



DUNFORD PENROSE
SURVEYORS

Level 3 Home Survey Report

Client Name:

Property Address:

Date of Inspection:

EXAMPLE REPORT

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A: INTRODUCTION TO THE REPORT

This Level 3 Home Survey 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.

As agreed, this report will contain the following:

- A thorough inspection of the property (see “The Inspection” in section M) and
- A detailed report based on the inspection (see “The report” in section M).

About the report

We aim to give you professional advice to:

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

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

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using reasonable efforts to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys, and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler, or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage, solar panels, air source and ground source heat pumps 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.

B: ABOUT THE INSPECTION

About the Inspection

Surveyors name

Company Name

Dunford Penrose Surveyors

Date of inspection

Report reference number

Related party disclosure

We are not aware there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

Weather conditions and property status

At the time of inspection, the vendor was present.

The property was occupied and furnished throughout with floor coverings and personal effects restricting our inspection.

The property had no security systems installed, that we were aware of.

The weather at the time of our inspection was overcast and weather conditions had previously been varied.

There were extreme weather conditions in the UK during the course of 2022 including Storm Dudley (14th and 15th February 2022), Storm Eunice (18th February) and Storm Franklin (20th and 21st February) inflicting the worst winds in 30 years; in addition, 2022 had an exceptionally hot summer with temperatures averaging 30+ for several weeks and even hitting 40 degrees in parts of the country. In November Storm Ciarán brought very strong winds.

Whilst 2023 was not as warm, in November, Storm Ciarán brought very strong winds and flooding, and we have had more rainfall than previous years and the effect of these fluctuating weather patterns could contribute to issues with the property that are not apparent during the survey. 2024 has opened with Storm Henk bringing similar strong winds and inclement weather. Climate change continues to provide us with ever-changing weather and purchasers of property should be aware that climate change can have an adverse effect on their properties.

Although no obvious related damage was evident during the time of the survey this does not mean it will not become evident in the future.

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.

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 parts E, F, G and H, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described as follows.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently, or where a potential hazard exists.
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.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'Important note' below).

Important Notes:

No liability whatsoever will be accepted if any further investigations recommended herein are not carried out before commitment to purchase, where condition ratings 2 or 3 are given.

It is very important that you read this report as a whole. Where we have given elements a condition rating 2 or 3, we particularly refer you to the section at the end of the report entitled 'What to do now'.

All of the repairs needed should be investigated by suitable and reputable contractors so that you are fully aware of the scope and financial implications before you purchase. You are strongly advised to instruct relevant qualified contractors to undertake any further investigations, and provide quotes for remedial works, recommended herein before your legal commitment to purchase.

The cost of any remedial works should ideally be negotiated, and with negotiation, deducted from the sale price. Alternatively, you could ask the vendor to instruct the contractors to undertake the further investigations and carry out recommended remedial works before commitment to purchase. Any contractors employed should ideally provide insurance backed guarantees for works carried out.

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.

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'.

Asbestos can be found in any building built or refurbished before the year 1999. Inhalation of

asbestos fibres from asbestos containing material (ACMs) can cause a range of chronic and fatal diseases. For asbestos fibres to enter the lung system, the ACM needs to be physically disturbed in some way. An ACM in good condition will present little to no risk because it will not release asbestos fibres.

Asbestos can take many forms and was used in many areas including loose fill insulation, lagging, sprayed coatings, asbestos insulating boards (found in places such as partition walls, door panels, ceiling tiles, soffits, undercloaks to verges, panels under windows, around baths, around boilers), floor tiles, textiles such as, fire blankets and composites such as, flash guards in fuse boxes and in toilet seats and cisterns, textured coating on walls and ceilings (Artex), asbestos cement was used in places such as; roofs, wall panels/cladding, downpipes and gutters, flues, water tanks, fire surrounds and pipes.

It is recommended that before any removal, demolition or repair works are undertaken a full asbestos survey is carried out by a suitably qualified surveyor. Some works need to be undertaken by a licensed contractor and some works are notifiable to the HSE.

All works should be undertaken in accordance with health and safety guidance and legislation and any waste containing asbestos correctly disposed of. Older properties may benefit from an application of fungicide insecticide solution, although this may have been done in the past, unless an active insect attack can be established, and any holes discovered.

C: OVERALL ASSESSMENT

This section provides our overall opinion of the property, and summarises the condition ratings of the 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.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular 'What to do now' found in section L of the report.

C1 Overall Opinion

We have provided a link within the covering email to our interactive Desktop Research Report (DRR). Under the 'Sold in Street' section you will find a list of comparable properties that have been sold most recently in the same street.

House prices reached record highs in 2022 with the supply not filling the demand which means some properties are being sold at over inflated prices as houses are essentially worth what someone is willing to pay. It was anticipated there would be some general price realignment in 2023, but house prices were largely unchanged in the year to March 2024, falling by -0.2%.

Mortgage rates are signalled to benefit from a small reduction at the beginning of 2024, but no expectation of returning to pre pandemic levels in the foreseeable future.

The current financial situation nationally is having a detrimental effect upon the availability of preferential mortgage offers from some lenders and you should carefully consider your options and seek independent financial and legal advice. With effect from 23rd September 2022, first time buyers do not have to pay stamp duty on properties worth up to £425,000. A rate of 5% is payable on any portion of the property value between £425,001 and £625,000. This will reduce the amount of SDLT (Stamp Duty Land Tax) paid by first time buyers up to 31st March 2025.

Sections which are rated either amber or red should be followed up on prior to purchase.

It is important that the report should be considered in its entirety before proceeding. If there are any points in the report which require clarification or on which you require further advice, please do not hesitate to contact the writer. This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect.

The report has been prepared having due regard to the age and type of the building. The repairs referred to within the body of the report are those which are typically found in properties of this age and design. This does not mean that they can be ignored, since more serious problems could otherwise develop.

This report reflects the condition of the various parts of the property at the time of our inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation, and it must be accepted that this report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection.

The legal enquiries in the 'Issues for your Legal Advisors' section later in the report should be noted in full and all enquiries should be completed prior to a legal commitment to purchase.

It is very important that you read this report as a whole. In the main body of the report, we will notify you of the actions that will be required prior to exchange of contracts.

Where we have given elements a condition rating 2 or 3, we particularly refer you to the section at the end of the report entitled "what to do now". You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase.

Summary of the condition ratings

3

Section of the report	Element ID	Element Name
E Outside the property	E2	Roof Coverings
F Inside the property	F3	Walls and partitions
	F5	Fireplaces, chimney breasts and flues
	F7	Other internal joinery
G Services	G1	Electricity
	G2	Gas
	G4	Heating
	G8	Other (Smoke & Carbon Monoxide Alarms)

2

Section of the report	Element ID	Element Name
E Outside the property	E1	Chimney Stacks
	E3	Rainwater Pipes & Gutters
	E4	Main Walls
	E5	Windows
	E6	Outside doors (including patio doors)
	E7	Conservatory and porches
	E9	Other (Grounds)
F Inside the property	F1	Roof Structure
	F2	Ceilings

	F6	Kitchen & internal fittings
H Grounds	H2	Other (Permanent Structures)

1

Section of the report	Element ID	Element Name
E Outside the property	E8	Other joinery and finishes
F Inside the property	F4	Floors
	F8	Bathroom fittings
G Services	G3	Water
	G5	Water Heating
	G6	Drainage
H Grounds	H3	Other (Boundaries and Pathways)

NI

Section of the report	Element ID	Element Name
F Inside the property	F9	Other (Cellars/Basements/Verandas)
G Services	G7	Common services
H Grounds	H1	Garage

Summary of repairs (and cost guidance)

We have listed the repairs necessary in the same order as the report headings as below in the main body of the report. All costs are estimated and are net of VAT at 20% and any specialist or consultants' fees. Fees are approximate and you should make arrangements for formal quotations. If further investigations have been recommended by specialist professionals, the outcome of their findings may result in additional/higher costs being required for repairs. All costs are estimated and are net of VAT at 20% and any specialist or consultants' fees.

E1 Chimney Stacks <ul style="list-style-type: none"> - Instruct competent roofing contractor to inspect the chimney stacks and back gutters, remove vegetation and install cowl 	£300
E2 Roof Coverings <ul style="list-style-type: none"> - Undertake repointing to the verge of the rear extension roof - Undertake steam cleaning of the main roof, including gutter clearance and Biocide treatment 	£300 £800
E3 Rainwater Goods <ul style="list-style-type: none"> - Clear guttering of debris and moss - Undertake minor repairs and servicing to joints and seals 	Included in E2 £150
E4 Main Walls <ul style="list-style-type: none"> - Undertake localised repointing to the front elevation - Undertake minor localised repairs and redecoration of the render 	£250 £400
E5 Windows <ul style="list-style-type: none"> - Replace mastic seals to the rear kitchen window 	£150
E6 Doors <ul style="list-style-type: none"> - Undertake minor adjustments to the rear door 	£100
E7 Porches and Conservatories <ul style="list-style-type: none"> - Undertake redecorations to the walls and ceilings within the porch 	£150
E8 Other Joinery	
E9 Other (Grounds) <ul style="list-style-type: none"> - Undertake repairs to the macadam surface of the driveway - Undertake localised repairs to the decking and fencing - Check the liability and maintenance for the shared access area via your Legal Advisor 	£300 £250 N/A

