been maintained and are in a serviceable condition. There is no immediate requirement for any attention.</p> <p>Regular maintenance will be required especially to the elevation which faces south-west. This section of the property will receive most of any inclement weather and the heat of the sun.</p>		

	<b>4.7 Conservatories and Porches</b>	<b>Condition rating</b>	<b>NA</b>
<b>Construction &amp; Type and Limitations</b>	There is no conservatory or porch at the property.		



## Section 5 - Inside the Property



### 5.1 Roof Spaces

Condition  
rating

**NA**

**Construction  
& Type and  
Limitations**

There was no access to the loft space.



### 5.2 Ceilings

Condition  
rating

**2**

**Construction  
& Type and  
Limitations**

The ceilings are made of lath and plaster to the original parts of the property

Floor to ceiling heights are approximately 3.5 m on the ground floor.

Ceilings were examined for signs of undue levels of bowing, cracking, staining and other defects. Moisture meter readings were taken at regular intervals.

**Condition**

No significant defects were noted.

**Lath and Plaster**

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.

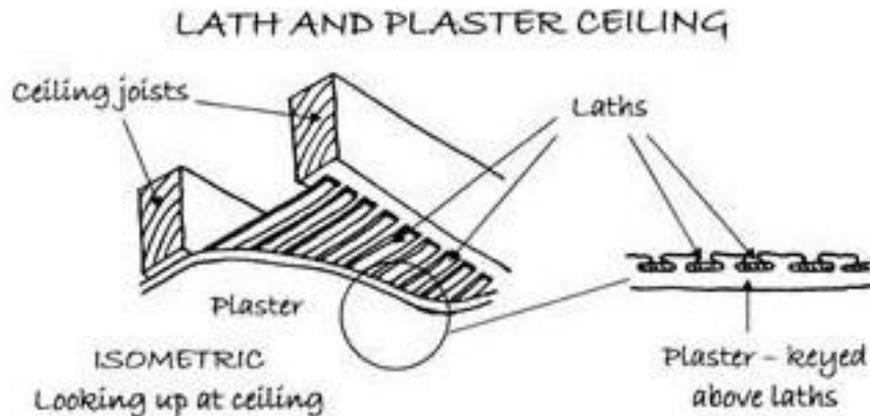
Lath and plaster ceilings which have remained in place for many years may become unstable over the course of time as the plaster loses its key to the laths. Often it is difficult to identify such instability without performing destructive checks to assess the security of the surface of the ceiling. Whilst 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.

Some minor evidence of undulation was noted to the kitchen lath and plaster ceiling and hair line cracking noted to the bathroom artex papered ceiling.

Some ceilings within the property have a textured finish. Some textured ceiling finishes can contain asbestos and should not be drilled or sanded without protective equipment and/or specialist advice.

Any such materials that do contain asbestos are harmless unless airborne fibres are present. At the time of the survey no areas of flaking, powdering or similarly damaged material were noted indicating that no specific risk currently exists. Painting or plaster skimming of textured surfaces normally ensures that any asbestos fibres are securely encapsulated and will not present any risk to health if undisturbed.

Normal future maintenance is required, including filling and redecorating any cracks as necessary.



Lath and plaster ceiling



Lounge ceiling, undulation noted



Lounge ceiling



Hairline crack to bathroom ceiling

	<h3>5.3 Walls</h3>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type and Limitations</b>	<p>Internal walls are of both solid and timber stud constructions.</p> <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>		

**Condition**

Some minor evidence of cracking was noted adjacent front communal door in the common hallway. However, no evidence was seen in the flat of any cracking which might indicate that the property is subject to subsidence or unusual settlement.

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.

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.

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.

As part of the legal process, your legal adviser should contact building control at the local council and obtain any records of any notifiable works completed, including removal of internal walls.

Normal maintenance is required, including filling and redecorating cracks as necessary.

Many of the internal walls are likely to be finished with lath and plaster. It is common for the surface plaster to become detached from the lath and plaster base and to fall away when surface treatments such as wallpaper are removed. You should anticipate that some repairs to the plaster surface will be required when walls are disturbed for any reason.



