



LEVEL 3

Your survey report

Property address

52 Example Avenue,
London,
W9 7DF.

Client's name

Joe Bloggs

Inspection Date

12th April 2022

Surveyor's RICS number

0805190

3

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A

About the inspection and report

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

A

About the survey

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 12th April 2022 for a full list of exclusions.

A

About the inspection

Surveyor's name

Ross Richards, BEng(Hons), AssocRICS, MCIQB, MRPSA

Surveyor's RICS number

0805190

Company name

Surveying People

Date of the inspection

12th April 2022

Report reference number

SP120422

Related party disclosure

There are no known relevant conflicts of interest

Full address and postcode of the property

52 Example Avenue, London, W9 7DF.

Weather conditions when the inspection took place

At the time of surveying the property, the weather was dry and sunny.

The temperature was recorded at 17°C.

Status of the property when the inspection took place

The property was unoccupied and unfurnished

B

Overall opinion

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

Important note

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

B

Condition ratings

Overall opinion of property

This property is considered to be a reasonable proposition for purchase, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

B

Condition ratings

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



Documents we may suggest you request before you sign contracts

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



Elements that require urgent attention

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

Element no.	Element name
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D6	Outside doors (including patio doors)
E2	Ceilings
E3	Walls and partitions
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
F1	Electricity
F2	Gas/oil
F4	Heating
G3	Other



Elements that require attention but are not serious or urgent

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

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings

Element no.	Element name
D8	Other joinery and finishes
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings
G2	Permanent outbuildings and other structures



Elements with no current issues

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

Element no.	Element name
E5	Fireplaces, chimney breasts and flues
F3	Water
F5	Water heating
F6	Drainage



Elements not inspected

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

Element no.	Element name
D7	Conservatory and porches
D9	Other
E1	Roof structure
E9	Other
F7	Common services
G1	Garage

Further Investigations

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

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a semi-detached residence arranged over three floors.

Approximate year the property was built

Based on my knowledge of the area and housing styles, I think the property was built between 1900 and 1910.

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

There is a room present in the roof space. However, there are no records available on Ealing Councils planning portal, detailing the date of conversion.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is built using traditional materials and techniques.
 The main walls are of solid brick construction.
 The ground floor is of suspended timber construction. The floor construction on the first and third floor is of suspended timber.
 The roof is pitched and covered with plane clay tiles.
 The windows have timber frames with single glazing.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	2		1	1	1			
First		4	2					
Roof Space		1	1			1		

Means of escape

C

Energy efficiency

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

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

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

Energy efficiency rating

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 41, band E. The potential rating is given as 75, band C.

The current rating as provided for this property is below the UK average.

The energy efficiency of the property could be improved by carrying out the following upgrade works:

- Replacing the single glazed windows with double glazed unit or alternatively installing secondary glazing to the internal face of the windows,
- Installing insulation to the room-in-roof,
- Installing internal or external wall insulation,
- Installing suspended floor insulation,
- Installing solar water heating and
- Installing solar photovoltaic panels

The property already benefits from a boiler. However, heating efficiency can be improved by introducing heating controls such as, a room thermostat and a programmer. Further improvements can be gained by employing renewable energy sources such as solar and/or PV(photovoltaic) panels for hot water and electricity generation.

The full certificate is available from www.epcregister.com, the front page and breakdown of the property's energy performance are reproduced below.

Issues relating to the energy efficiency rating

No issues have been identified.

Mains services

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



Gas



Electric



Water



Drainage

Central heating

Gas Electric Solid fuel Oil None

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

None noted.

Other energy matters

Not applicable.

C

Location and facilities

Grounds

There is no garage associated with the property.
There is an outbuilding located to the side of the property which houses the gas boiler. Access can be gained via the rear garden.
The property has gardens to the front and the rear.
There is on-street parking available.

Location

The property is located within the area of Ealing Council.
The property is located in a quiet residential area on a secondary road. I did not hear any noise from the road during my time at the property. However, you should satisfy yourself as to the levels of noise associated with the road at various times during the day and week.

Facilities

The property is within walking distance of all local amenities.

Local environment

I am not aware of any issues in the local environment.

Other local factors

None noted.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

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

High level features were inspected either by using binoculars, a ladder, or with the aid of a drone equipped with a high definition camera.

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

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



D1 Chimney stacks

TYPE/CONSTRUCTION:

There are three chimney stacks associated with the property. All three chimney stacks are brick built with a pointed finish. Two of the chimney stacks are shared with the property next door and are located at the front and the rear of the roof. One chimney stack, to the right-hand side of the roof, serves the subject property only.

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The chimney to the front of the property has four chimney pots, two of which serve the subject property and two of which serve the property next door. The flashings at the base of the stack, at the junction with the roof slopes, are lead.

The chimney to the rear of the property has four chimney pots, two of which serve the subject property and two of which serve the property next door. The flashings at the base of the stack, at the junction with the roof slopes, are lead.

The chimney to the right-hand side of the property has four chimney pots which provide for a flue to the subject property. The flashings at the base of this stack, at the junction with the roof slopes, are also lead.

NATURE OF INSPECTION:

The chimney stacks were examined from ground level with the aid of binoculars and from the air with the aid of a drone fitted with a high definition camera. The chimney stacks were inspected for possible defects including undue movement, distortion, chemical or weather related damage, brickwork, pointing damage and other evidence of failure.

CONDITION:

No significant defects were noted and the chimney stacks were found to be structurally stable.

No evidence was seen of any unusual cracking or other failure, or of unusual wear of the bricks or render.

The chimney to the front of the property

There is missing and weathered pointing evident to the top section of brickwork on the chimney stack. The top section of the chimney will need to be repointed in order to prevent water from penetrating the chimney stack and causing damp to the inside of the property.

The concrete flaunching to the top of the chimney is in a serviceable condition with no notable cracks evident.

The lead flashings at the base of the chimney stack is in a serviceable condition.

The two chimney pots are each missing a cowl and have been left uncapped (see photo below). If any pots are left uncapped then rain can penetrate the flues and damp can appear inside the property on the chimney breasts. Providing fireplaces are regularly used then any penetrating moisture will dry out, however if fireplaces are used infrequently, or there are no fireplaces present, then cowls are necessary to prevent moisture ingress to the flue and vent the chimney breast.

The chimney to the rear of the property

There is missing pointing evident to the top section of brickwork on the chimney stack. The missing pointing is minimal, but this should still be repointed in order to prevent water from penetrating the chimney stack and causing damp to the inside of the property.

There is minor cracking present to the concrete flaunching to the top of the chimney. This will need to be repaired in order to prevent water from penetrating the chimney stack and causing damp to occur on the inside of the property.

The lead flashings at the base of the chimney stack is in a serviceable condition.

One of the chimney pots is missing a cowl and has been left uncapped (see photo below). If any pots are left uncapped then rain can penetrate the flues and damp can appear inside the property on the chimney breasts. Providing fireplaces are regularly used then any penetrating moisture will dry out, however if fireplaces are used infrequently, or there are no fireplaces present, then cowls are necessary to prevent moisture ingress to the flue and vent the chimney breast.

The chimney to the right-hand side of the property

There is missing and weathered pointing evident to the top section of brickwork on the chimney stack. The extent of missing and weathered pointing is greater than on the other two chimneys and covers approximately half of the chimney stack. The chimney will need to be repointed in order to prevent water from penetrating the chimney stack and causing damp to the inside of the property.

The concrete flaunching to the top of the chimney is in a serviceable condition with no notable cracks evident.

The lead flashings at the base of the chimney stack is in a serviceable condition.

One of the chimney pots is missing a cowl and has been left uncapped (see photo below). If any pots are left uncapped then rain can penetrate the flues and damp can appear inside the property on the chimney breasts. Providing fireplaces are regularly used then any penetrating moisture will dry out, however if fireplaces are used infrequently, or there are no fireplaces present, then cowls are necessary to prevent moisture ingress to the flue and vent the chimney breast.

ACTION:

Repoint chimney stacks as necessary.

Repair crack to flaunching on the chimney to the rear of the property.

Install chimney cowls to uncapped chimney pots.

The chimney stacks should be regularly monitored for any indications of damage, instability or other defects. You should carry out a thorough visual inspection at least once a year, ideally in the Spring, and ideally at roof level, to identify and repair any damage that could have been caused by winter weather.



Photo - 2 Chimney to front of property



Photo - 3 Chimney to front of property



Photo - 4 Chimney to front of property



Photo - 5 Chimney to rear of property



Photo - 6 Chimney to rear of property



Photo - 7 Chimney to rear of property



Photo - 8 Chimney to right-hand side of property



Photo - 9 Chimney to right-hand side of property

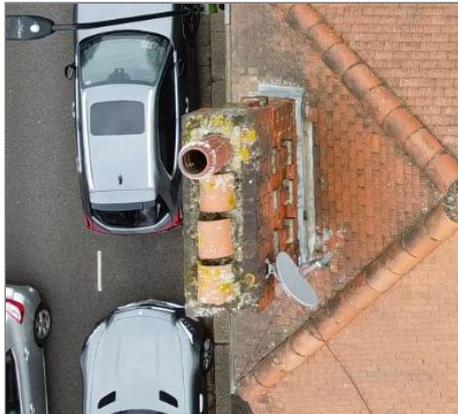


Photo - 10 Chimney to right-hand side of property

D2 Roof Coverings

TYPE/CONSTRUCTION:

The main roof slopes are pitched and covered with plane clay tiles. All ridge and hip tiles are clay. The roof is formed from a single ridge running across the width of the property, which transitions to a small hipped section on the side of the roof. The main section of roof pitches to the front and rear. There is a small hipped section and a dual pitched section of roof that extends from the main front roof pitch of the property.