F1 Roof Structure <ul style="list-style-type: none"> - Replace damaged and unsecured boarding to the loft space 	£600
F2 Ceilings <ul style="list-style-type: none"> - Undertake localised repairs to hairline cracks to the hallway and redecoration to the bathroom ceiling 	£250
F3 Walls and Partitions <ul style="list-style-type: none"> - Instruct Damp Survey - Obtain information regarding the extension works via your Legal Advisor 	£250 N/A
F4 Floors	
F5 Fireplaces <ul style="list-style-type: none"> - Instruct Damp Survey - Request information regarding the removal of the rear chimney breast via your Legal Advisor 	Included in F3 N/A
F6 Kitchen <ul style="list-style-type: none"> - Replace mastic sealant to the worktops 	£150
F7 Woodwork <ul style="list-style-type: none"> - Install safety film to the glazing of the internal door 	£100
F8 Bathroom Fittings	
F9 Other (Cellars, Basements, Verandas)	
G1 Electrics <ul style="list-style-type: none"> - Obtain reports or EICR by a regulated electrician 	£250
G2 Gas <ul style="list-style-type: none"> - Obtain gas safe certificates or Inspection by Gas Safe Engineer 	Included in G4
G3 Water	
G4 Heating <ul style="list-style-type: none"> - Obtain gas safe certificates or Inspection by Gas Safe Engineer 	£150
G5 Hot Water	
G6 Drainage	

G7 Common Services	
G8 Other (Smoke & Carbon Monoxide Alarms) <ul style="list-style-type: none"> - Test Smoke and Carbon monoxide detectors – These should ideally be hardwired. 	£100
H1 Garages	
H2 Permanent Structures <ul style="list-style-type: none"> - Undertake repairs to metal profiled shed 	£150
H3 Other (Boundaries)	

C2 Further investigations

The further investigations identified below should be actioned to complete your due diligence prior to commitment to purchase. Some of these may include legal investigations which your Legal Advisors may assist with in conjunction with their property searches and pre contract enquiries. Where repairs are necessary or further enquiries with individual contractors are advised which can often include precautionary testing of the property's services, all repairs and improvements should be identified prior to commitment to purchase. If the number of individual repairs is significant it may be advisable to seek the advice of a main contractor who should carry all individual trades within their organisation as this can simplify coordination and supervision of works which have been identified.

See I1, Regulation – Further investigations to be carried out by your Legal Advisor.

Damp and Moisture Specialist

Roofing Specialist

Building Contractor

NICEIC Electrician (National Inspection Council for Electrical Installation Contractors)

GasSafe Engineer

Complete improvements to internal fittings.

Confirm maintenance liabilities of the boundaries.

Secure quotations for the erection of scaffolding to complete roof repairs.

D: ABOUT THE PROPERTY

D0 Type of Property

Type of Property:

Semi-detached 3-bedroom property of traditional construction

Approximate year the property was built:

1955

Approximate year the property was extended:

2006 a rear single storey extension was added

Approximate year the property was converted:

N/A

Information relevant to flats and maisonettes:

N/A

Construction:

The subject property is of traditional construction, comprising of solid masonry to the original portion of the property and cavity masonry to rear extension elevations set beneath a pitched and hipped roof structure that is covered in plain concrete tiles. The floors are a combination of suspended timber and suspended concrete construction on the ground floor and suspended timber to the upper floors.

D1 Accommodation

	Living Rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Ground	1			1	1				
First floor		3	1						

D2 Means of escape

Front and rear doors.

Escape windows are provided in most modern properties up to 2 storeys high. See E5 for further comments.

Smoke detectors should be maintained within the circulation spaces, on each floor level to give the earliest possible warning of fire. These should be mains powered.

D3 Security

General advice can be obtained from the local Police authority with respect to the security measures.

D4 Energy Efficiency

We have not prepared the (EPC) Energy Performance Certificate for this property, nor have we checked the rating and so cannot comment on its accuracy. A valid EPC must be ordered for potential buyers prior to marketing.

The importance of Insulating your property.

There are many long-term advantages of a well-insulated home which can be beneficial for your home all year round, not just in the winter. One of the biggest reasons properties lose heat and energy is through a lack of or poor-quality insulation. A well-insulated home has many long-term advantages:

- reduce heat loss
- lowers energy bills
- increases comfort and
- has less of an impact on the environment.

Types of insulation

- Loft insulation can reduce energy bills by up to 40%
- Double or triple glazed windows can reduce your bills by up to 50% against single glazed windows
- Wall insulation – Up to 30% of a home's heat loss and gain occurs through the walls. Without adequate insulation, heat would pass in and out of your wall material without much resistance.
- Floor insulation can save up to 20% off energy bills

Lower Energy Bills - Improving the insulation on the roof, walls and windows mean domestic heating systems don't have to work as hard or long to reach a moderate temperature. It will also maintain and in some cases, increase the value of your property by helping it run more efficiently.

Reduces Heat Loss - Hot air in your home rises and escapes through the roof and insulating your loft will prevent the hot air from escaping and trap it inside. The more thermal insulation your property has, the less energy you will need to keep you warm. Having insulation throughout the home means more heating energy is kept inside, helping to keep pleasant temperatures all year round.

When domestic heating systems, using gas, electricity or oil are used to heat the home, it first warms up the air and then the masonry. Poor insulation results in energy being released and then not used effectively, with up to 30% of energy going to waste just through outside walls.

Reduced Environmental Impact - This will have a significant effect on the reduction of thermal energy consumption. This, in turn, reduces carbon dioxide emissions into the atmosphere. Carbon dioxide is responsible for approximately two-thirds of the energy imbalance that is resulting in the rise of the Earth's temperature.

An increase in the level of carbon dioxide across the world results in an excess of greenhouse gases that trap additional heat. This contributes to melting ice caps and rising ocean levels, which can cause flooding. By reducing the release of these emissions from your home, you can promote healthy sustainability for the environment.

Comfort - A fully insulated property keeps the movement of heat to a minimum, so you stay warm during the winter and cool in the summer.

Home insulation also prevents condensation from occurring, which can result in damp and mould. This can damage the paint, plaster and wallpaper in your home. Damp in the home can have a negative impact on your health and cause chronic health problems such as asthma.

New Heating Sources

In the UK, heating is responsible for almost a third of the country's greenhouse gas emissions. Most homes in the UK use gas or oil boilers for central heating, which release carbon dioxide when burned. To meet its goal of net-zero greenhouse gas emissions by

2050, the UK Government is encouraging the use of alternatives to fossil fuels for heating, such as electric storage heaters, air and ground source heat pumps. A ban on gas and oil boilers in newbuild properties will be implemented in 2035, but there are no plans to phase out gas boilers in existing homes. The Government offer grants and incentives for installing low-carbon heating systems, and it is possible that a complete ban on gas boilers could be implemented in the future, although this is unlikely to happen before homes are better insulated. The Building Regulations in England, which were updated in June 2022, are part of the Government's plan to reduce carbon emissions and lead to the implementation of the Future Homes Standard in 2035, which will require homes to produce at least 75% less CO2 emissions. There have been some newer sustainable heat sources in existence for some time, including solar panels and underfloor heating. These sources can have a significant impact on the overall carbon emissions of a property throughout its lifetime. Underfloor heating is 15-20% more efficient than traditional heating systems over the life of a building. In fact, solar power can directly heat water to power a wet underfloor heating system, while solar photovoltaic panels can be used to power appliances in your home including an underfloor heating system.

Air and Ground Source Heat Pumps

Air and ground source heat pumps are now being seen as a cleaner, more sustainable way of heating your home. Essentially, a heat pump works by moving heat energy around. In the winter, it takes heat from outside your home and transfers it inside your home. In the summer, it reverses the process by moving the heat energy from inside your home to the outside.

However, and this is not advertised fully, without a fully insulated property, these systems will not work as efficiently as they are currently being marketed. We strongly recommend that your property is fully insulated before you consider installing a heat pump. The Government will also waive the VAT on any heat pump and biomass boiler for 5 years, further reducing the cost of installation. For more information on heat pumps, please visit the Government website.

To view the EPC for this property, please click the link attached below:

D5 Services

	Gas	Electric	Water	Drainage	
Mains services	✓	✓	✓	✓	
Central heating	✓		Solid Fuel	Oil	Other
Other services					

D6 Grounds

The property is situated on a reasonably level site.
No environmental search has been undertaken.

D7 Location

The property is situated in a residential area.
Neighbouring properties are of similar size and type.

D8 Facilities

Nearest shops and other facilities are within local vicinity.

D9 Local environment

We strongly advise that prior to exchange of contracts you should return to the property on a number of occasions, particularly in the evening and weekends to establish who your neighbours are and whether the way in which they occupy their property will reduce unreasonable levels of sound transmission which could affect your quiet enjoyment, such that, if known to you prior to purchase, would lead you to reconsider your proposal to purchase the property.

We would recommend that formal legal enquiries should be made of the vendor to determine whether any previous problems with noisy neighbours or indeed other disputes have been encountered by them during the period of their ownership. Your Legal Advisor should determine whether there are any proposals for adjacent development or alteration to transport facilities (road, rail and air) which could impinge upon your quiet enjoyment of the property. In converted or adjoining properties, high levels of transmission from one unit to another may cause disturbance. Adjoining properties may not have been occupied during our inspection and we therefore cannot comment on the efficiency or otherwise of any sound reduction material that may have been incorporated between various the various parts of the structure.