Lounge room



Crack to communal internal wall



Lounge room



## 5.4 Floors

Condition  
rating

2

### Construction & Type and Limitations

The ground floors are of suspended timber construction.  
The supporting floor joists are believed to span the building from left to right.

Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage.

### Condition

A timber floor board was noticeably uplifting in the living room and is possibly due to a previous crude repair.

There is a change of level from the hallway into most of the rooms in particular the lounge room which are considered a trip hazard.

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.

Where access was possible to the floorboards no evidence of infestations by wood boring insects (commonly known as woodworm) 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.

Floors should be monitored for any changes that occur in their level or springiness or noise, and further investigations carried out should any such changes become apparent.



Level change / trip hazard lounge room



Historic repair to timber floor



Timber floorboard uplifting



## 5.5 Chimney Breasts, Fireplaces and Flues

Condition  
rating

1

### Construction & Type and Limitations

The chimney breast is of masonry construction. It rises from the bedroom, up through the top floor flats and into the roof space, and exits to the chimney on the roof. The Fireplace remains in the bedroom and lounge containing a multi-fuel open log burner. The fires were not in operation at the time of the survey.

The chimney breast was examined for indications of dampness, 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.

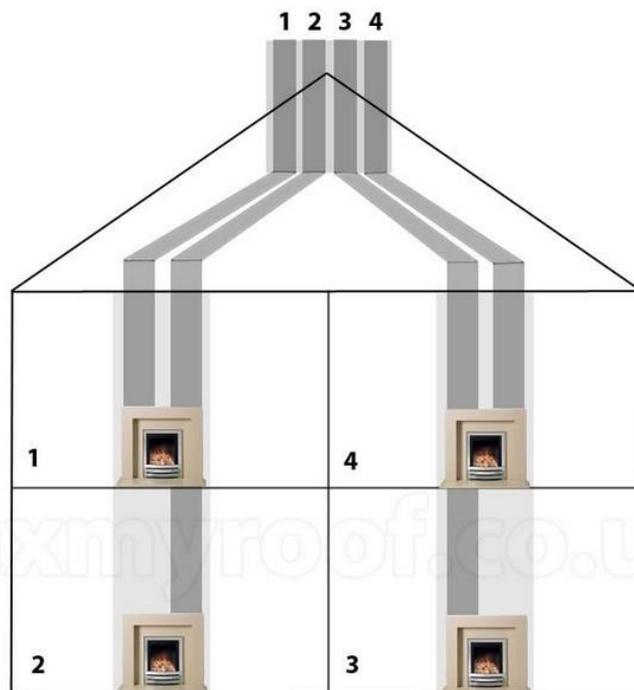
### Condition

No significant defects were noted during my inspection and the chimney breast was found to be structurally sound.

It should be noted that no damp odours or damage to the decorated surfaces were noted. The most likely causes of raised moisture meter readings in chimney breasts of a property of this age are, failure of the external flashing that seals the chimney to the roof covering, and the formation of hygroscopic (moisture-loving) salts within the brickwork of the chimney due to the long term combustion of fossil fuels.

All active flues should be checked by a reputable heating engineer specialising in flues and chimneys, prior to use. Flues should also be swept clean at this time.

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. Ventilation grilles should be fitted to all blocked breasts.



Example of Chimney flue construction



Decorative fire place in lounge



Open fireplace to sitting room



## 5.6 Built-In Fittings

Condition  
rating

1

### Construction & Type and Limitations

The kitchen fittings include wall and base units, drawers, sink and worktops.

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.

Most of the cupboards were found to be very full of stored food, crockery and other items, limiting inspection of the internal areas.

### Condition

The fittings are of a traditional country style and in a fair condition. The flow of water at the kitchen sink was found to be within a normal range and considered to be suitable for the intended use. Hot water was obtained from the hot tap.

There is no mechanical ventilation, such as an extractor fan or cooker hood, in the kitchen. This increases the risk of condensation affecting the property. It is recommended that you install an extractor fan to improve ventilation.

The damper pad fitted to the underside of the kitchen sink may be made of a material that contains small amounts of asbestos. See section 3.4. In its current state it would not present any health risk if it did contain asbestos. It does not need to be removed but should be disposed of correctly in the event that the sink is replaced.