There is a flat section of roof present to the first floor at the rear of the property. This roof is covered with bituminus (also known as "touched") felt, over which a layer of liquid asphalt has been applied.

There is a flat section of roof present to the ground floor at the rear of the property. This roof is covered with bituminus (also known as "touched") felt, which has then been cover with a layer of gravel.

There is one access hatch present to the rear elevation of the roof.

There is a small section of roof above the rear living room window, which is also covered with plane clay tiles.

2

NATURE OF INSPECTION:

The roof pitches were examined from ground level with the aid of binoculars and from the air with the aid of a drone fitted with a high definition camera. The roof pitches were inspected for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.

The flat roofs to the rear of the property were examined from above with a drone. Due to the absence of specified safe walking areas the flat roofs were not traversed. Inspection was made for indications of failure of the surface, holes, depressions, and other common defects.

CONDITION:**Pitched Sections**

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

No evidence was seen of unusual sagging or other movement which might indicate that the structure is failing.

All tiles seen were in a serviceable condition with no evidence of any major failures or defects. There are a small number of slipped, chipped and cracked tiles visible on the main roof pitches. Mainly to the valleys of the roof. The number of damaged tiles is within a normal range for a roof of this type and age and would not significantly affect the performance of the roof at this stage.

The top line of ridge tiles is even with no evidence of any undue levels of flexing or bowing.

The mortar beneath the ridge tiles is complete and intact with no evidence of any major weathering.

The mortar at the verges (side most run of tiles) and beneath the hip tiles is complete and intact with no evidence of any major weathering.

A section of lead flash was noted to be missing from the top of the skylight (see photos below). A new lead flashing will need to be installed in order to prevent water ingress. This is the suspected cause of the water ingress to the skylight on the 2nd floor, noted in section 'E2 Ceilings'. See section 'E2 Ceilings' for further details.

Flat Sections of roof

Both the flat roof to the first floor and the flat roof to the ground floor at the rear of the property are in a serviceable condition.

No ponding was visible, and no damp was located on the underside. No levels of blistering or tears were noted to the felt. The upstands were complete.

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

ACTION:**Pitched Sections**

Replace/repair slipped, chipped and cracked tiles as necessary.

Carry out normal maintenance including removal of moss build-up.

You should carry out a thorough visual inspection at least once a year, ideally in the Spring to

identify and repair any damage that could have been caused by winter weather. Any missing mortar at the verges and beneath any hip or ridge tiles should be replaced. Any moss or other accumulated plant matter should be cleared. Any slipped, missing or broken tiles on the roof pitches should be repaired and replaced.

Flat Sections

Ideally you should anticipate that normal maintenance will be required for the short to medium term, but you should allow for recovering in 10-20 years time. There is no evidence of failure at present.

The most likely areas where deterioration will occur are at the joints. When any recovering is undertaken, the supporting structure may also need some attention.



Photo - 11 Roof to front elevation



Photo - 12 Roof to rear elevation pic 1



Photo - 13 Roof to rear elevation pic 2



Photo - 14 Flat roof to 1st floor rear elevation



Photo - 15 Flat roof to 1st floor rear elevation



Photo - 16 Flat roof and tiles above window on ground floor of rear elevation



Photo - 17 Flat roof on ground floor of rear elevation



Photo - 18 Tiles above window on ground floor of rear elevation



Photo - 19 Section of lead flash missing from top of skylight

D3 Rainwater pipes and gutters

TYPE/CONSTRUCTION:

The rainwater gutters and downpipes are a mix of uPVC & cast iron.
The soil & vent pipes are a mix of uPVC & cast iron.

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The waste pipes are also a mix of uPVC & cast iron.

NATURE OF INSPECTION:

An inspection was carried out from ground level with the aid of binoculars to look for possible areas of leakage, misalignment, overflow and other defects. As it was dry at the time of survey only a limited assessment could be made as to the effectiveness of the rainwater fittings.

The soil & vent pipes were examined for any signs of damage, leakage, correct supports, cracking and evidence of significant wear.

CONDITION:

The cast iron gutters and downpipes to the property are currently in a poor condition. There is staining apparent to both the guttering and downpipes (see photos below). This is an indication that there are leaks at the joints. If not rectified this could cause damage to the external walls, leading to possible water penetration and damp to the internal faces of the walls. Prolonged leakages may also cause damage to foundations. I would recommend replacing all cast iron guttering and downpipes with uPVC rainwater fittings.

Observed Issues:

A section of pipe is missing to the downpipe on the rear elevation (see photos below).

A broken fixing was noted to the wastepipe on the side elevation (see photos below).

A leaking joint was noted to the uPVC soil & vent pipe on the side elevation (see photos below).

There is a dripping overflow pipe at roof level on the rear elevation (see photos below).

ACTION:

Replace cast iron guttering and downpipes with uPVC rainwater fittings to prevent water penetration to the property and possible damage to the foundations.

Replace section of pipe missing to the downpipe on the rear elevation to prevent water penetration to the property and possible damage to the foundations.

Replace broken fixing to the wastepipe on the side elevation.

Fix leaking joint to the uPVC soil & vent pipe on the side elevation.

Identify and fix problem with the water tank causing the dripping overflow at roof level on the rear elevation.

Gutters and downpipes should be cleaned and inspected regularly to ensure that they are free from blockages and leaks.

Rainwater pipes and gutters must be maintained in the normal way.

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.



Photo - 20 Cast iron guttering to rear elevation



Photo - 21 Leaking joint to cast iron guttering on rear elevation



Photo - 22 Leaking joint to cast iron guttering on rear elevation



Photo - 23 Leaking joint to cast iron guttering on rear elevation



Photo - 24 Downpipe to rear elevation



Photo - 25 Section of missing downpipe to rear elevation



Photo - 26 Leaking joint to downpipe on side elevation



Photo - 27 Broken fixing to wastepipe on side elevation



Photo - 28 Broken fixing to wastepipe on side elevation



Photo - 29 Cast iron downpipe and guttering to front elevation



Photo - 30 Cast iron guttering to front elevation



Photo - 31 Leaking joint to cast iron guttering on front elevation



Photo - 32 Leaking joints to cast iron guttering and downpipe on front elevation



Photo - 33 Leaking joint to cast iron downpipe on front elevation



Photo - 34 Leaking joint to cast iron downpipe on front elevation



Photo - 35 Damaged guttering and missing downpipe on side elevation



Photo - 36 Damaged guttering and missing downpipe on side elevation



Photo - 37 Damaged guttering on side elevation



Photo - 38 uPVC soil & vent pipe to side elevation



Photo - 39 Leaking joint on uPVC soil & vent pipe to side elevation



Photo - 40 Dripping overflow pipe at roof level on rear elevation

D4 Main walls

TYPE/CONSTRUCTION:

The outside walls are of solid brick construction and finished with a pebble dash render to the majority of brickwork. The lower section of wall to the front elevation has a pointed finish and has been painted white.

In most external walls there should be a damp proof course (DPC) just above ground level. This is an impervious layer present to prevent dampness rising up the walls from the ground. In modern properties this is often a plastic membrane but in older properties other materials such as bitumen felt or slate are often found. Houses built before 1880, or so, usually have no provision to prevent dampness rising up, or penetrating through the walls. In this case, no DPC can be seen at the base of the walls (see photo below).

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.

NATURE OF INSPECTION:

The outside walls were examined at ground level with the aid of binoculars, from vantage points within the grounds of the property and from suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork and pointing, cracking, indications of

subsidence, land failure and other defects.

CONDITION:

No significant defects were noted and the walls were found to be structurally stable.

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 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.

Observed Issues:

There is staining apparent to the render of the rear elevation. This is due to rainwater leaking from the gutters above (see photos below).

There are hairline cracks evident to the lintel of the rear bedroom window (see photos below). There are also hairline cracks evident to the render below the rear bedroom window (see photos below). These cracks are not of structural significance. Most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground conditions. This will frequently result in limited differential movement, which is often expressed as minor cracking.

A small patch of render is chipped/missing below the rear bedroom window (see photos below). This should be repaired to prevent possible water ingress and damp forming on the internal face of the wall.

Damaged brickwork was noted to the parapet wall on the flat roof of the 1st floor rear elevation (see photos below).

A detached render panel was noted to the side elevation of the parapet wall on the flat roof of the 1st floor rear elevation (see photos below). This should be immediately repaired to prevent water ingress and damp forming on the internal face of the wall.

Damaged/spalling brickwork was noted next to the front door entrance (see photos below).

Damaged/spalling brickwork was noted below the bird house on the side elevation (see photos below).

There are gaps in a small patch of pointing located on the side elevation (see photos below), along with a piece of timber sticking out of the brickwork. The timber should be removed and the small patch of brickwork repointed to prevent water ingress and damp forming on the internal face of the wall.

ACTION:

Repaint staining to render as necessary.

Repair hairline cracks to the lintel of the rear bedroom window.