D10Broadband Speeds

The speeds below show both the estimated download and upload speeds for broadband in the area. Actual service availability at the property and speeds received may be different, you should contact your local provider for more information - source OFCOM.com

E: OUTSIDE THE PROPERTY

E0 Outside the property

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

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

We have not exposed the foundations of the property. Without exposing all the foundations to the property, you must accept the risk of unseen defects. However, unless noted within this report, we have not noted any above-ground defects which relate to defective foundations or signs of defective foundations.

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

If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered later.

Please note that if it was not raining at the time of inspection (See page 4 for weather conditions) then it is not always possible to state that gutter joints, roof junctions and flashings etc are totally watertight.

It should be appreciated that parts of the property have aged since construction. Accordingly, such parts of the structure and fabric should not be expected to be 'as new' and due regard must be given to natural deterioration due to the elements and usage. The report has been prepared having due regard to the age and type of the building.

This report reflects the condition of the various parts of the property at the time of our inspection.

It is possible that defects could arise between the date of the survey and the date upon which you take occupation, and it must be accepted that this report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection.

Our external inspection was limited to those areas that could be seen from ground level within the boundaries or from the public highway and rights of way.



VIEW FULL SIZE



VIEW FULL SIZE

E1 Chimney Stacks

2

There are 2 brick-built chimney stacks with lead flashing at the junction of the roof tiles with usual weathering noted.

There is vegetation and weed growth to the chimney stack brickwork that should be removed during any future maintenance.

Spalling noted to chimney masonry. 'Spalling' refers to the breakdown of bricks such as cracking, peeling, crumbling or chipping, which eventually lead to the surface of bricks breaking away from the main body. This can occur as a result of water penetration, freezing, heating or by mechanical processes. This should be monitored, and repairs may be required.

The chimneys have back gutters.

A back gutter is formed at the rear of a chimney stack where the roof slope meets the chimney and lead flashing. These features require regular maintenance and can easily become blocked, resulting in damp penetration within the roof void and regular maintenance should be undertaken.

The front chimney has a TV aerial attached to the brickwork although we cannot confirm whether the fixings are adequate for their purpose and regular inspections should be undertaken.

There is 1 visible chimney pot that appears straight to the eye with no signs of visible damage.

Cowls were not seen to be fitted and should be installed to the pots to mitigate against rainwater ingress/damp to stack (something quite common which we see internally to fireplaces) as well as prevent birds etc from entering and nesting.

As the chimneys are shared with the neighbouring property, your Legal Advisor should confirm your rights and obligations in this respect. Any repair works which are required to

be undertaken should be done so in cooperation with the neighbouring owners. Repair works are best carried out by an approved roofing contractor or builder.

Chimney stacks are usually the most exposed part of a building and is therefore subject to more driving rain and wind than any other part of the structure and therefore good maintenance will be imperative at all times. The material cost of repairs to chimneys is usually minimal, but scaffold will be required for safe access, and this can be expensive. Repair works are best carried out by an approved roofing contractor or builder.

Flashings can work loose over time due to thermal movement and occasional re-fixing may be needed to minimise the risks of dampness and timber deterioration. Repairs are best undertaken with a flexible sealer, rather than mortar, as it will allow for movement of the lead and will not corrode or stain the metal.

You should cap and ventilate any disused flues in order that damp penetration does not occur within the flue structure. Flues you intend to use should be swept clean prior to use and if necessary, topped with a suitable cowl.

As any chimneys are typically viewed from ground level visibility can be limited, therefore, there may be concealed and unseen defects, which could have otherwise not been seen from ground level, such as the flaunching, which may require repair. You may wish to consult a competent builder/roofing contractor, prior to legal commitment to purchase, to carry out an inspection from height to ensure there are no areas or repair or replacement which are required.



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating: 2

E2 Roof Coverings

3

Main Roof:

The main roof is hipped, pitched and ridged and clad with concrete plain tiles.

Where a property has separate, distinct roof areas and covering types (from the main roof) these are referred to below under separate headings.

The ridges to the main roof were visible and are finished in pointing with cement mortar.

There is no evidence of cracking or loosening of the mortar to the ridge tiles to the main roof, but this should be checked periodically and repointed as necessary.

The hip tiles were visible to the main roof and are finished in pointing with cement mortar.

There is no evidence of cracking or loosening of the mortar to the hip tiles on the main roof, but this should be checked periodically and repointed as necessary.

The valleys to the main roof appear to be in a reasonable condition where viewed from ground level. Moss should be cleared from valleys to prevent overspill. Valley gutters can fail unexpectedly, and regular maintenance is necessary. When repairs are required, costs are likely to be significant and it may be prudent to arrange for a more detailed inspection prior to purchase. Valley gutters are often a source of leakage due to blockages and regular inspection/ cleaning should be undertaken.

Rear Roof:

The rear single extension roof, over the kitchen roof is pitched and ridged and clad with concrete plain tiles.

The flashings to the rear single extension roof, over the kitchen, at junctions and abutments were visible and were noted to be of lead.

The ridges to the rear single storey extension roof, over the kitchen, were visible and are finished in pointing with cement mortar.

There is no evidence of cracking or loosening of the mortar to the ridge tiles to the rear single storey extension over the kitchen, but this should be checked periodically and repointed as necessary.

The rear single storey extension, over the kitchen, verges were visible and are finished in pointing with cement mortar.

General cracking and loosening of the mortar to the rear single storey extension, over the kitchen, verge was observed. A reputable roofing contractor should be consulted, and quotations be obtained for repairs.

Roof coverings around the rear single storey extension, over the kitchen Velux type window appear to be in a reasonable condition.

Dormer Window:

There is a dormer window to the front which has a pitched roof clad with tiles over a presumed cut timber framework and was seen in reasonable condition at the time of inspection.

A build-up of moss growth was present on the front and side roof slopes which should be removed and cleaned off as soon as possible. This should be safely done by a specialist contractor, by hand and the roof covering treated with a biocide.

Moss growth impedes the run-off of rainwater and leads to gutter blockages and can cause water penetration which may lead to rot or other defects in surrounding timbers. The level of moss build-up limited our inspection of the roof coverings, and the risk of unseen defects may exist.

General Notes:

The roof coverings will deteriorate over time, either in part or in full, depending on how long you own the property, and you should budget accordingly for this work.

The roof tiles are a long-lasting covering with the tiles lasting longer than the nails used to fix them in place. Nails used in modern construction are galvanised to prevent rusting. Old metal nails rust causing "Nail sickness" often evidenced by slipped tiles which slide down the roof slope and either fall off the roof to lie broken on the ground or sit in the gutter.

It is essential that the roof coverings are kept in good order to minimise the risks of water penetration and timber deterioration. Roofs are often damaged during maintenance and aerial installation. Care should be taken. For safe access, scaffolding is required for most roof repairs, and this can be expensive. Repair works involving over 25% of the area of a roof will need Building Regulation permission unless undertaken by a member of the 'Competent Person Scheme', such as a Competent Roofer.

Moss and algae tend to grow in damp, shaded areas and can cause damage to the roof both directly and indirectly. Moss can hold water against the surface of the roof, which can cause the roofing materials to rot. In addition, the water trapped by the moss pools in gaps between your roof's tiles, and as that water freezes and thaws it can pull the tiles apart, causing damage. Moss can be removed from roof tiles by gently brushing it off if the growth is not too severe. Some cleaning chemicals can cause adverse reactions to materials such as lead flashing. This can result in staining on both the lead itself as well as other parts of the roof. Professional roof cleaners will use specialist products that reduce the risk of this happening.

The edge of a pitched roof as it meets the gable end is called a verge. Tiles on the verge are often mortared to prevent rain and wind from getting underneath the tiles. When the mortar on a verge starts to crack or crumble then there is a risk of leaks from water being blown into the roof space. Roofs, which use mortar to fix the edges, are called "wet verge"

roofs. Mortar will naturally deteriorate over time. This is due to weathering and natural movements within a building, which lead to the mortar becoming dislodged. This will result in cracks forming in the mortar – and where there are cracks there are potentials for leaks and other issues. The roof verge will need to be re-bedded with mortar. This is generally a straightforward thing to do.

You should get your Legal Advisor to check to see if any works have been undertaken on the roof recently, and if so, they should ask for the Guarantees / Warranties if these are in existence.



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Condition Rating: 3

E3 Rainwater Pipes & Gutters

2

Guttering and downpipes are of a plastic type and are believed to discharge into a main drain, but this should be confirmed by your Legal Advisor during pre-contract enquiries.

As the rainwater goods are shared with the neighbouring property, your Legal Advisor should also explain all rights and obligations in this respect.

Rainwater goods appear to be in reasonable condition, are adequately aligned with a suitable number of support brackets at regular intervals and show no signs of any significant twisting or distortion.

A build-up of moss and debris was noted within the gutters which should be removed in order to prevent any further issues.

Evidence of minor leaks were seen to joints, these should be repaired and monitored to prevent further spillage and overflow which could lead to deterioration of the walls below as well as promote vegetation growth which may cause further blockages.

Rainwater goods should be periodically inspected as well as during heavy rainfall to expose any defects such as leaks and blockages. Leaking rainwater goods may cause penetrating dampness leading to deterioration of the building, especially to elements built into, or attached to, the affected wall.

It is recommended that you allow for regular routine inspection and cleaning out of the gutters, gullies and downpipes and ensure that all joints are checked and sealed accordingly. In nature typically having a limited life expectancy of between 10 and 15 years, rainwater pipes and gutters should therefore be treated as an item for routine repair or renewal.

Rainwater goods discharge directly to ground. This is an unsatisfactory arrangement and they should look at diverting to the underground drainage system or install a water butt.