Maintain, repair or replace units as necessary.



Kitchen units



Kitchen units



### 5.7 Internal Joinery

Condition  
rating

1

**Construction  
& Type and  
Limitations**

The internal woodwork includes such items as doors, frames and skirtings. The built-in fittings include such items as fitted wardrobes and cupboards.

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 wardrobes and cupboards were checked for general condition and normal operation of doors.

**Condition**

The fittings were found to be in a serviceable condition and with no significant defects.

All doors within the property were found to open and close without fouling on their frames, suggesting that no unusual movement of the structure has occurred since the doors were installed.

As indicated in 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.

Door hinges and locks should be regularly lubricated. Internal timbers should be inspected regularly for evidence of bowing or distortion, woodworm and other defects.



Kitchen door



kitchen



Built in wardrobe



Built in shelving



## 5.8 Bathroom and Sanitary Fittings

Condition  
rating

2

### Construction & Type and Limitations

The main bathroom is on the ground floor and comprises a bath and basin. The WC is in a separate room.

Where possible, all sanitary fittings were checked for normal operation.

Taps were turned on to form an opinion of the water flow in normal use, but for practical reasons were only operated individually. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time. Hot taps were left running until hot water became available. Toilets were all flushed at least twice. Showers were operated to check general flow.

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.

<b>Condition</b>	<p>The fittings are of a dated and basic style and it is anticipated that most new owners would replace them, in their entirety, upon occupation of the property.</p> <p>The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use. Hot water was obtained from all hot tap outlets.</p> <p>There is no mechanical ventilation 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 an extraction fan to improve ventilation.</p> <p>Maintain, repair or replace units as necessary.</p> <p>Install mechanical ventilation to the main bathroom.</p> <p>Regular maintenance of all seals to the bath and shower to prevent water displacement.</p>
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## Section 6 - Services



### 6.1 Electricity

Condition  
rating

**HS**

**Construction  
& Type and  
Limitations**

There is an underground mains electrical supply and the meter is located in the cupboard in the communal hallway. The consumer unit [fuse box] is located in the storage cupboard, however this was not inspected due to not being accessible.

A single rate meter is installed.

It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within in the scope of this inspection.

The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use, such as operating light switches.

**Condition**

No evidence of broken, loose or damaged parts of the installation was seen, nor were any obvious amateur alterations or interventions noted. However, where furniture and other items are present many of the outlets can be hidden from view.

The number of socket outlets in each room was not visible, but extension leads visible suggests that, as would have been the case at the time of construction, only one or two outlets would have been provided in each room. This is less 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.

**Observed Issues**

- The light fitting to the bathroom is not to current standards. All such fittings to bathrooms are required to have the correct Ingress Protection (IP) ratings for dust and moisture. A new fitting specifically designed for bathrooms should be installed.
- The sockets and switches appear to be dated and are poorly located.
- There are no light fittings in the living room and plugged in lamps were used to as a substitute for mains lighting.
- The fuse box was inaccessible and not inspected

NAPIT recommends that domestic electrical installations are inspected and tested every 10 years in line with IET (The Institution of Engineering & 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.

You can get further information from the Electricity Safety First at <https://www.electricalsafetyfirst.org.uk/guidance/safety-around-the-home/>

Any electrical works carried out should have been completed by a Registered Competent Person (Electrical) and, as such, would have provided a Minor Electrical Installation Works Certificate, or an Electrical Installation Certificate, and in addition a Building Regulation Compliance Certificate where required.

At the time of 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 is the reason for the HS rating in this section.

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 (electrical).