Repair hairline cracks to the render below the rear bedroom window.

Repair small patch of chipped/missing render below the rear bedroom window.

Replace damaged brickwork to the parapet wall on the flat roof of the 1st floor rear elevation.

Reattach/replace render panel to the side elevation of the parapet wall on the flat roof of the 1st floor rear elevation, and re-render as necessary.

Repair damaged/spalling brickwork next to the front door entrance.

Repair damaged/spalling brickwork below the bird house on the side elevation.

Remove timber sticking out of the brickwork on the side elevation and repoint small section of brickwork.

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

A thorough visual inspection should be carried out at least once a year, ideally in the Spring, to identify and repair any damage that could have been caused by winter weather.



Photo - 41 Staining to rear elevation due to leaking gutters



Photo - 42 Staining to rear elevation due to leaking gutters



Photo - 43 Hairline cracks to lintel of rear bedroom window



Photo - 44 Hairline crack to lintel of rear bedroom window



Photo - 45 Hairline crack to lintel of rear bedroom window



Photo - 46 Hairline cracks to render below rear bedroom window



Photo - 47 Hairline cracks to render below rear bedroom window



Photo - 48 Missing render below rear bedroom window



Photo - 49 Damaged brickwork to parapet wall on flat roof of 1st floor rear elevation



Photo - 50 Damaged brickwork to parapet wall on flat roof of 1st floor rear elevation



Photo - 51 Detached render panel on parapet wall of flat roof on 1st floor rear elevation



Photo - 52 Detached render panel on parapet wall of flat roof on 1st floor rear elevation



Photo - 53 Damaged/spalling brickwork next to front door entrance



Photo - 54 Damaged/spalling brickwork next to front door entrance



Photo - 55 Damaged/spalling brickwork next to front door entrance



Photo - 56 Damaged/spalling brickwork next to front door entrance



Photo - 57 Damaged/spalling brickwork next to front door entrance



Photo - 58 Damaged/spalling brickwork below bird house on side elevation



Photo - 59 Damaged/spalling brickwork below bird house on side elevation



Photo - 60 Damaged/spalling brickwork below bird house on side elevation



Photo - 61 Gaps and timber in pointing on side elevation

D5 Windows

TYPE/CONSTRUCTION:

All windows are single glazed with timber frames and are of an open casement type. The windows were installed around the late 1990's.

3

NATURE OF INSPECTION:

All windows were examined for general signs of degradation and failure. Opening was attempted and all windows were checked for normal operation where possible.

CONDITION:

The windows are in an overall serviceable condition. Some minor repairs are necessary as identified below. However, considering that the windows are only single glazed, you may wish to upgrade all windows to double glazed uPVC framed units, in order to improve the energy efficiency of the property. Alternatively, a secondary glazing panel could be installed internally.

Observed Issues:

There is minor wood rot present to some timber frames externally (see photos below). This can be repaired by carrying out splice repairs to the timber window frames. Splice repairs involve removing the rotten sections of timber and replacing them with new timber.

There is peeling paint to a number of timber window frames externally (see photos below). They will require painting immediately in order to protect from the onset of wood rot.

There are minor gaps in some of the timber window frames internally (see photos below). These can be repaired by filling the gaps with wood filler and repainting.

There is a missing glass window pane to the front bedroom window (see photos below).

Lead strips are present to the majority of window panes (see photos below). Lead can be hazardous to human health, but in its current location on the external face of the glass window panes, the risk to human health is low.

ACTION:

Upgrade all windows to double glazed uPVC units, in order to improve the energy efficiency of the property.

Carry out splice repairs to the sections of timber window frames suffering from wood rot.

Paint timber window frames externally in order to protect from the onset of wood rot.

Fill gaps to timber window frames internally with wood filler and repaint.

Replace the missing glass window pane to the front bedroom window.

Normal maintenance of 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.



Photo - 62 Windows in an overall serviceable condition internally



Photo - 63 Windows in an overall serviceable condition externally



Photo - 64 Wood rot to rear bedroom window



Photo - 65 Wood rot to rear bedroom window



Photo - 66 Peeling paint to rear bedroom window



Photo - 67 Peeling paint to rear bedroom window



Photo - 68 Peeling paint to side elevation window



Photo - 69 Peeling paint to rear elevation window



Photo - 70 Minor gaps in timber frames internally



Photo - 71 Minor gaps in timber frames internally



Photo - 72 Missing glass window pane to front bedroom window



Photo - 73 Missing glass window pane to front bedroom window



Photo - 74 Lead strips to window panes

D6 Outside doors (including patio doors)

TYPE/CONSTRUCTION:

The front door is timber and is fitted with a 5-lever mortice lock.

There are two back doors to the rear of the property.

The first back door is located off the toilet/shower area to the left-hand side of the rear elevation.

This back door is timber and is fitted with a 5-lever mortice lock.

The second back door is located off the living room to the right-hand side of the rear elevation. This back door is also timber and is fitted with a 5-lever mortice lock.

NATURE OF INSPECTION:

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

CONDITION:

The timber front door is in a serviceable condition. There is some general wear to the paintwork (see photos below), which will need repainting. The door operated normally when opened and closed.

The first back door, located off the toilet/shower area to the left-hand side of the rear elevation, is suffering from weather damage. The paint to the bottom panel of the door is peeling. The timber tread to the door (known as the door threshold) is also rotten. The door is beyond repair and will need replacing.

The second back door, located off the living room to the right-hand side of the rear elevation, is also suffering from weather damage. The timber tread to the door (known as the door threshold) is also rotten. The door is beyond repair and will need replacing.

All locks functioned correctly.

ACTION:

Repaint front door as necessary.

Replace both back doors and possibly upgrade to uPVC or GRP doors.

Normal maintenance of 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.



Photo - 75 Timber front door in a serviceable condition



Photo - 76 General wear to paintwork on timber front door



Photo - 77 General wear to paintwork on timber front door



Photo - 78 Timber back door located off the toilet/shower area needs replacing



Photo - 79 Timber back door located off the living room needs replacing

D7 Conservatory and porches

Not applicable

NI

D8 Other joinery and finishes

TYPE/CONSTRUCTION:

This includes such items as woodwork at the roof edges, soffits, fascias, bargeboards and trim panels. Decorated areas include such items as windows, doors, walls, timbers at roof edges, porches.

There are a number of painted areas to the external walls as can be seen in the building elevation photos below. This includes the decorative timbers mounted externally to the elevations of the property.

NATURE OF INSPECTION:

Decorated surfaces were examined from ground level and with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. Decorations were examined for signs of wear and tear, peeling paint, indications of poor maintenance, rot and other defects.

CONDITION:

The decorations are visibly sound and are in a serviceable condition. However, some sections of timber are in need of minor isolated repairs and the timber decorations need repainting in their entirety.

Observed Issues:

Spilt in timber of two columns located at the front entrance of the property (see photos below).

Spilt in timber next to column located at the front entrance of the property (see photos below).

Minor timber damage on front elevation (see photos below).

Minor timber damage to bargeboards on front elevation (see photos below).

Timber decorations to side elevation are faded and need repainting

Timber repair needed to side elevation to prevent wood rot

Timber bargeboard to the rear elevation is damaged where the gutters are leaking.

ACTION:

All timbers decorations need repainting in their entirety and wood repairs carried out where necessary.

The splits in the timber of the two columns located at the front entrance of the property, need to be filled with an epoxy resin to prevent water ingress and timber decay.

The split in the timber next to the column located at the front entrance of the property, needs to be filled with an epoxy resin to prevent water ingress and timber decay.

Repair minor timber damage on the front elevation and paint as necessary.

2

Repair minor timber damage to bargeboards on front elevation and paint as necessary.

Repair minor timber damage to side elevation to prevent wood rot and paint as necessary.

Repaint timber bargeboard to rear elevation that has been damaged where the gutters are leaking. The bargeboard may need replacing if the water damage is found to be severe.

Regular maintenance is required.



Photo - 80 Front elevation photo showing decorations



Photo - 81 Side elevation photo showing decorations



Photo - 82 Rear elevation photo showing decorations



Photo - 83 Timber columns to front entrance



Photo - 84 Spilt in timber of column at front entrance



Photo - 85 Spilt in timber of column at front entrance



Photo - 86 Spilt in timber next to column at front entrance



Photo - 87 Minor timber damage on front elevation



Photo - 88 Minor timber damage on front elevation



Photo - 89 Minor timber damage on front elevation



Photo - 90 Minor timber damage on front elevation



Photo - 91 Minor timber damage to bargeboard on front elevation



Photo - 92 Minor timber damage to bargeboard on front elevation



Photo - 93 Minor timber damage to bargeboard on front elevation



Photo - 94 Minor timber damage to bargeboard on front elevation



Photo - 95 Minor timber damage to bargeboard on front elevation



Photo - 96 Timber decorations to side elevation are faded and need repainting



Photo - 97 Timber decorations to side elevation are faded and need repainting



Photo - 98 Timber repair needed to side elevation to prevent wood rot



Photo - 99 Timber bargeboard to rear elevation damaged where gutters are leaking



Photo - 100 Timber bargeboard to rear elevation damaged where gutters are leaking

D9 Other

Not applicable.

NI

E

Inside the property

Inside the property

Limitations on the inspection

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

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

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

Sound insulation or noise is not commented on.

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

Secured panels and/or hatches were not removed.