Please note, we cannot comment on the state and condition of underground drainage runs where downpipes run to sealed gulleys.



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Condition Rating: 2

E4 Main Walls

2

The extension walls are believed to be of cavity masonry construction as they measured approximately 295mm, and it is assumed that the cavity is filled with an insulation. This can be verified by further investigation by drilling a hole within the face of the brick/mortar joint and inserting a borescope which will confirm its presence.

The main walls are believed to be of solid brick construction as they measured approximately 240mm.

Hairline cracking was noted to front elevation above the archway. which requires repointing. You should consult a building contractor to review and advise further regarding repairs.

No lintels were visible, but it is assumed that these are in satisfactory order as there were no signs of cracking or distortion. Not inspected.

Lintels are often the weakest point of property walls due to the fact they have no brickwork beneath to support the weight and pressure they hold and so any damage to lintels should be inspected and repaired quickly by a reputable building contractor.

There appears to be a remedial chemical injection damp-proof course drilled into the base of the walls. It is recommended this is positioned approximately 150mm above ground level and this is generally achieved.

The purpose of a Damp-Proof Course is to prevent moisture from the outdoor environment and the ground rising up through the brickwork via capillary action, which can render the walls damp and the building unusable. Ground-level damp proof courses have been mandatory in all British buildings since the Public Health Act of 1875.

Depending upon the age of the installation there may be guarantees available and your Legal Advisor should request these on your behalf.

Airbricks were seen around the base of the external walls.

Where installed, airbricks are required to be at least 75mm from the finished floor level.

The walls are of cavity masonry construction. This construction consists of two separate walls in proximity, commonly referred to as the outer leaf wall and inner leaf wall, connected with (typically) metal wall ties. These two walls have a gap between them which is beneficial for filling with insulation, depending on the width of the cavity. This method can be conducted during the original construction or retrofitted into the building by drilling holes between the brickwork and pumping a form of insulation in. Well-constructed and detailed cavity walls are typically better than solid walls at preventing damp penetration and retaining heat. Cavity wall construction usually features metal wall ties that hold the separate walls in a fixed state preferably an equal distance apart. Failure of metal ties used can cause horizontal cracks due to the expansion of the wall ties and in the worst cases instability of the wall. Owing to the conditions of the survey we have not inspected the wall cavity, as this would require invasive measures. As such we cannot comment on the condition of wall ties (if any), or on the level of insulation fitted (if any).

The metal wall ties used in properties built before the early 1980s were prone to corrosion which, if significant, could lead to structural movement. However, no signs of wall tie failure were found and when considering the property's construction and the local environment, we consider the risk of such failure to be small. No further action is necessary at this stage although it is advisable to have the walls periodically checked, every 5 - 10 years by a registered cavity wall tie replacement company, or a chartered building surveyor. It is not known whether the external cavity walls contain insulation and as this could reduce large heat losses, it should be considered as a possible improvement. Before any work is carried out, the cavities should be checked to ensure no blockages are present which could lead to damp when the cavities are filled.

For safe access, scaffolding or access equipment will be needed for most repairs at height to the walls and this can be expensive. Repair works are best carried out by a competent building contractor. In order to minimise the risks of damp penetration and decay, it is essential to maintain the exterior of the property in good order at all times.

Replacement and repair mortars should be as similar as possible to existing or surrounding mortars in chemical composition and physical appearance; this ensures the best material compatibility and visual continuity, and it encourages similar weathering. A mortar can fail

to perform its function for various reasons, and material composition is just one of a number of factors to be considered. A mortar which was originally well formulated and applied can still struggle if it is not able to fulfil what is now being asked of it; coping with the effects of poor maintenance, such as ivy growth or blocked and overflowing rainwater systems, or when its requirements have changed over the life of the building. When looking to devise a replacement or replicate mortar, it is important to look closely at a mortar's suitability for its present role, the current condition of the building and its constituent materials. Further to this, the quality and longevity of a mortar is equally dependent upon the use of good quality materials, correct specification, skilled workmanship, and sustained maintenance.

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A suitable drip bead is provided to help deflect rainwater from main elevations.

The render is thought to be a traditional sand and cement-based render. These renders are more maintenance intensive and will require regular external decoration. They are applied in multiple layers and tend to crack over time. Where patch repairs are made the materials rarely match in terms of flexibility and therefore cracks will often reappear in the same places. Where there are unrepaired defects in the decoration or surface render coat moisture will penetrate between the layers and exacerbate the area of damage.

The render is in generally good condition. There are few visible hairline cracks or other defects. During your occupation it will be important to carefully and regularly maintain these wall surfaces to prevent moisture ingress behind the render.

There is evidence of extensive historic patch repairs and of recent redecoration of the external surfaces. Whilst this is indicative of good regular maintenance it may also conceal potential defects and you should expect an ongoing repair and maintenance requirement in the future, and you should budget accordingly.

As these external wall surfaces have been painted there will be an ongoing decoration/maintenance burden in the future. Much of this work is at height and will, require access equipment. The work required to prepare the walls and apply a decorative finish is time consuming and therefore expensive. So that you can budget accordingly, prior to legal commitment to purchase, you may wish to seek quotations for future redecoration of the walls.

The gable end to the dormer on the front elevation have been covered in vertical tile hanging cladding.

Approximate wall thicknesses can only be assumed by measuring from external face to internal face and we cannot allow for, or assume, any inner or external linings (such as insulation or dry lining systems or insulated render systems) without any prior knowledge of such installations or without the relevant information provided prior to or during the survey.

Very old properties can have very thick solid walls and where this is the case, we will only estimate the wall thickness as again internal linings and renders added over the years can make this measurement difficult.

An inspection of the external surfaces of the main walls was made from ground level, with the aid of binoculars, a spirit level and a standard surveyor's ladder. The inspection was also facilitated from readily accessible windows.



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Condition Rating: 2

E5 Windows

2

Windows throughout the property are of uPVC, double glazed with locking handles.
Keys were available.

Some windows have trickle vents fitted. It would be advisable to install additional trickle vents in the rooms where there are none at present to improve background ventilation.

Perimeter mastic seals were noted to be in reasonable condition.

Windows appear in reasonable condition and openings appear square to the eye with no signs of any significant movement or distortion noted.

Mastic seals were noted to be of poor condition to the rear kitchen window and will need to be replaced.

Velux type roof windows were seen and appear in reasonable condition, no evidence of leaks were seen at the time of inspection.

These types of windows should be monitored due to their susceptibility of sudden leakage due to the angle at which they are installed compared to traditional types. You must obtain the installation works documentation of all Velux type roof windows due to the likely alteration of the roof structure if not part of the original construction.

There were no signs of condensation between double glazed panes at the time of inspection. It should be noted, however, that double glazing can be prone to this problem, which is caused by a failure of the seals at the edges of the panes of glass. Over a period of time the seals can deteriorate, causing unsightly condensation/misting between the panes. When this happens there is no remedy other than to replace the defective double-glazed panes.

There are opening casements that would be suitable for means of escape in the event of a fire.

There is no enforceable or retrospective Building Regulations requirement to provide these, but we would strongly recommend that you maintain them, particularly if planning any refurbishment works, or if the windows are being replaced.

Your Legal Advisor should obtain copies of all FENSA certificates for you and any queries can then be raised directly with them.

Always seek Building Regulations advice from your local authority for any fire safety matters.

Routine maintenance is advised to keep the windows functioning adequately. Hinges and locking mechanisms will need to be regularly lubricated in order to prolong their lifespan and efficacy.

Regular maintenance of mastic sealant is essential to preserve the appearance and functionality of areas prone to moisture. Semi-annual inspections and gentle cleaning are recommended to sustain the sealant's effectiveness. If signs of wear such as cracking, peeling, or the presence of mould are observed, it is crucial to address these issues promptly. Cleaning mould with an appropriate mould spray as soon as it appears and reapplying a compatible sealant will ensure continued protection against moisture ingress and help maintain the property's overall aesthetic condition. This routine care prevents the development of more significant issues over time.

Windows can suffer from high levels of condensation, particularly during cold weather. This can be difficult to manage but is often minimised by good heating and ventilation. Any mould growth is best cleaned with dilute bleach.

Any new or replacement window (and door) frames that were fitted after April 2002 should have either building regulation approval or have been installed by a member of a 'competent person scheme', such as FENSA, CERTASS etc. These are government approved trade associations whose members can self-certify that their installations meet the standards of the building regulations. You should ask your Legal Advisor to check whether these frames comply and whether there is a guarantee available.



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Condition Rating: 2

E6 Outside doors (including patio doors)

2

The entrance door to the property is of composite material and is fitted with a multipoint locking mechanism.

There are also double opening patio doors to the rear which are of uPVC construction.

They are fitted with a multipoint locking mechanism.

The rear door requires minor servicing as the secondary opening door is catching on the frame.

There was evidence of safety glazing having been provided. In the eventuality that replacement glazing will be required over a period of time, it should be ensured that safety glazing is installed.

You should ensure that your home is a safe environment. Any glazing fitted externally below 1500mm above ground level should be fitted with safety glass. All safety glazing should be etched as such. For further details concerning safety glazing you should consult Building Regulations Approved Document K (Protection from falling, collision and impact) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/996860/Approved_Document_K.pdf

Routine maintenance is advised to keep the doors functioning adequately and all hinges and locking mechanisms will need to be regularly lubricated in order to prolong their lifespan. We also recommend you change all locks upon occupation to enhance security.