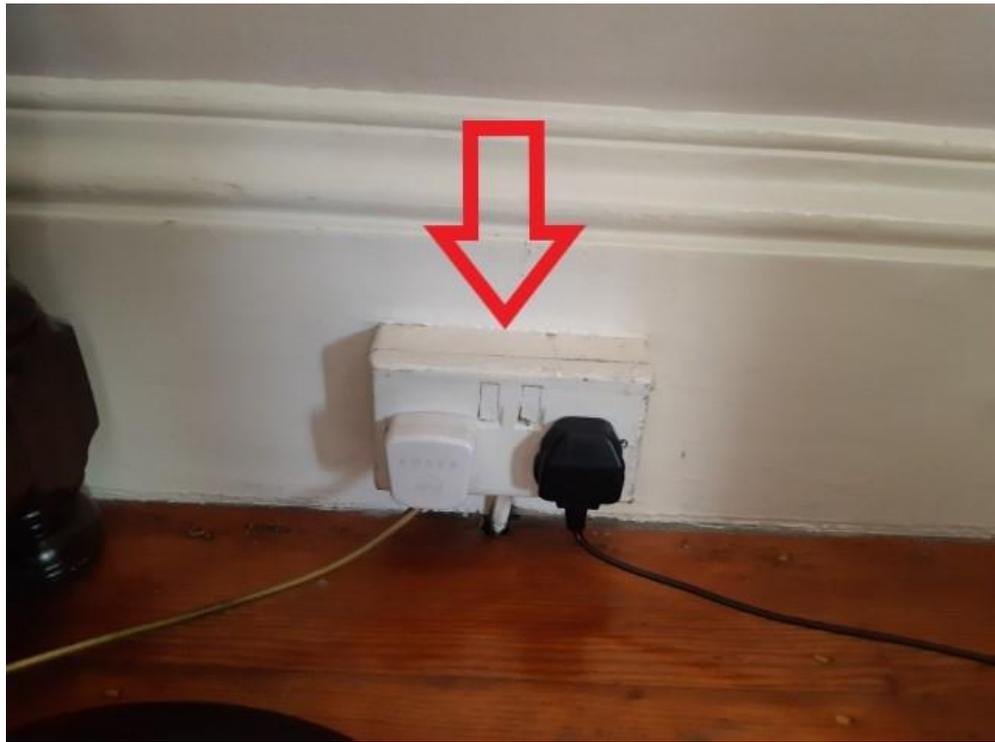
There is no legal requirement on the seller of a house to provide an up-to-date Electrical Installation Condition Report. Whilst it is not unreasonable to ask the seller to provide evidence of the condition of the electrical installation, they are under no obligation to do so.



Electric meter



No access to consumer unit



Old double plug socket

	<h2>6.2 Gas / Oil</h2>	<p>Condition rating</p>	<p><b>HS</b></p>
<p><b>Construction &amp; Type and Limitations</b></p>	<p>There is a mains gas supply, the supply pipe enters the property under the timber floor and to the boiler. The gas supplies the heating boiler and the kitchen services. We presume the gas meter is located with in locked storage area at basement level, however we were unable to access the area to confirm.</p> <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 recommendation in 6.4 Heating with regard to a full test and inspection.</p> <p>Monitor the meter and valve for signs of corrosion or degradation.</p> <p>As the property is currently habited the system should be in use. In addition the boiler is a fairly recent model. These observations reduce the risk of any hidden issues but it is still advisable to seek confirmation 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>
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	<b>6.3 Water</b>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type and Limitations</b>	<p>There is a mains water supply. The incoming mains pipework is copper. I was unable to locate the stop valve.</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> <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.  Water taps were operated to check for flow and drainage.  The water tanks were checked for signs of damage and correct support.</p>		

<b>Condition</b>	<p>No significant defects were noted. The flow of water at all outlets was found to be within a normal range.</p> <p>The property is fitted with a combination (or "combi") boiler. Unlike a traditional domestic system, there are no hot or cold water tanks, and mains water is heated directly by the boiler to supply hot water to taps and radiators. When the incoming water temperature is lower, for example in winter, it will take longer to heat water to the same temperature as in the summer, and so the flow rate, at taps and other outlets, will be reduced. Similarly, when more than one water outlet within the property is operated at the same time, the flow rate will drop.</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> <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>
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	<b>6.4 Heating and Cooling</b>	<b>Condition rating</b>	<b>HS</b>
<b>Construction &amp; Type and Limitations</b>	<p>The heating and hot water is provided by a gas-fired combi boiler which is located in the kitchen.</p> <p>The boiler is a Baxi Combi 80e. On the BRE Product Characteristics Database (PCDB) this boiler is shown as having a SAP 2009/12 annual efficiency rating of 78.6%. It is believed that this model was manufactured between 2001 and 2011. As a guide, most modern condensing boilers have an efficiency of around 85-90%. It is understood that the boiler was fitted in 2007. Heating is distributed by radiators in most rooms.</p> <p>The heating is controlled by a wall thermostat in the ground floor hall, there are no thermostatic valves on the radiators and no programmer was noted for the heating system.</p> <p>The heating in the property was turned off at the time of survey preventing checks of any associated services or fixtures being conducted.</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>		