E1 Roof structure

There is a room present in the roof preventing a visual inspection of the roof structure.

NI

E2 Ceilings

TYPE/CONSTRUCTION:

The ceilings throughout the property are a mix of traditional lath and plaster, and modern plasterboard.

3

Cornice (more commonly referred to as coving) is present in some rooms.

The ceiling in the hallway has been decorated with false timber beams.

Lathe and Plaster

Lath and plaster is where wooden Lathes about 10mm wide by 2mm thick, with 3mm gaps between each lath, 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.

NATURE OF INSPECTION:

Ceilings were examined for signs of undue levels of bowing, cracking, staining and other defects.

CONDITION:

No evidence was seen of any unusual unevenness, cracking, bowing or other failure.

No significant defects were noted, although there were a number of minor defects present which are detailed below.

Observed Issues:

Water damage is apparent to the ceiling in the hallway. This has caused hairline cracking and staining of the ceiling surface (see photos below). This is not of structural concern and can be repaired by removing the plaster from the affected area and replastering/painting as necessary.

Repair of the laths underlying the plaster may be necessary prior to replastering.

Some minor superficial cracking was also noted to the ceiling between the false timber beams (see photos below). This is not of structural concern. It is caused by normal thermal and mechanical movement of the building materials and is within acceptable tolerance levels.

Hairline cracking is visible to the joints of the plaster-boarded ceiling in the kitchen (see photo below). There is also perimeter cracking present at the junction where the ceiling meets the walls. This is not of structural concern. It is caused by normal thermal and mechanical movement of the building materials and is within acceptable tolerance levels. It is possible to carry out repairs to the plasterboard joints and replaster the joints as required. However, considering the current condition of the ceiling it may be more cost effective in the long term to replaster the ceiling in its entirety. This can be done by securing the existing plasterboard to the ceiling joists and applying a plaster skim and repainting. The ceiling would then have a cleaner appearance and would theoretically last another 60 years.

Water damage was noted to the downstairs shower room ceiling (see photos below). There is an extractor fan present in the shower room. This should be kept operational when the shower is turned on, in order to limit the damage caused by condensation. The water damage can be repaired by simply repainting the ceiling.

Perimeter cracking is present to the two downstairs toilet ceilings located next to the shower room (see photos below). These cracks are not of structural concern and are caused by normal thermal and mechanical movement of the building materials and are within acceptable tolerance levels.

Hairline cracking is visible to the ceiling in the living room. Some cracking is also apparent to the cornice (more commonly referred to as coving) in the living room (see photos below). This is not of structural concern and is typical of a property of this type and age. It is caused by normal thermal and mechanical movement of the building materials and is within acceptable tolerance levels.

Hairline cracking is visible to the ceiling in the reception room (see photos below). This is not of structural concern and is typical of a property of this type and age. It is caused by normal thermal and mechanical movement of the building materials and is within acceptable tolerance levels.

There is a hairline crack present to the ceiling/underside of the stairs on the first floor (see photo below). This is not of structural concern and is within acceptable tolerance levels. It is caused by the deflection of the stairs above, when a person traverses the stairs.

There is a hairline crack present to the ceiling on the first floor landing (see photo below). This is not of structural concern and is within acceptable tolerance levels. It is caused by the deflection of the stairs above, when a person traverses the stairs.

Hairline cracking is visible to the ceiling and cornice in the 1st floor front bedroom (see photos below). This is not of structural concern. It is caused by normal thermal and mechanical movement of the building materials and is within acceptable tolerance levels.

Water ingress was noted to the skylight on the 2nd floor (see photo below). This has been caused by the defects highlighted in section 'D2 Roof coverings'. See section 'D2 Roof coverings' for further details.

ACTION:

Repair water damaged ceiling in the hallway by removing the plaster from the affected area and replastering/painting as necessary. Repair of the laths underlying the plaster may be necessary prior to replastering.

Repair perimeter cracking and hairline cracks to the plasterboard joints in the kitchen. However, considering the current condition of the ceiling it may be more cost effective in the long term to replaster the ceiling in its entirety. This can be done by securing the existing plasterboard to the ceiling joists and applying a plaster skim and repainting.

Repaint water damaged ceiling in the downstairs shower room.

Repair perimeter cracking to the two ceilings in the downstairs toilet located next to the shower room by removing the plaster from the affected area and replastering/painting as necessary

Repair cracks to the cornice and hairline cracking in the living room.

Repair hairline cracking to the ceiling in the reception room.

Repair hairline crack present to the ceiling/underside of the stairs on the first floor.

Repair hairline crack present to the ceiling on the first floor landing.

Repair hairline cracking to the ceiling and cornice in the 1st floor front bedrooms as necessary.

The ceilings to the property should be inspected periodically and maintained in the normal way.



Photo - 101 Water damage to hallway ceiling



Photo - 102 Hairline cracks and staining to hallway ceiling caused by water damage



Photo - 103 Hairline cracks and staining to hallway ceiling caused by water damage



Photo - 104 Hairline cracks to hallway ceiling



Photo - 105 Hairline cracks to hallway ceiling

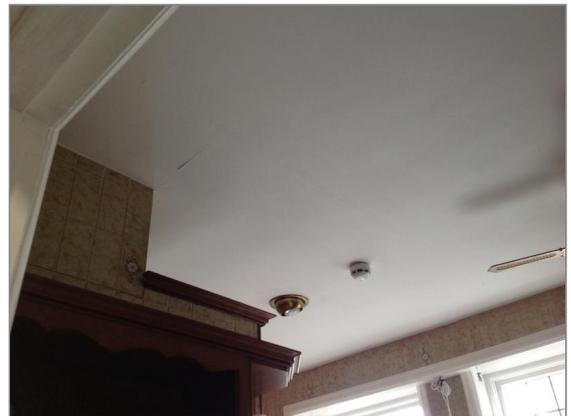


Photo - 106 Hairline cracking to joints of plasterboard of kitchen ceiling



Photo - 107 Hairline cracking to joints of plasterboard of kitchen ceiling

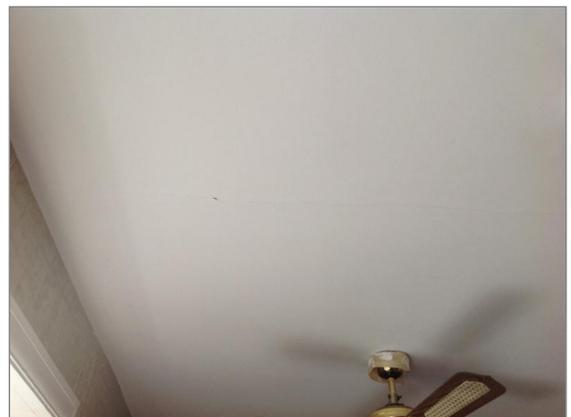


Photo - 108 Hairline cracking to joints of plasterboard of kitchen ceiling



Photo - 109 Perimeter cracking to kitchen ceiling



Photo - 110 Water damage to downstairs shower room ceiling

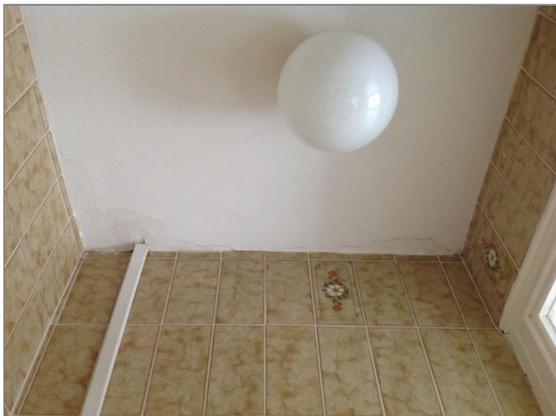


Photo - 111 Perimeter cracking to downstairs toilet ceiling



Photo - 112 Perimeter cracking to downstairs toilet ceiling

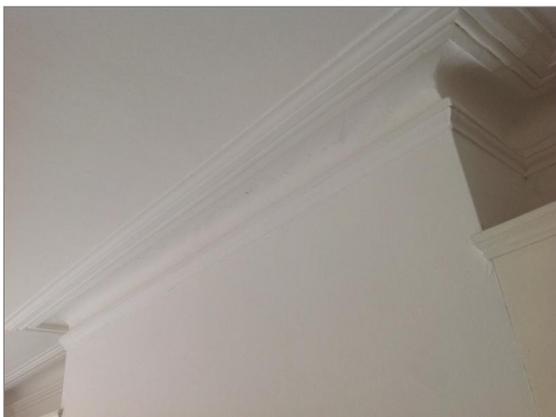


Photo - 113 Cracking to Cornice of living room ceiling

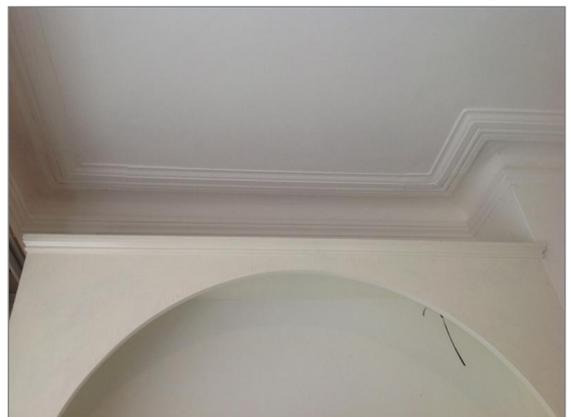


Photo - 114 Cracking to Cornice of living room ceiling



Photo - 115 Cracking to Cornice of living room ceiling



Photo - 116 Cracking to Cornice of living room ceiling



Photo - 117 Hairline crack to reception room ceiling



Photo - 118 Hairline crack to reception room ceiling



Photo - 119 Hairline crack to reception room ceiling



Photo - 120 Hairline crack to reception room ceiling



Photo - 121 Hairline crack to ceiling/underside of stairs on first floor



Photo - 122 Hairline crack to ceiling on first floor landing



Photo - 123 Hairline crack to ceiling on first floor landing



Photo - 124 Hairline crack to ceiling on first floor landing



Photo - 125 Hairline cracking to cornice of 1st floor front bedroom



Photo - 126 Hairline cracking to cornice of 1st floor rear bedroom



Photo - 127 Water ingress to skylight on 2nd floor

E3 Walls and partitions

TYPE/CONSTRUCTION:

The internal walls are a mix of solid brick and timber stud construction.