Regular maintenance of mastic sealant is essential to preserve the appearance and functionality of areas prone to moisture. Semi-annual inspections and gentle cleaning are recommended to sustain the sealant's effectiveness. If signs of wear such as cracking, peeling, or the presence of mould are observed, it is crucial to address these issues promptly. Cleaning mould with an appropriate mould spray as soon as it appears and

reapplying a compatible sealant will ensure continued protection against moisture ingress and help maintain the property's overall aesthetic condition. This routine care prevents the development of more significant issues over time. It is advisable that all internal and external seals are checked to ensure no gaps are present as any minor perforations to these areas will allow wind driven rain and moisture to enter the property which can lead to dampness and the deterioration of the walls.

Any new or replacement doors that were fitted after April 2002 should have either building regulation approval or have been installed by a member of a 'competent person scheme', such as FENSA, CERTASS etc. These are government approved trade associations whose members can self-certify that their installations meet the standards of the building regulations. You should ask your Legal Advisor to check whether these frames comply and whether there is a guarantee available.



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Condition Rating: 2

E7 Conservatory and porches

2

There is no conservatory at the property.

There is a recessed porch constructed within the external boundary of the property. The ceilings and walls are in satisfactory condition but require redecoration.



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Condition Rating: 2

E8 Other joinery and finishes

1

The soffits and fascias fitted to the exterior roof line are of uPVC.

There have been examples in the past where original asbestos cement soffit boards have been left in situ, rather than correctly being removed by a professional contractor, during the upgrading or replacing of the previous installation. As we were unable to inspect behind the current coverings, there may be a possibility that these exist. If repair or replacement works are required to be carried out to the current coverings, then care should be taken until it can be confirmed no asbestos is present – SEE J1.

Soffits and fascias were seen to be in reasonable condition. however regular cleaning, inspection and general maintenance is necessary in order to preserve their lifespan.



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Condition Rating: 1

E9 Other (Grounds)

2

The driveway to the front was noted to be of gravel, lined with block paving and in poor condition.

The concrete slabs to the side, shared access are not level, but we recommend you check the liability and maintenance of this with your Legal Advisor.

General on-going maintenance is required in order to maintain the usability and the life expectancy of the driveway.

Boundaries are provided with a combination of timber fencing and hedging.

You should anticipate that ongoing maintenance and repair will be required, especially where concealed or covered by vegetation or planting.

There is a pathway to the rear garden and in the rear garden there is a patio directly outside the rear extension which has stone slab coverings. This leads to a decked area and there is a raised patio to the rear of the garden which has concrete slabs. These were seen to be in a satisfactory condition, however we recommend that minor repairs are undertaken to the decked area, and it is cleaned and suitably protected.

General on-going maintenance is required in order to maintain the usability and the life expectancy of the path and patio.

There are no trees that would be of concern to the property (i.e. in close proximity).

Trees should be more than twenty feet from the property due to possible damage to drainage systems and foundations, as well as falling branches.

Any other trees within the grounds of the property will need ongoing maintenance particularly where close to, or on boundaries with neighbours.



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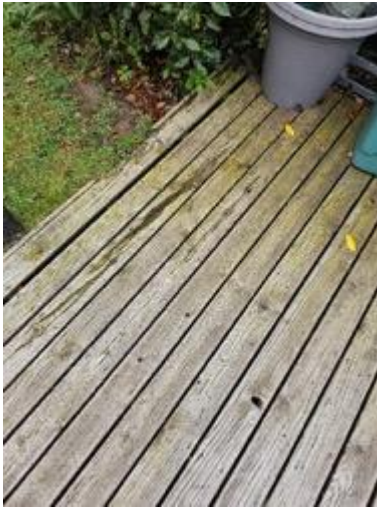
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Condition Rating: 2

F: INSIDE THE PROPERTY

F0 Limitations

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

It should be appreciated that infestations or defects may be present or may arise if those already discovered remain untreated in a proper manner.

Please note the limitations to our inspection of the property internally on account of fully fitted floor coverings were present.

We have not completed an asbestos survey and due to the limitations imposed upon our inspection, the risk of concealed asbestos to air ducts or other elements of the building must exist. It may be prudent to arrange for a full asbestos survey as part of your due diligence prior to legal commitment to purchase.

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

Please note the limitations to our inspection of the property internally on account of fully fitted floor coverings found within the property. Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence, it must be assumed in producing this report that such areas are free from defects. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered later.

It should be appreciated that infestations or defects may be present or may arise if those already discovered remain untreated in a proper manner.

Distribution and waste pipework to the hot and cold-water installations and central heating system, and the electrical circuitry are largely concealed within the structure, and whilst we may attempt to give an overview of their visual condition, we are not specialists in these fields, and it is always prudent to arrange for specialist contractors to inspect the installations prior to commitment to purchase.

F1 Roof Structure

2

Our inspection of the roof void was limited to a head and shoulders inspection due to the lack of secured boarding to walk on, and the risk of unseen defects must exist.

Access to the roof space was made via the loft hatch. The roof structure is of hand cut timber construction.

Timbers, where visible, appear adequately sized and suitably arranged with no signs of any significant twisting, distortion or deflection noted.

The underfelt is of a breathable membrane and was seen to be in reasonable condition.

The party wall sits neatly to the rooflines and forms an adequate fire break.

It should be noted that if any work is proposed to be undertaken to the party wall with the neighbouring property a Notice will need to be served on the adjoining owner under the Party Wall Act 1996. Failure to serve such a Notice when works are significant enough to affect the party wall on the interior of the neighbouring property can lead to legal action being taken by the adjoining owner.

Moisture readings were taken with a handheld moisture meter and were found to be within normal tolerances, indicating that there is no damp and there were no visual signs of condensation and there were no signs of water ingress.

Insulation is provided to a depth which does not meet the current standards for conservation of heat and fuel savings. It is recommended that this is increased to a minimum of 300mm in line with current building regulation standards.

Although not enforced retrospectively, we do endorse these standards and encourage you to upgrade insulation, where practicable and possible on occupation. This should include the upper surface of the trap hatch, and eaves should be kept free to provide a degree of ventilation to the roof void.

Waterproof membranes (sarking) can act as a secondary line of defence against water penetration; ventilation such as ridge vents and soffit vents should also be considered if not already installed.

Any sarking felt or membrane also acts as a secondary line of defence to rainwater as well as type a wind shield to the loft space, helping improve the energy efficiency rating of the property, and allow any water that penetrates the tiles a chance to evaporate and escape, helping prolong the life of the roof timbers.

All timbers must be protected by a product to stop woodworm, we are unaware of any present treatment. Whilst there was no evidence of frass (powdered wood) to indicate ongoing wood-boring beetle activity, roof voids are intrinsically dusty places, and it is possible that the evidence may be concealed. You should request whether a certificate of woodworm treatment is available via your Legal Advisor, if this is not forthcoming then a course of treatment may be required.



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Condition Rating: 2

F2 Ceilings

2

Ceilings to the rooms have a smooth plastered and painted finish.

No Artex/textured finishes were seen to the ceilings; however, there is a possibility these could exist beneath the existing finishes, which subsequently may have been plastered over. For this reason, the presence of any Asbestos cannot be ruled out. If any works are to be

undertaken to the ceilings, other than normal redecoration, then an asbestos survey is recommended prior to any works being carried out.

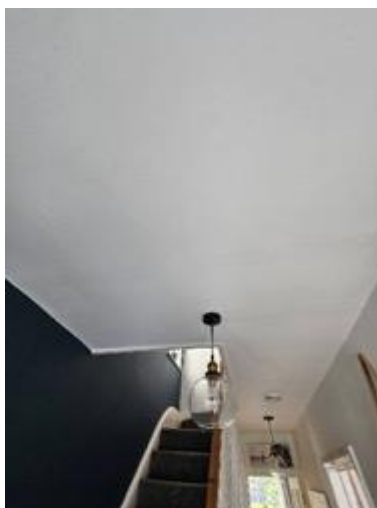
There are recessed ceiling lights to the kitchen. We would advise that all recessed lighting is either fire rated or provided with fire rated hoods to prevent heat build-up (especially where insulation is present) and to maintain fire resistance where required. A qualified electrician should check this for you.

Hairline cracking was seen to the hallway which should be repaired and redecorated.

Historic condensation build up was noted to the bathroom ceiling, most likely due to inadequate ventilation. We recommend that this is repaired and redecorated.

Normal maintenance and redecoration must be undertaken as desired.

Plasterboard cracking is where the plasterboard either has slightly moved due to settlement of the property or has been poorly installed and does not have a tapered edge and so when the boards expand and contract in the hot and cold, they put pressure on the decorative surface causing the crack. This is cosmetic issue and should you paint over the crack it is likely to return, filling with a flexible filler, sanding and redecoration will resolve a crack like this. Where coving boards are fitted to the perimeter of the walls and ceilings. although these are aesthetically pleasing, they can mask cracking.