**Condition**

The combi boiler and radiator system was not in operation during the survey but when hot taps were checked hot water was delivered. No visible repairs were noted but the boiler is due a service. We would recommend seeing the results of the boiler servicing which should include an inspection of the flue, and observing the boiler and radiator system in full operation with radiators becoming warm to the top and bottom.

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.

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. It can also take longer to fill a bath than with a traditional system.

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.

You can get more information, or find a Gas Safe registered engineer <https://www.gassaferegister.co.uk/find-an-engineer/>

Flush through radiator system and add inhibitor

We have included a picture of the radiator installed in the living room next to the front window. This has been included to show the age of the heating installation.

No visible repairs were noted; normal maintenance servicing must be continually undertaken.

Health and Safety – See also notes in 6.2 regarding the general safety and servicing of the complete Gas system.

Advice: The water temperature in a hot water storage tank should be around 60°C in order to kill legionella bacteria (which can cause Legionnaires Disease), and no more than 50-55°C at taps in the property.



Boiler badge



Boiler badge



Radiator

	<h2>6.5 Drainage</h2>	<p>Condition rating</p>	<p>1</p>
<p><b>Construction &amp; Type and Limitations</b></p>	<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, however due to access limitations we were unable to carry out an inspection.</p> <p>It should be noted that the underground drainage network was not inspected with the use of cameras and therefore no assessment could be made of the condition of the drains other than at the inspection chambers described above.</p> <p>Internally, all taps were run and WC's flushed, and water was seen to be running clear from the internal services.</p>		

<b>Condition</b>	<p>It is possible that the soil vent pipe at the rear of the house could be made of a material that contains asbestos. However due to limitations in access we were unable to carry out an inspection. If found to be asbestos then care and advice should be taken before any attempt to remove it. See section 3.2.</p> <p>Drains should be regularly inspected to ensure they remain free from blockages, tree root damage or other obstructions.</p> <p>It is often suggested that the manholes only allow inspection of 5-10% of an entire drainage installation. As such, it is entirely possible that damage can be present within the system but which would not be apparent from opening the manholes.</p> <p>The only way to confirm the condition of the whole installation is to commission a CCTV inspection from a qualified contractor, for example a member of the National Association of Drainage Contractors at <a href="http://www.nadc.org.uk/">www.nadc.org.uk/</a></p>
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	<b>6.6 Other Services</b>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type and Limitations</b>	<p>There is a communal alarm system installed at the property. The alarm control panel is located in the communal hallway. This services the communal areas only and is not linked to the ground floor flat that was inspected.</p> <p>There was an intercom present which was mounted externally adjacent to the front door. At the time of survey this was in good working order.</p> <p>A visual inspection was restricted to locate television aerials and satellite dishes at the property.</p> <p>No specific checks were made to confirm connections to/from the aerials or dishes or their 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> <p>Examine all fittings regularly to ensure that they are secure.</p>		



Fire alarm



Intercom



## Section 7 - External Elements



### 7.1 Garaging

Condition  
rating

**NA**

**Construction  
& Type and  
Limitations**

There is no garage associated to this property.



### 7.2 Outbuildings and Sheds

Condition  
rating

**NA**

**Construction  
& Type and  
Limitations**

There are no sheds present at the property.



### 7.3 Grounds

Condition  
rating

**2**

**Construction  
& Type and  
Limitations**

There are paving slabs around the front of the property which are of concrete slabs. There is no driveway to the property. The front cast iron fencing is in good condition.

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.

**Condition**

There is no evidence of any damage from flooding. No evidence of the presence of Japanese Knotweed was seen during my inspection to the front area only, but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.

There is no indication of the ownership of 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. The front boundary fences and walls were found to be in a stable condition.