3

NATURE OF INSPECTION:

All 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. 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.

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.

CONDITION:

There is cracking present to the wall in the living room at the rear of the property (see photos below). The wall separates the living room from the shower room and toilet area. The crack has not been repaired previously, which indicates that the crack has not been present for a long period of time. The width of the crack varies between 1-2mm and the crack runs vertically up the wall. It should be noted that this crack is on the surface of the wall and there are no signs of cracking on the opposite face of the wall in the shower room and toilet area. There is also a crack to the bottom left-hand corner of the window on the opposite side of the living room (see photos below). Most properties are subject to slight settling down over the years as subsoil consolidates and adjusts to changes in ground conditions. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion and is rarely of structural significance. The British Geological website indicates that the ground beneath the property is of London Clay Formation, which is a flexible base and some slight seasonal movement is to be expected. No evidence was seen of any cracking which might indicate that the property is subject to subsidence or unusual settlement.

Cracks were evident to the wall in the hallway (see photos below). These cracks are related to the water ingress that also caused the water damage to the ceiling as referred to in section 'E2

Ceilings'.

Undulations were noted to the lath & plaster wall in the front reception room and the wall at the bottom of the stairs (see photo below). This is an indicating that the plaster is losing its key to the laths and both walls will need replastering in the short to medium term. As the wall in the front reception room is wallpapered, the plaster will come away from the wall when the wallpaper is removed.

Some minor cracking was noted above the door frames in a variety of locations throughout the property (see photos below). It is common for this type of cracking to occur as the materials of the building expand and contract during normal heating and cooling. Often this cracking is focused on the weakest areas of the walls which are the openings, such as windows and doors. Commonly cracking is found around the top corners of windows and doors in the area where a supporting lintel is built into the structure. This occurs because the expansion rate of the lintel differs from that of the surrounding masonry.

There was evidence of shrinkage cracks to the plaster board on the inside faces of some external walls. This is not of structural concern. It is caused by normal thermal and mechanical movement of the building materials and is within acceptable tolerance levels.

Water damage was noted to the side elevation wall in the small rear bedroom (see photos below). This damage has been caused by water ingress from the damaged/spalling brickwork below the bird house on the external side elevation, and the detached render panel on the parapet wall of the flat roof on the 1st floor side elevation (refer to section 'D4 Main walls' for further details). Once these repairs have been completed externally, the plaster to the internal wall in the small rear bedroom can be repaired.

All moisture meter readings recorded around the remainder of the property were found to be within a normal range indicating that, in those areas that could be accessed, it is not affected by penetrating damp.

Superficial cracking was noted to the wall in the bedroom on the 2nd floor (see photos below).

ACTION:

Repair/replaster cracking present to the living room wall and to the bottom left-hand corner of the window on the opposite side of the living room. The room should be inspected periodically in order to establish if the cracks return. If the cracks do return, further investigation should be undertaken to establish the cause of movement.

Repair/replaster cracks to the wall in the hallway as necessary.

Allow for replastering of the lath & plaster wall in the front reception room and the wall at the bottom of the stairs in the short to medium term.

Repair plaster to internal wall in the small rear bedroom once the external repairs in section 'D4 Main walls' have been completed in full. Refer to section 'D4 Main walls' for further details

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

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.



Photo - 128 Cracking to the wall in the living room



Photo - 129 Cracking to the wall in the living room



Photo - 130 Crack to bottom left-hand corner of window in living room



Photo - 131 Cracks to wall in hallway



Photo - 132 Cracks to wall in hallway

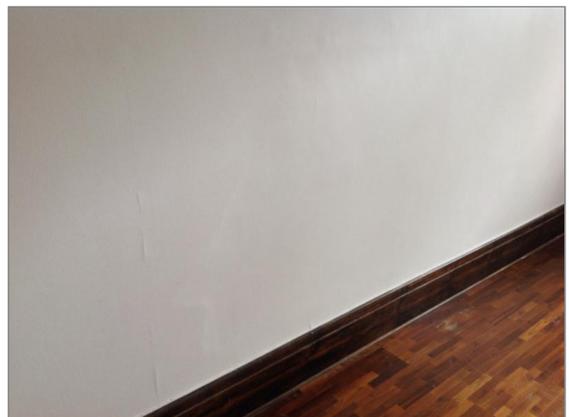


Photo - 133 Undulations to lath & plaster wall in front reception room



Photo - 134 Undulations to lath & plaster wall at bottom of stairs



Photo - 135 Undulations to lath & plaster wall at bottom of stairs



Photo - 136 Minor cracking to wall at corner of door frame in downstairs reception room



Photo - 137 Minor cracking to wall at corner of door frame in 1st floor bedroom

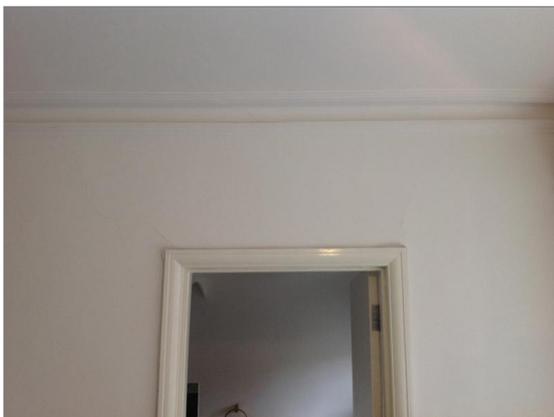


Photo - 138 Minor cracking to wall at corner of door frame in 1st floor bedroom



Photo - 139 Minor cracking to wall at corner of door frame in 1st floor bedroom



Photo - 140 Minor cracking to wall at corner of window frame in 1st floor front bedroom



Photo - 141 Minor cracking to wall at corner of window frame in 1st floor front bedroom



Photo - 142 Crack to corner of 1st floor rear bedroom



Photo - 143 Crack to corner of 1st floor rear bedroom



Photo - 144 Water damage to side wall in small rear bedroom



Photo - 145 Water damage to side wall in small rear bedroom



Photo - 146 Water damage to side wall in small rear bedroom



Photo - 147 Minor superficial cracking to wall in 2nd floor bedroom



Photo - 148 Minor superficial cracking to wall in 2nd floor bedroom



Photo - 149 Minor superficial cracking to wall in 2nd floor bedroom

E4 Floors

TYPE/CONSTRUCTION:

The floors on both the ground and first floor of the property are of suspended timber construction. The supporting floor joists on the ground floor are believed to span the building from front to back. The supporting floor joists on the 1st floor are believed to span the building from left to right. The floor to the ground floor of the kitchen and downstairs toilet area is of solid concrete.

3

NATURE OF INSPECTION:

Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings in most rooms prevented direct examination of the floor surfaces. Tiled floors were examined for any cracked tiles which could indicate movement of the structure.

CONDITION:

Ground Floor - Suspended Timber:

No significant defects were noted. None of the floors were found to be unusually noisy or springy when walked upon, suggesting that the underlying structures are not affected by significant timber defects.

Air bricks are visible at the base of the external walls. These air bricks are present to ensure

adequate ventilation to the underfloor voids, to minimise the build-up of moisture that can promote the development of rot and other defects in the timbers that support the floors. No evidence of any undue flexing of the ground floor structure was noted; this indicates that the ventilation levels in the past have been adequate. However at present the airbricks to the front of the property are blocked with debris (see photos below). It is essential that a free flow of air is maintained through the air bricks, hence the debris blocking the air bricks must be removed immediately.

Where access was possible to the floorboards, I found no evidence of infestations by wood boring insects (commonly known as woodworm). It is recommended that, should the carpets or coverings be replaced, isolated floorboards be lifted to assess whether there has been any insect attack to the boards and joists below.

Kitchen and Downstairs Toilet Area - Solid Concrete:

Being of solid concrete construction, specific checks were made for any drops to the floor in the kitchen and downstairs toilet area. Construction materials used for this type of floor can settle and cause distortion of the slab base. There were minor cracks noted to the clay brick sets that form the surface of the kitchen floor, where the underlying construction materials have compacted over time (see photos below). This is not of major concern and is normal in a property of this type and age. There were also gaps to the joints of the clay brick sets which need repairing with mortar (see photos below).