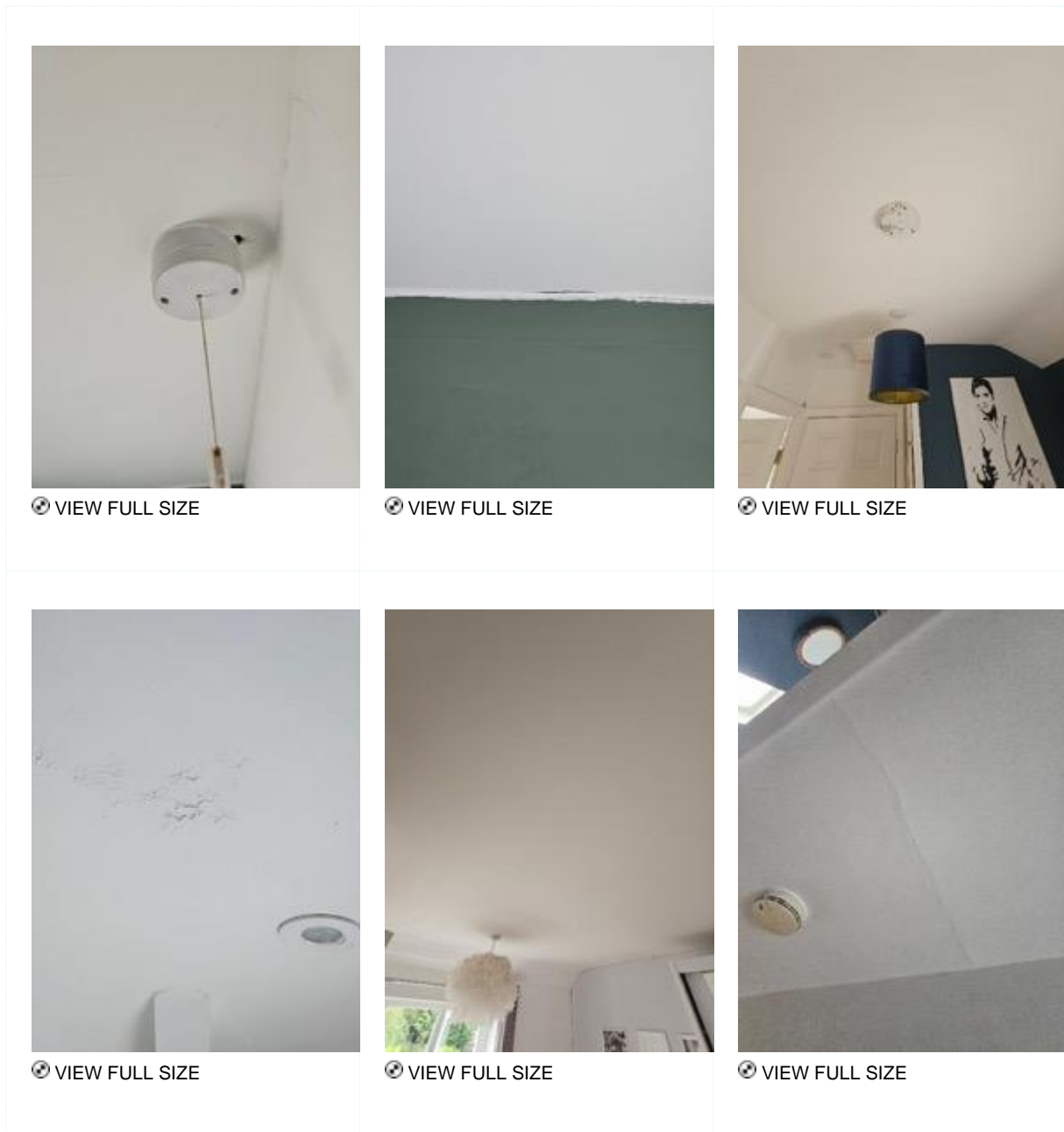
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Condition Rating: 2

F3 Walls and partitions

3

The internal faces of the outside walls to the rear extension are of cavity masonry construction.

The internal faces of the outside walls to the original portion of the property are of solid brick construction.

The walls are finished with wallpaper, plaster and paint.

There are glass bricks between the kitchen and the living room which appeared in reasonable condition.

Walls appear in reasonable condition, however normal maintenance and redecoration must be undertaken as desired.

The wall between the kitchen and dining room is believed to have been removed.

Your Legal Advisor should verify whether or not Local Authority approvals have been obtained for these alterations, or if documentation or certification for these works is available. You should also request all information in relation to any Building Regulation sign off which may have been required. There was no evidence of significant cracking to the areas adjacent, although it is impossible to confirm that supports are provided.

Moisture content readings were taken throughout all the walls with an electronic handheld moisture meter and dampness was recorded throughout the ground floor walls, including the internal masonry walls.

Further investigation of the whole property by a Damp and Moisture Specialist is recommended.

Although during the survey visit dampness was detected, houses often have damp or moisture within their walls. The purchaser must decide how much dampness or moisture you are willing to accept. Dampness and moisture are not consistent and may appear and disappear during different seasons and weather patterns. Do ensure that any airbricks are not blocked as the lack of ventilation is the major cause of moisture or damp. Some recommendations may change the character of the building. There are three common forms of damp, these are:

Rising Damp, which is water rising from the ground level up the wall. Penetrative Damp, which penetrates from outside through the wall in a horizontal movement. Condensation, which is caused due to lack of ventilation. Dampness is the presence of hygroscopic or gravitational moisture. Dampness gives rise to unhygienic conditions apart from reduction in strength of structural components of the building. Dampness causes the following harmful effects:

Dampness is responsible for breeding of insects and creates unhealthy living conditions. Due to dampness, moisture can travel through walls and ceilings and creates unsightly patches and affect the aesthetics of the building. Moisture can cause softening and crumbling of plaster particularly if any lime plaster is present (mainly in older buildings). Dampness in walls can cause efflorescence and sometimes can be responsible for deterioration of bricks, stones, tiles etc. Wall decorations (e.g. paint) can be damaged. Flooring can become loosened due to a reduction in adhesion when moisture enters through the floor. When timber fittings (such as doors, skirting boards, windows, etc) comes into contact with damp walls and/or floors, it can quickly deteriorate causing warping, buckling, rot, etc.

Dampness in buildings can be very dangerous if any form of electrical fittings comes in contact with the damp surface. Floor coverings can be damaged. Dampness promotes and accelerates growth of mould. Dampness breeds germs of dangerous diseases. Metal fittings can become corroded. Condensation is present to a degree in all properties due to relatively warm, moist air from day-to-day activities, such as cooking and bathing coming into contact with cold surfaces, such as walls and glazing. The warmer air then cools, and it is unable to hold as much moisture, resulting in the formation of water on the surface and subsequent dampness. Condensation can be a difficult problem to manage, but good insulation and sensible use of heating and ventilation will help. Care should be taken when storing perishable articles, such as books and clothes, as these may deteriorate.

Upon removal of existing decorative surfaces there is a possibility that areas of replastering will be necessary prior to redecorating. It is difficult to confirm the extent of redecoration needed when wall coverings are present, and plaster often requires replacement as finishes are stripped away.

The general shrinkage and differential movement cracks, mainly visible at the corners and openings, are not of a structural nature and only minor filling will be required, prior to redecoration.



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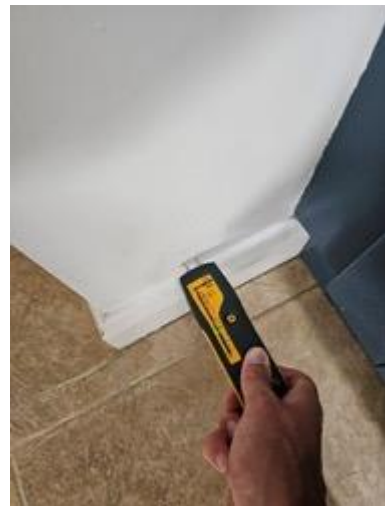
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Condition Rating: 3

F4 Floors

1

The subfloors are of timber and solid construction.
Floor coverings throughout consist of a combination of carpet, ceramic tile, vinyl and LVT.
Floors were seen in reasonable condition at the time of inspection.

Where walked upon, suspended floor surfaces were found to be generally firm and even to the tread with no signs of excessive spring or distortion. Fitted coverings where they are present, and furniture inevitably restricted the detail of inspection. The risk must be accepted that concealed defects may exist beneath the floor coverings.

The flooring beneath the sanitary fittings could not be inspected as this would involve damaging investigations which are beyond the scope of a normal survey. If there has been leakage, such as from concealed pipework, or around the bath/shower, dampness may have caused damage in the floor. We found no evidence of damage, but further investigations would be necessary to establish whether any defects exist.

The property's floors underwent testing using a spirit level measurer, and the results indicate that they are uniformly level, with no discernible movement or structural abnormalities detected. This assessment was conducted as part of noting if there is any structural movement.

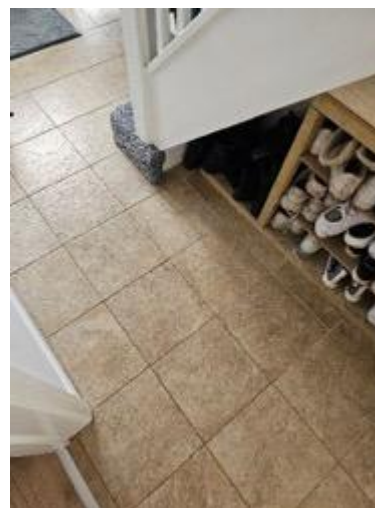
Floor coverings in bathrooms and en-suites can trap moisture beneath which could cause damage to suspended timber floors over time. No repair is urgently required but we recommend that you monitor this and replace with a more suitable floor covering should it be required.



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Condition Rating: 1

F5 Fireplaces, chimney breasts and flues

3

Fireplaces were seen to be decorative only and no longer in use.