There was cracking noted to the front concrete step to the main entrance.

No obvious evidence of subsidence or other unusual ground movement was seen. Paving to the front entrance is generally level and stable.

Normal maintenance is required.

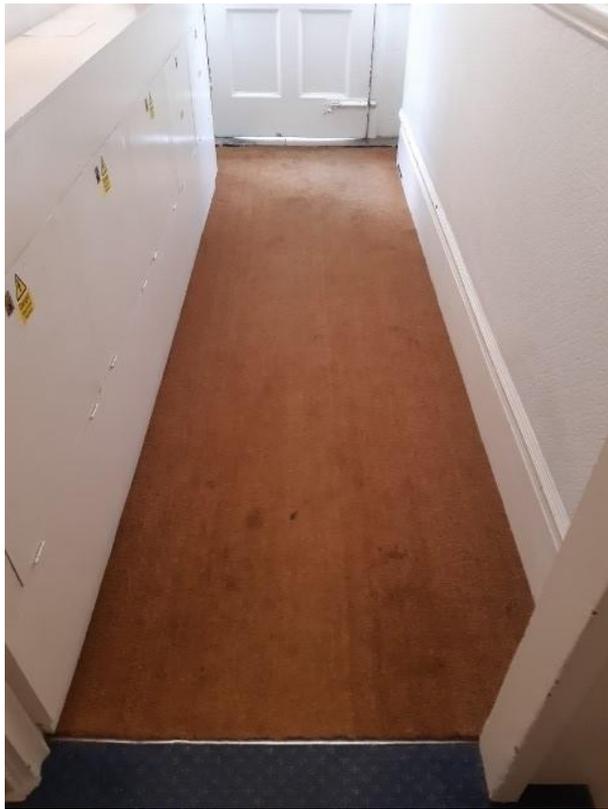


Front iron fence



Crack to concrete step

	<b>7.4 Common and Shared Areas</b>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type and Limitations</b>	<p>There were common or shared areas noted at the property. Mainly being the communal entrance and hallway.</p> <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 and drainage services, and all grounds, driveways and garden areas.</p> <p>Internally this may include the fire alarm, and communal lobby areas.</p> <p>The common and shared areas to the front of 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.</p>		
<b>Condition</b>	<p>No significant defects are noted.</p> <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>		



Carpet communal area



Carpet communal area



Yale lock to front door



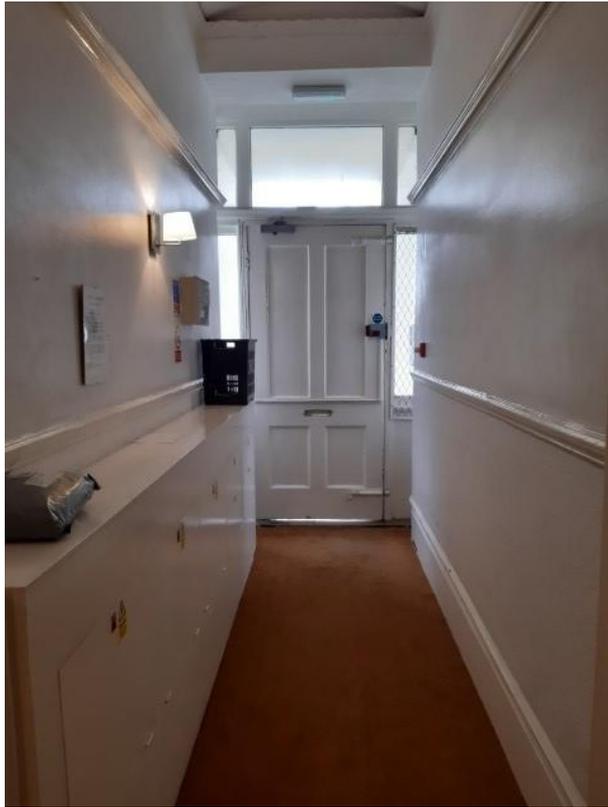
Fire alarm activation



Communal hallway



Communal area stairwell



Communal hallway



Decorative ceiling



## 7.5 Neighbourly Matters

### Observations

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

No obvious causes of concern were noted however it cannot be known if issues are present at other times.