Upper Floors - Suspended Timber:

Isolated floor boards were found to be slightly squeaky in a few areas. Mainly on the upstairs landing area, but also in the bedrooms. This is due to the floor boards 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. The stairs were also found to be slightly squeaky when traversed, but the overall structure is in good condition.

Floors in properties of this age can be uneven and out of level. This type of unevenness is commonly found in properties of this age and type and usually reflects settlement of the structure that has occurred over a long period of time. Where significant movement of the floor structure has occurred recently, it is most commonly identified by separation of the joints of the skirting's, door frames and other associated finishes, exposure of undecorated areas where one surface has moved away from another, and unusual amounts of spring in the floor surfaces. No undue levels of movement were noted at the time of the survey. However, two dips were noted to the suspended timber floor on the 1st floor. The first dip is located at the front bedroom door as you enter the front bedroom. The second is located in the front bedroom, in front of the walk-in wardrobe. There has been some slight movement to the floor structure in these locations, but this not of major concern and the floor is structurally sound. This movement in the floor structure also shows up in the misalignment of the door frame (see photos below).

Where access was possible to the floorboards, I found no evidence of infestations by wood boring insects (commonly known as woodworm). It is recommended that, should the carpets or coverings be replaced, isolated floorboards be lifted to assess whether there has been any insect attack to the boards and joists below.

ACTION:

Repair gaps to the joints in the clay brick sets in the kitchen.

Remove debris blocking the air bricks immediately. Ensure that the external air bricks, visible at the base of the external walls, are kept clear to maintain adequate ventilation in the underfloor void. External paving and soil levels should not be allowed to rise above the level of the air bricks. A lack of ventilation can allow moisture levels beneath the floor to become elevated, increasing the risk of the development of moisture related defects such as rot and infestations by wood boring insects (commonly known as woodworm).

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.



Photo - 150 Air brick to front of property



Photo - 151 Air brick to front of property blocked with debris



Photo - 152 Air brick to front of property blocked with debris



Photo - 153 Suspended timber ground floor in serviceable condition

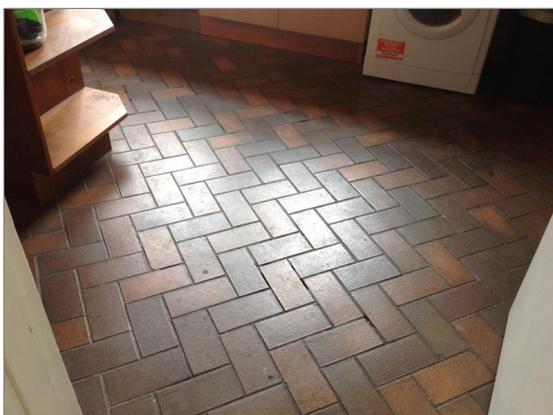


Photo - 154 Clay brick sets to kitchen floor

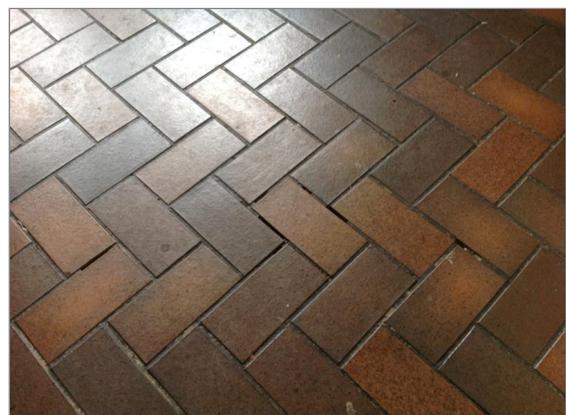


Photo - 155 Gaps to joints of clay brick sets in kitchen floor



Photo - 156 Gaps to joints of clay brick sets in kitchen floor



Photo - 157 Gaps to joints of clay brick sets in kitchen floor



Photo - 158 Cracks to clay brick sets in kitchen floor



Photo - 159 Cracks to clay brick sets in kitchen floor



Photo - 160 Dip to suspended timber floor located at door to the front bedroom



Photo - 161 Dip to suspended timber floor located in the front bedroom, in front of the walk-in wardrobe



Photo - 162 Movement in floor structure shows up in misalignment of door frame

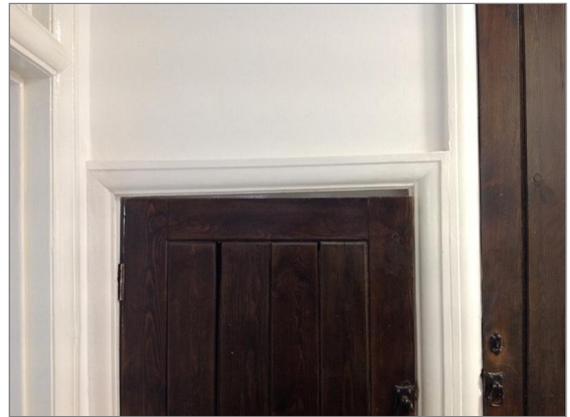


Photo - 163 Movement in floor structure shows up in misalignment of door frame



Photo - 164 Movement in floor structure shows up in misalignment of door frame

E5 Fireplaces, chimney breasts and flues

TYPE/CONSTRUCTION:

There are three chimney breasts present in the subject property. The chimney breasts are of masonry construction and extend from the ground floor, through the bedrooms and to the chimney stacks located on top of the roof.

1

NATURE OF INSPECTION:

The chimney breasts were examined for indications of dampness, lack of support, failed lining and other defects.

It is not possible to investigate the condition or serviceability of chimney flues for use with fixed or open fires during a survey.

CONDITION:

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

It is important to maintain an adequate airflow, by means of ventilation, through chimney flues to prevent the build-up of condensation within the chimney. It was noted during the survey, that ventilation to the fire place in the reception room had been blocked with what appeared to be a pillow (see photos below). The pillow should be removed to allow for adequate airflow through the

chimney flue.

ACTION:

Remove pillow blocking ventilation of the flue in the reception room fire place.



Photo - 165 Downstairs chimney breast



Photo - 166 Downstairs chimney breast



Photo - 167 Pillow blocking ventilation of flue in fire place



Photo - 168 Chimney breast in bedroom



Photo - 169 Chimney breast in bedroom

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

TYPE/CONSTRUCTION:

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

3

NATURE OF INSPECTION:

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.

CONDITION:

While the kitchen fittings are in a serviceable condition, they were installed in the 1990's and are approximately 30 years old. Hence the kitchen fittings are nearing the end of their lifecycle and in need of replacement.

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 water tap.

There is mechanical ventilation, in the form of a cooker hood extractor fan, present in the kitchen. At the time of the survey I was unable to operate the extractor fan and it appeared to be broken. The extractor fan should be kept operational when cooking, as this reduces the levels of moisture within the room and hence the risk of condensation damage to the walls and ceiling.

ACTION:

Repair cooker hood extractor fan.

Repair and replace kitchen units and cupboard doors as necessary. Due to the age of the kitchen units, drawers and worktops, it may be more cost effective to replace the whole kitchen with a more modern style.

E7 Woodwork (for example, staircase joinery)

TYPE/CONSTRUCTION:

The internal woodwork includes such items as doors, frames, architrave and skirtings. Built-in fittings such as fitted wardrobes and cupboards were present.

2

NATURE OF INSPECTION:

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.

CONDITION:

The internal woodwork was found to be in a serviceable condition and with no significant defects.

No major defects were apparent to the painted timber skirting boards and architraves throughout the property.

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 other than that detailed in section 'E4 Floors' (see section 'E4 Floors' for further details).

There are two cracked panes of glass above the main bathroom door on the 1st floor (see photos below).

ACTION:

Replace the two cracked panes of glass above the main bathroom door on the 1st floor.

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



Photo - 170 Two cracked panes of glass above main bathroom door on 1st floor

E8 Bathroom fittings

TYPE/CONSTRUCTION:

The downstairs toilet area to the rear of the property contains a shower room, two separate WC's and a hand wash basin.

The main bathroom on the 1st floor comprises a bath, an over bath shower, a WC and a hand wash basin.

There is an ensuite in the front bedroom on the first floor, which comprises a shower cubical, a WC and a hand wash basin.

There is an ensuite in the bedroom in the loft space on the second floor, which comprises a bath, a WC and a hand wash basin.

NATURE OF INSPECTION:

The fittings were checked for signs of damage, cracks, leaking pipes and other common defects. Sealant joints were checked for undue wear and failure.

Taps were turned on to form an opinion of the water flow in normal use, but for practical reasons were only operated individually.

Hot taps were left running until hot water became available.

Toilets were all flushed at least twice to ensure correct drainage and flow.

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.

CONDITION:

Downstairs Shower Room and two WC's

The fittings in the downstairs shower room are of a dated style but operated normally when checked.

The toilets and hand wash basins in the two WC's are of a modern style and operated normally when checked.

The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use.

Hot water was obtained from all hot tap outlets.

2

You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time.

There is a section of wall tiles missing to the back wall of the WC. This is due to the old toilet being upgraded to a more modern toilet with a smaller cistern (see photo below).

Main Bathroom

The fittings in the main bathroom are relatively modern and in a serviceable condition (see photo below).

All of the fittings checked were found to operate normally.

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.

You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time.