Moisture readings were taken with a handheld moisture meter and dampness was noted. It is recommended getting a damp and moisture specialist to view all the internal walls of and chimneys of your property.

Although during the survey dampness was detected, houses often have damp. You must decide how much dampness you are willing to accept. Dampness is not consistent and may appear and disappear during different seasons and weather patterns. Do ensure that any airbricks are not blocked as the lack of ventilation is the major cause of moisture or damp. Some recommendations may change the character of the building.

Chimney masonry appears to have been removed within the property. We cannot confirm that satisfactory support has been provided to the remaining structure above.

At the time of our inspection there was no evidence of damage or disturbance to indicate inadequate support, although only the removal of boarding around the base of the residual chimney breast above could confirm the nature of support. Removal of chimney masonry should be completed in accordance with Local Authority consents, and you should confirm these are in place and have been adhered to.

If certification for the removal works is not forthcoming, or the current vendor is unable to provide this, then further inspection by a Structural Engineer is recommended to confirm adequate support is in place.



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Condition Rating: 3

F6 Kitchen & internal fittings

2

The kitchen is fitted with a range of units which are finished with a laminate worktop and were seen to be in reasonable condition. Storage space in the kitchen is adequate with various cupboards and drawers.

There is a gas hob installed which should be tested on change of ownership. See section G2.

The sealant around the kitchen units and worktops was seen in poor condition and should be removed and replaced. The sealant around the edges prevents excess water from seeping behind and affecting the adjacent surfaces. This should be maintained on an ongoing basis.

Ventilation appears adequate and should be regularly maintained.

No signs of leaks were noted to the kitchen during the inspection, however, not all parts could be seen due to stored items and the rear sections of the units. Most of the distribution and waste pipework is concealed behind the units and leaking pipework or other defects may not be readily apparent. If leaks are found when you take up occupation, you should not assume that they were visible, accessible, or indeed in existence at the time of survey. Any such leaks should be promptly rectified.

Removal of appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase.

The survey is visual in nature and low-level kitchen plinths are not removed in order to inspect the underside of kitchen base units or any associated pipework beneath the units. Your Legal Advisor should confirm what appliances (if any) are to be included in the sale. Ventilation to the kitchen is essential to reduce the possibility of condensation problems occurring.



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Condition Rating: 2

F7 Other internal joinery

3

Doors throughout the property are of timber construction and were seen to be in reasonable condition. There was no twisting, and all doors opened and closed correctly.

The windowsills, skirtings and architraves are of painted timber and were seen to be in reasonable condition.

The staircase is of timber construction and was seen in reasonable condition.

A suitable and secure handrail was seen installed.

Whilst at the time the property was constructed there was no requirement to provide toughened glazing, the requirements of Building Control now stipulate that windowpanes of less than 800mm above internal floor level, or glazed doors less than 1.5 metres above internal floor level require the provision of safety glass, to avoid injury and to comply with modern glazing codes of practice.

As safety glazing does not appear to be present, you should consider its replacement as a precaution prior to taking occupation. Alternatively, you may be able to apply an adhesive film to the existing glazing to reduce the risk of injury occurring.

Other internal joinery items include timber skirting boards, architraves, door frames, linings, and doors together with the fitted kitchen. Accessible doors and windows were checked to establish the ease with which they may be opened and shut.

The provision of floor coverings where present and furniture, together with general storage, did limit the extent of our inspection. The joinery was carefully inspected where readily accessible. No inspection has been made of built-in appliances. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate engineer prior to legal commitment to purchase.

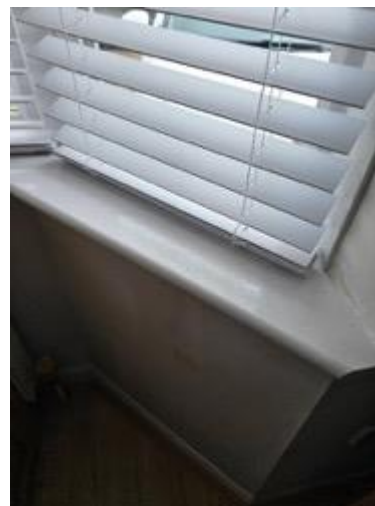
Some general marking and bruising are apparent and consistent with normal wear and tear and some minor repairs may need to be carried out prior to redecoration. All timbers should be tested for woodworm, although we did not find present infestations, that is not to say previously there may have been some. See Section F1.



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Condition Rating: 3

F8 Bathroom fittings

1

The ground floor cloakroom comprises WC and hand wash basin.

The main bathroom comprises WC, hand wash basin and shower.

Suites were seen to be in reasonable condition, however general maintenance and cleaning will be required.

Extractor fans were seen in good working order. The control of condensation can be significantly improved by installing humidity-controlled extractor fans in bathrooms, with ducts arranged to disperse the humid air to an external position. This will help to remove water vapour at source. The extractor fans should be operated whenever these rooms are in use. Excess build-up of condensation and water vapour can lead to dampness and mould. The extractor fan will help to stop this problem from occurring.

General maintenance and cleaning will be required. All mastic to sinks, shower trays and baths should be regularly checked as minor perforations to these areas can lead to leaks as well as damage to other unseen areas such as timbers, floors and ceilings.

Where the mains water to the property was turned on (and not isolated - as is often found in empty properties) the water pressure was checked at several draw-off points and found to be adequate.

Water pressure can vary seasonally and during times of demand, both within the property and in the locality. Bath panels, where present, are not removed during a visual inspection and the surveyor will only report on the quality of the bathroom fixtures and fittings that are visible and accessible. Most of the distribution and waste pipework is concealed beneath or behind sanitary ware items and whilst there were no obvious signs of leaks, the risk of hidden defects exists.



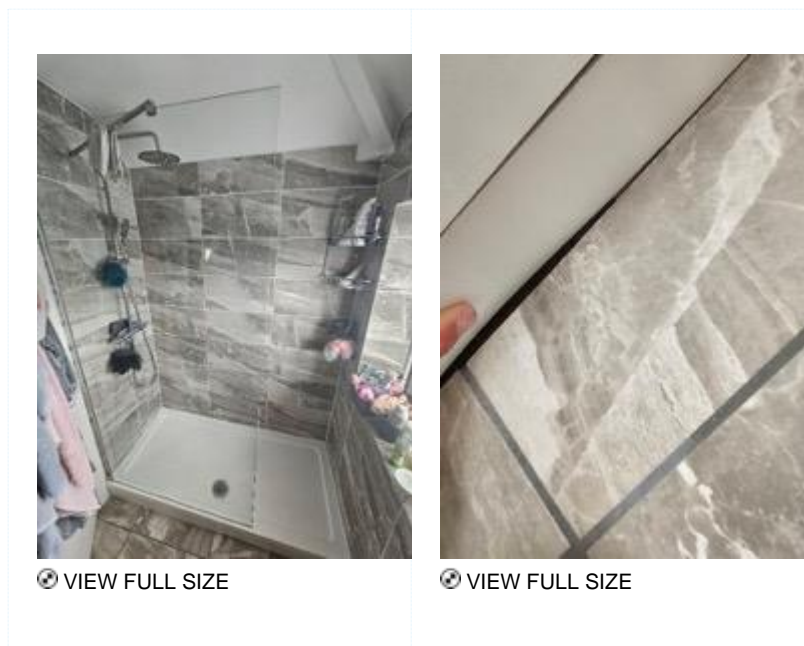
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Condition Rating: 1

F9 Other (Cellars/Basements/Verandas)

NI

There is no basement/cellar at the property.

Condition Rating: Not Inspected

G: SERVICES

G0 Limitations

The inspection of the services was limited to those areas which were visible. No comment can be made as to the condition of any services which are not visible. It should be appreciated that some service pipes and cables are covered, and any access panels cannot be opened without disturbing decorations, therefore a full inspection was not possible. Some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible. Services have not been tested but where appropriate specific advice has been made as to the advisability of having the services inspected by a specialist contractor.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by testing. Building standards are continually being upgraded and older properties become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. As a consequence, there is the potential for higher running costs in older compared to newly built properties.

G1 Electricity

3

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 10 years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

The mains electric meter and plastic consumer unit are sited beneath the stairs.

To the best of our knowledge and from a visual inspection, the board has RCDs (Residual Current Devices).

Your electrician should confirm this for you.

Although there is no current legal requirement to have an EICR (Electrical Inspection Condition Report) provided when purchasing a property, it is strongly advised that an EIC Report is obtained before exchange of contracts, as it is not always possible to identify alterations or additions to the property or the electrical installation. This is a five-year mandatory requirement if the property is going to be rented out.

If any Electrical works have been undertaken at any point in the property for example:

- A newly installed installation.
- When any new single or multiple circuits are being added to an existing installation.
- When there is a change of distribution board (consumer unit).

Then an EIC (Electrical Installation Certificate) would be supplied, and it is a requirement for notifiable works undertaken to be reported to the Council Building Control department.

Faulty and old wiring is one of the main causes of electrical fires in the home. You can reduce the risk of a fire by checking the condition of your cables, switches, sockets, and other accessories regularly.

It is strongly advised that an EICR is carried out prior to exchange of contracts, which will provide you with the information required to make informed decisions regarding any potential work required on the property and determine whether the installation appears to be in a safe condition for continued use.

Advice may include upgrading the consumer unit to an Edition 18 version based on its location within the property or the properties use.