During the course of the survey inspection it was noted that vehicles could be heard from the nearby roads.

The house is located near a busy main road which carries high volumes of fast-moving traffic including heavy goods vehicles and public transport. This is likely to cause some noise disturbance to occupants of the property.

Access to the rear was restricted, however, if on the neighbours' side 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



## 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	12 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.

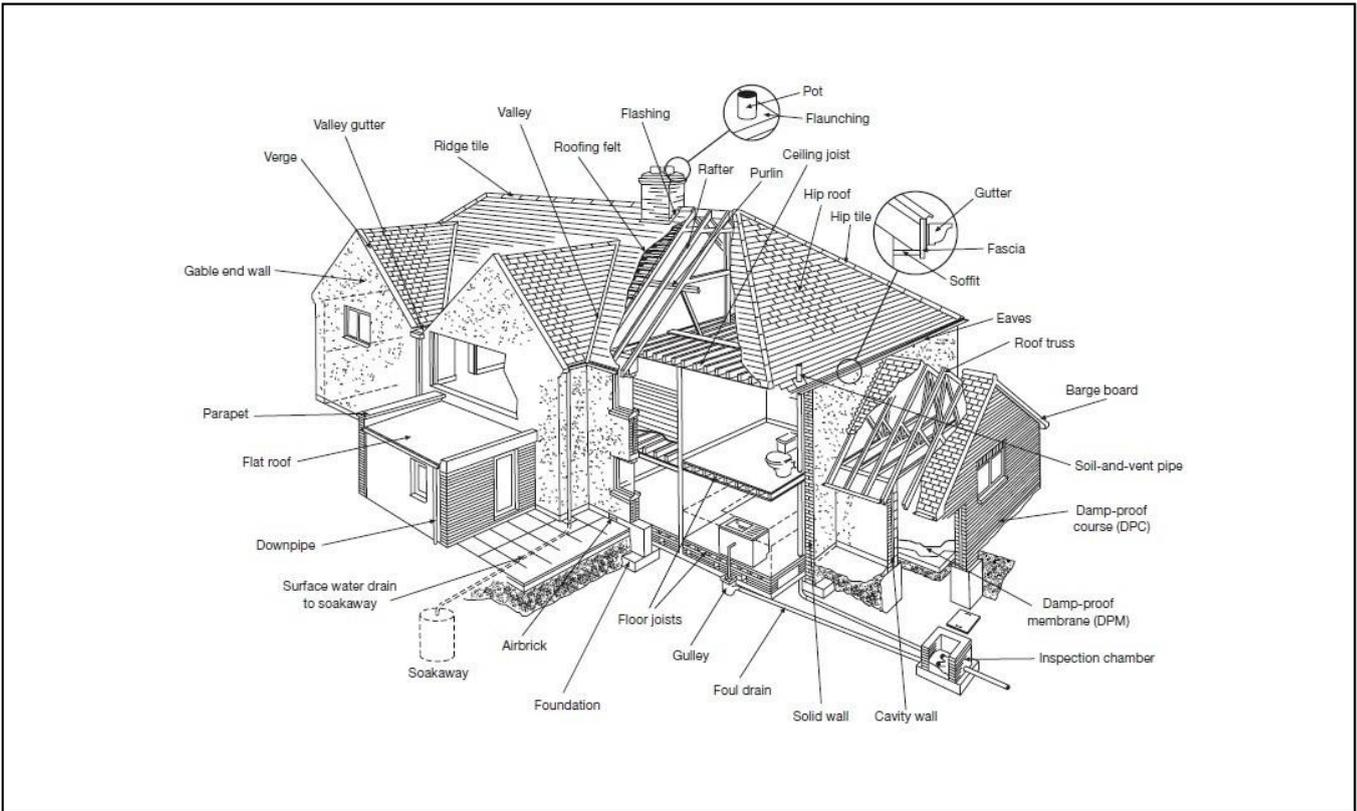
As a result of the actions described above, it is common, today, to find higher than average moisture levels in older properties. The consequences of this can cause significant defects within the property. In particular, high moisture levels, especially in roof spaces and cellars, can promote the development 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).