Ensuite to front bedroom on the 1st floor

The fittings in the ensuite are of a dated style and it is anticipated that most new owners would replace them, in their entirety, upon occupation of the property (see photo below).

All of the fittings checked were found to operate normally.

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.

You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time.

Ensuite to bedroom in loft space on 2nd floor

The fittings in the ensuite are relatively modern and in a serviceable condition (see photo below).

All of the fittings checked were found to operate normally.

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.

You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time.

ACTION:

Maintain, repair or replace units as necessary.

Retile back wall to downstairs WC as necessary.



Photo - 171 Missing wall tiles to downstairs WC



Photo - 172 Main bathroom on 1st floor



Photo - 173 Ensuite to front bedroom on 1st floor



Photo - 174 Ensuite to bedroom in roof space on 2nd floor

E9 Other

Not applicable.

NI

F

Services

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

Services

Limitations on the inspection

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

The reports only comments on the services covered in this section (electricity, gas, oil, water, heating and drainage). All other services and domestic appliances are not included in the inspection: for example security and door answering systems, smoke alarms, television, cable, wireless and satellite communication systems, cookers, hobs, washing machines and fridges (even where built in).

Competent Person Schemes:

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

These schemes offer benefits to the building industry and consumers:

- scheme members save time by not having to notify in advance and use a building control body (i.e. a local authority or a private sector approved inspector) to check/inspect their work.
- consumers benefit from lower prices as building control charges are not payable. The schemes help to tackle the problem of cowboy builders by raising standards in the industry and enabling consumers to identify competent installers. They also allow building control bodies to concentrate their resources on areas of higher risk.

Any works undertaken to these services should be carried out only by a suitably qualified competent person. Examples of Competent person schemes are Gas Safe Register, CIGA, CERTASS, Competent Roofer, FENSA, HETAS, NAPIT, OFTEC.



F1 Electricity

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

TYPE/CONSTRUCTION:

There is an underground mains electrical supply to the property. The consumer unit [fuse box] and electric meter are located on the ground floor in the storage cupboard underneath the stairs. The electric meter is a single rate meter.

3

NATURE OF INSPECTION:

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 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.

Observed Issues

Redundant spot light fittings remain to the hallway ceiling. It is not known if these fittings are currently live, but it would be advisable to disconnect the light fittings and remove them from the ceiling. This work should be carried out by a qualified electrician. Repair works to the plaster ceiling should be anticipated on removal of the light fittings.

Only one or two socket outlets 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.

ACTION:

Remove redundant spot light fittings to the hallway ceiling. Repair works to the plaster ceiling should be anticipated on removal of the fittings.

Install additional electrical sockets as required.

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 of the fixed wiring and equipment within the property. 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 '3 Condition Rating' and not because of any specific fault observed during the survey.

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.

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.



Photo - 175 Consumer unit and electric meter located in the cupboard underneath the stairs



Photo - 176 Consumer unit



Photo - 177 Redundant spot light fittings to hallway ceiling



Photo - 178 Redundant spot light fittings to hallway ceiling



Photo - 179 Redundant spot light fittings to hallway ceiling

F2 Gas/oil

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

TYPE/CONSTRUCTION:

There is a mains gas supply, the supply pipe enters the property under the timber floor to the kitchen appliances and on to the boiler located in the outbuilding next to the property. The gas supplies the regular non-condensing boiler and the kitchen services. The gas meter is located in the downstairs toilet area, between the WC and shower room (see photo below).

3

NATURE OF INSPECTION:

A visual inspection was carried out and the system was inspected for any obvious signs of damage or leakage. It is not possible to fully assess the condition and safety of a gas installation on the basis of a visual inspection only.

CONDITION:

No significant defects were noted. However, at the time of the survey no documentation was seen to verify that a gas safety check has been carried out in the last 12 months. The installation must therefore be considered to be in a potentially dangerous and unsatisfactory condition. This is the reason for the '3 Condition Rating' and not because of any specific fault observed during the survey.

Also see 'Section F4 Heating' regarding the general safety and servicing of the complete Gas system.

ACTION:

Monitor the valves for signs of corrosion or degradation.

The Gas Safe website called 'Buying a new home', 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.'

'Safety check' - As a minimum, this must check:

- *Appliances are positioned in the right place;
- *Any flue or chimney serving appliances are safe and installed correctly;
- *There is a good supply of combustion air (ventilation) to appliances;
- *The appliances are on the right setting and are burning correctly; the appliances are operating correctly and are safe to use.



Photo - 180 Gas meter

F3 Water

TYPE/CONSTRUCTION:

There is a mains water supply. The incoming mains pipework is copper. The stopcocks - to turn off the water in the event of an emergency - is located in the storage cupboard on the second floor (see photo below).

1

The water installation within the property is of a typical gravity fed (indirect) system, which incorporates a cold-water storage tank and a hot water tank (more commonly referred to as an immersion tank). The cold-water storage tank is located in a cupboard in the roof space of the property. Unfortunately, the door to this cupboard was fixed shut and I was unable to gain access to inspect the condition of the cold water storage tank. However, considering the dripping overflow that was identified in section 'D4 Main walls' to the external face of the rear elevation, I would presume there to be a problem with the ball valve in the tank.

The property is fitted with a regular floor standing boiler that is located in the outbuilding to the side of the property.

NATURE OF INSPECTION:

The visible parts of the system were checked for any obvious signs of leaking, damaged pipes, correct covering and insulation, and other evidence of defects. Water taps were operated to check for flow and drainage.

CONDITION:

No significant defects were noted.

The flow of water at all outlets was found to be within a normal range.

ACTION:

Gain access to the cupboard housing the cold-water storage tank in the roof space. Identify the reason for the dripping overflow and repair as necessary. Also check that the tank is adequately supported and covered with a secure lid. The cold-water tank should be covered with a lid designed to fit the tank, creating a secure seal to help prevent any dust, debris or vermin from entering the tank.

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.



Photo - 181 Stopcocks located in the storage cupboard on the second floor

F4 Heating

TYPE/CONSTRUCTION:

The heating is provided by a regular non-condensing gas-fired floor standing boiler, located in the outbuilding to the side of the property.

3

The boiler is a Potterton Kingfisher 2. On the BRE Product Characteristics Database (PCDB) this boiler is shown as having a SAP 2009/12 annual efficiency rating of 65.0%. As a guide, most modern condensing boilers have an efficiency of around 85-90%.

It is believed that this model was first manufactured in 1998.

Heating is distributed by radiators in most rooms.

There are thermostatic radiator valves on most of the radiators in the property.

No wall thermostat or programmer were noted to control the heating system.

NATURE OF INSPECTION:

The heating in the property was turned off at the time of the survey, preventing checks of any associated services or fixtures being conducted. A visual inspection was carried out of the radiators, pipework and boiler to detect leaks, corrosion and other common defects. It should be noted that it is not possible to fully assess the condition and safety of a gas installation on the basis of a visual inspection only.

CONDITION:

At the time of the survey, no documentation was seen to verify that a safety check had been carried out. The installation must therefore be considered to be in a potentially dangerous and unsatisfactory condition. This is the reason for the '3 Condition Rating' and not because of any specific fault observed during the survey.

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. It is therefore recommended that the system be flushed through and an inhibitor added.

It is recommended that boilers are replaced every 15 years. Considering the age of the boiler and the inefficiency of the heating system as a whole (i.e. the SAP 2009/12 annual efficiency rating of 65.0%), I would recommend as a minimum, upgrading the boiler to a combination condensing boiler. It would also be wise to make enquiries regarding other types of heating systems, especially

considering the availability of the current government Clean Heat Grant and Air Source Heat Pump grants, and the property's capacity to house both Air Source Heat Pumps and similar alternative renewable heating systems such as solar panels and the likes. However, if you plan to keep the current system in operation, it is still advisable to seek confirmation as to the operational safety of the complete 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 at <https://www.gassaferegister.co.uk/find-an-engineer/>

ACTION:

Upgrade the regular non-condensing boiler to a more efficient alternative.

Flush through radiator system and add inhibitor.

Normal maintenance servicing must be continually undertaken.

Commission a full test and inspection of the gas installation. This is to be undertaken by a qualified gas safety engineer.

The Gas Safe website called 'Buying a new home', 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.'

'Safety check' - As a minimum, this must check:

- *Appliances are positioned in the right place;
- *Any flue or chimney serving appliances are safe and installed correctly;
- *There is a good supply of combustion air (ventilation) to appliances;
- *The appliances are on the right setting and are burning correctly; the appliances are operating correctly and are safe to use.



Photo - 182 Gas boiler

F5 Water heating

TYPE/CONSTRUCTION:

The hot water is supplied by electricity, using an immersion hot water storage tank that is located on the first floor of the property. The tank is of average family size, has a single heating element, factory applied spray foam insulation and a thermostat for temperature control.

1

NATURE OF INSPECTION:

The visible parts of the tank were checked for any obvious signs of leaking, damaged pipes, missing insulation, and other evidence of defects.

CONDITION:

No visible repairs were noted.

The immersion tank is adequately supported.

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.

ACTION:

Normal maintenance servicing must be continually undertaken.



Photo - 183 Immersion tank

F6 Drainage

TYPE/CONSTRUCTION:

The property is understood to be connected to mains drainage, however due to access limitations we were unable to carry out an inspection. Your conveyancer should confirm this to be the case and advise the water authority to whom fees are payable in respect of sewerage.

1

NATURE OF INSPECTION:

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.

CONDITION:

Internally, all taps were run and WC's flushed, and water was seen to be running clear from the internal services.

ACTION:

Drains should be regularly inspected to ensure they remain free from blockages, tree root damage or other obstructions.

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. 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 www.nadc.org.uk/

F7 Common services

Not applicable.

NI

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

The condition of the boundary walls and fences, outbuildings and paved areas were inspected from within the grounds and any public areas, but not from neighbouring private property. The report provides a summary of the general condition of any garden walls, fences and permanent outbuildings.



G1 Garage

There is no garage associated with the property.

NI

G2 Permanent outbuildings and other structures

There is an outbuilding located next to the property in the rear garden. The building itself is in a serviceable condition. However, the timber door and metal doors to the store next to the outbuilding, are nearing the end of their lifecycle and will need replacing in the short term (see photos below).

2

Normal maintenance is required.



Photo - 184 Water damaged timber door to outbuilding

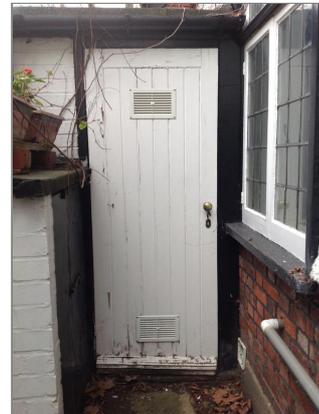


Photo - 185 Water damaged timber door to outbuilding



Photo - 186 Water damaged timber door to outbuilding



Photo - 187 Water damaged metal doors to store next to outbuilding



Photo - 188 Water damaged metal doors to store next to outbuilding

G3 Other

TYPE/CONSTRUCTION:

There are gardens to the front and the rear of the property.

The front garden comprises a concrete footpath, a planted area and hedges to the boundary.

The rear garden comprises a slabbed patio and a mix of concrete paving slabs. There is a lawned area and the boundaries are defined by timber fencing and a brick wall.

NATURE OF INSPECTION:

The grounds around the house were inspected for any indications of land failure, movement, or other defects that would have a material effect on the property as a whole. It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained.

CONDITION:

Front garden/drive

The front garden appeared in a reasonable condition but is in need of some maintenance.

Cracks were noted to the concrete footpath, but nothing of major significance and the paving was found to be in a serviceable condition.

3

Rear garden

The rear garden appeared in a reasonable condition but is in need of some maintenance.

The brick boundary wall to the right-hand side of the garden is leaning to one side and there are cracks apparent to the base of the wall where movement has occurred (see photos below). The wall is structurally sound at present but should be monitored for any further movement.

It was noted that the rear timber boundary to the left-hand side of the garden is leaning to one side (see photos below). Ownership of this boundary was unclear. Hence, you will need to seek clarification as to your responsibility with regards to this boundary.

Cracks were noted to the brick wall of the planter located next to the garden fence, but this is not of major concern (see photo below).

The paving in the rear garden and to the side of the property is in a serviceable condition. However, a section of paving located by the back door is in poor condition and in need of repair (see photo below).

ACTION:

Monitor condition of brick boundary wall to the rear garden and repair as necessary.

Repair rear timber boundary to the left-hand side of the garden if this established to be your responsibility.

Repair brickwork to brick planter located next to the garden fence as necessary.

Replace section of concrete paving slabs in rear garden.

Normal maintenance is required.



Photo - 189 Boundary wall to the right-hand side of the garden is leaning to one side



Photo - 190 Boundary wall to the right-hand side of the garden is leaning to one side



Photo - 191 Cracks apparent to base of wall where movement has occurred



Photo - 192 Cracks apparent to base of wall where movement has occurred



Photo - 193 Cracks apparent to wall where movement has occurred



Photo - 194 Cracks apparent to base of wall where movement has occurred



Photo - 195 Rear timber boundary to the left-hand side of the rear garden is leaning to one side



Photo - 196 Cracks noted to brick wall of planter located next to the garden fence



Photo - 197 Cracks noted to brick wall of planter located next to the garden fence



Photo - 198 Cracks noted to brick wall of planter located next to the garden fence



Photo - 199 Section of paving located by back door is in poor condition



Photo - 200 Section of paving located by back door is in poor condition

H

Issues for your legal advisers

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

Issues for your legal advisers

H1 Regulation

No issues were noted by the surveyor during the course of the survey.

H2 Guarantees

You should ask your legal adviser to confirm whether the property has a warranty certificate and the implications if any.

H3 Other matters

If you are buying a leasehold property it is important that you discuss with your legal advisers 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 leaseholds.

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 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).



Risks

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

Risks

I1 Risks to the building

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

I2 Risks to the grounds

According to the Environment Agency (the Government organisation responsible for flood control), the property is not in an area that is vulnerable to flooding.

I3 Risks to people

In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard.

This property is not in an area affected by radon.

If you want more information on radon gas, you should contact the Health Protection Agency (HPA) at 7th Floor, Holborn Gate, 330 High Holborn, London WC1V 7PP or visit the website at www.ukradon.org.

I4 Other risks or hazards

Not applicable.

J

Energy matters

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

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

J

Energy matters

J1 Insulation

Not applicable.

J2 Heating

Not applicable.

J3 Lighting

Not applicable.

J4 Ventilation

Not applicable.

J5 General

Not applicable.

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

0805190

Qualifications

BEng(Hons), AssocRICS, MCIQB, MRPSA

Company

Surveying People

Address

6th Floor, 2 Lakeside Drive, Park Royal,, London,, Middlesex,, NW10 7FQ.

Phone number

020 8203 1281

Email

info@surveyingpeople.com

Website

www.surveyingpeople.com

Property address

52 Example Avenue, London, W9 7DF.

Client's name

Joe Bloggs

Date the report was produced

24th April 2022

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

Signature



L

What to do now

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

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

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

The service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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

The report

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

Condition ratings

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

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

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

Energy

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

Issues for legal advisers

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

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

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

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

Risks

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

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

Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

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

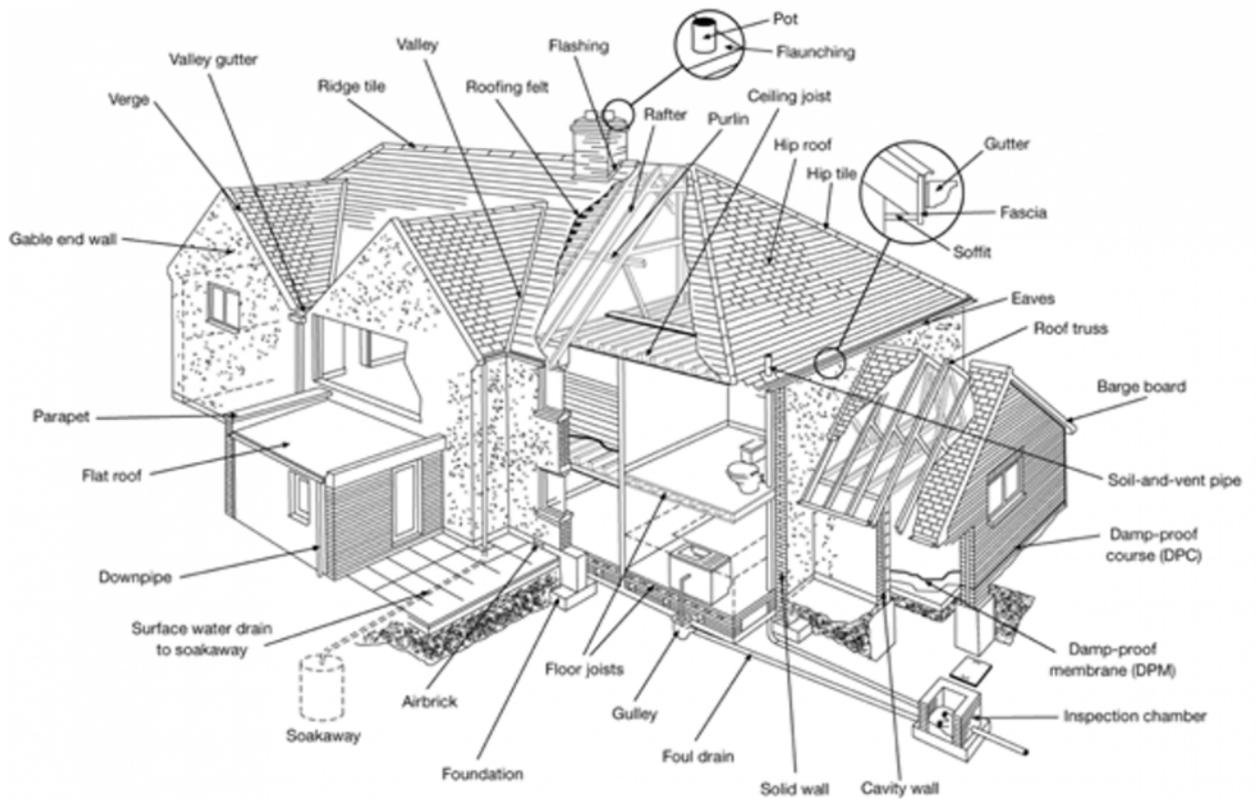
N

Typical house diagram

N

Typical house diagram

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



RICS disclaimer

You should know...

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