The five main aims of EICR are to:

- Record the results of the inspection and testing to make sure the electrical installation is safe to be used until the next inspection (following any work needed to make it safe).
- Find any damage and wear and tear that might affect safety and report it.
- Find any parts of the electrical installation that do not meet the IET Wiring Regulations.
- Help find anything that may cause electric shocks and high temperatures.
- Provide an important record of the installation at the time of the inspection, and for inspection testing in the future.

It is impossible to fully assess the condition of an electrical installation based on a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by an in-depth test and inspection by a suitably qualified electrician. Useful further information regarding electrical testing in domestic properties can be found in this document published by the NICEIC.

<https://www.niceic.com/find-a-contractor/factsheets>

The Electrical Safety Council recommend that electrical installations should be tested on change of occupation because it is not possible to know if any modifications have been made or any defects created since the last electrical inspection.



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Condition Rating: **3**

G2 Gas

3

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. 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.

The property is connected to a mains gas supply. The meter is located in the hallway beneath the stairs.

Please note that the Building Regulations stipulate that gas pipes should also be at least 150mm from electrical supply equipment such as electric metering equipment, service cut-outs, main isolation switches or consumer units. We recommend that a GasSafe Engineer comments on the suitability of the current setup.

It is not a legal requirement to have a gas safety certificate on change of ownership; however, it is highly recommended. This is an annual mandatory requirement if the property is going to be rented out.

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 meter and boiler. The registered engineer will give the vendor a gas safety record, which they should handover to you before you move in. 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.
- A tightness test at the gas meter to make sure there aren't any leaks.
- 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.



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Condition Rating: 3

G3 Water

1

Cold water is supplied directly from the mains. The stop tap is located Behind the kitchen cabinets to the left of where the hob is located. We note that the drawers need to be removed in order to access this. .

Most of the internal distribution pipework is concealed within the structure or behind fittings and whilst there were no obvious signs of significant leaks, the possibility of concealed defects exists.

The main meter was seen located to the front path



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Condition Rating: 1

G4 Heating

3

There is a gas fired WORCESTER combi boiler installed.

The boiler is located in a cupboard on the landing.

The age and service history are not known, and certificates should be seen. The vendor should make them available to their Legal Advisor, failing this it is advised that you have the system inspected and serviced by a qualified engineer prior to exchange to ensure that it is in working order and that parts are readily available so that you can budget accordingly should repairs or upgrades be advised.

A Safety Inspection Certificate will ensure that the appliance is running safely, however a boiler service involves checking the individual boiler parts to make sure they are clean and working efficiently and is safe; this is why the service record for the boiler should be obtained, certainly if it has not been serviced yearly by a qualified engineer.



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Condition Rating: 3

G5 Water Heating

1

Hot water is heated on demand by the combi boiler.

Condition Rating: 1

G6 Drainage

1

The property is connected to the mains drains. Sinks and wash hand basins drained promptly suggesting that there are no current blockages from the house.

As part of general ongoing maintenance, drains should be regularly flushed and cleaned to ensure adequate functioning. We did not rod the drains through or carry out tests and we cannot comment on any defects which may exist in the underground drain runs.

An accessible drain access cover was found at the property and the chamber was inspected and seen to be in satisfactory condition. Should there be a problem, we would recommend instructing a CCTV drainage survey to ascertain the condition of the underground drainage system and likely repairs or impacts to the property.

Your Legal Advisor should confirm that the property is connected to the public sewers and ask questions regarding their location which may be useful for future reference.

There is a uPVC soil vent pipe to the side of the property.

This was seen in reasonable condition with an adequate number of support brackets.

Soil vent pipe termination is more than 900mm above a window which is less than 3m from the SVP. This complies with Building Regulations.



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Condition Rating: 1

G7 Common services

NI

None

Condition Rating: Not Inspected

G8 Other (Smoke & Carbon Monoxide Alarms)

3

Building Regulations state that it is 'Highly Advisable' for owner occupied properties to have smoke detectors on each floor. This is mandatory if properties are going to be rented out.

Building Regulations make it mandatory that carbon monoxide alarms are placed near any open flue - i.e. open fire, gas fire and solid fuel / wood burner stove and also by any oil or gas boiler.

Smoke detectors and carbon monoxide alarms have a limited life expectancy; we therefore recommend that new alarms are installed at change of ownership as a life safety system.



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Condition Rating: **3**

H: GROUNDS

H0 Limitations

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

External inspection has been from ground level within the boundaries or from public highway or rights of way.

H1 Garage

NI

N/A

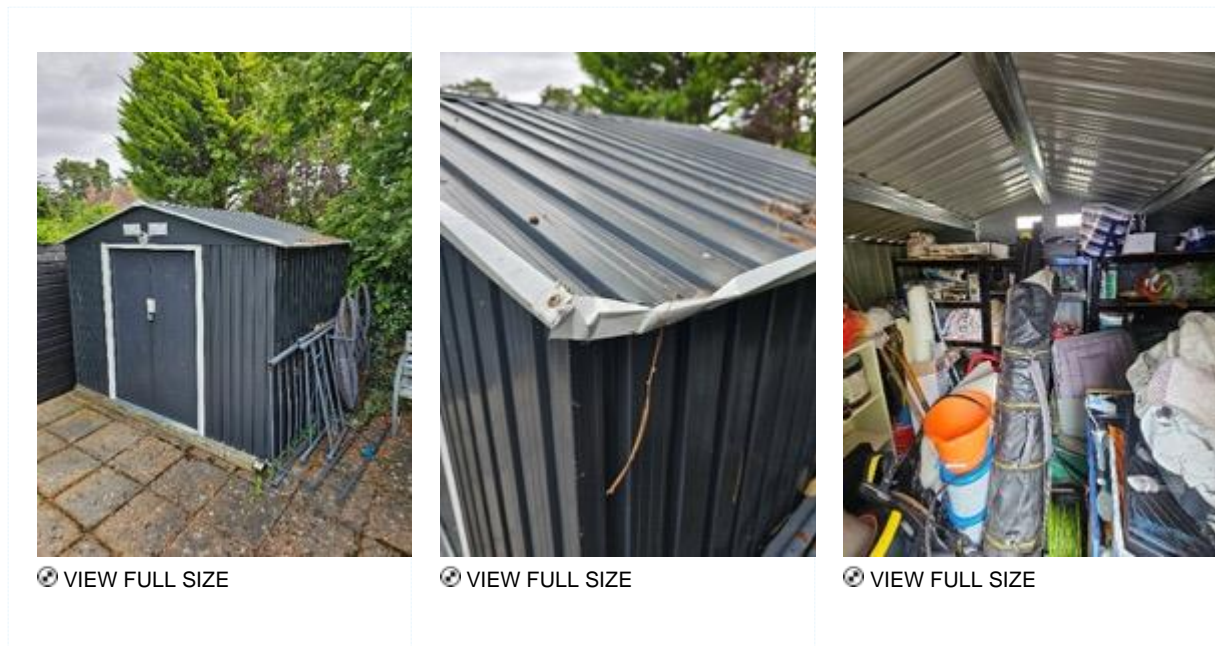
Condition Rating: Not Inspected

H2 Other (Permanent Structures)

2

There is a small metal profile shed to the rear of the garden which has signs of impact damage. Generally, it appears in satisfactory condition with no obvious signs of water ingress, but minor repairs are required.

Permanent outbuildings and other structures are not usually subject to Planning Permission or Building Regulations. They are likely to be non-standard construction and may not meet building or modern habitation standards and may be cold and damp at times. As such, it should be appreciated that these structures may not be constructed to the same standard and specification as the subject property and will ultimately have a limited life. Repairs, when necessary, can sometimes result in extensive renewal which could be costly. This survey is restricted to reporting on the current condition of the outbuilding or structure.



Condition Rating: 2

H3 Other (Boundaries and Pathways)

1

Boundaries - Your Legal Advisor should confirm all boundaries to you, including any rights of way and obligations for the maintenance of any fences.

Pathways - General ongoing maintenance is required in order to maintain the usability and the life expectancy of any paths and patios.

Condition Rating: 1

I: ISSUES FOR LEGAL ADVISERS

I1 Regulation

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

Your Legal Advisor should confirm whether there are any records of the service history of key appliances in the property e.g. the boiler, the hot water tank and any other key appliances that are within the property.

No formal planning search has been carried out with the local District Council in respect of the subject property. It is assumed that there are not any outstanding applications on the property described above and we assume that all conditions and statutory requirements have been complied with.

We assume that there are no public rights of way running over the property and this detail should be confirmed by your Legal Advisor in advance of exchange of contracts.

We are not aware of the content of any environmental audit or other environmental investigation or survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination.

In undertaking this instruction, it is assumed that no contaminative or potentially contaminative use has ever been carried out on the property.

No investigation has been carried out into past or present uses on either the property, or any neighbouring land, to establish whether there is any contamination, or potential for contamination, to the subject property from these uses or sites and we have, therefore, assumed that none exists.

You should confirm that the alterations to the property have appropriate Planning Consent and Building Regulation Certification, where applicable. Please note that a lack of adequate documentation can lead to problems on resale.

I2 Legal List

Confirm maintenance liabilities of the boundaries.

I3 Guarantees

Your Legal Advisor should confirm with the vendor what works / improvements have been undertaken to the property over the last 10 years and to provide any relevant Planning Permissions, Building Regulations approvals, Guarantees or Warranties linked to these

works / improvements (e.g., FENSA Window Guarantees, LABC, Products and Works Guarantees such as injected Damp Proof Course etc).

14 Other matters

Your Legal Advisor should advise on your rights and obligations in relation to:-

Your maintenance responsibilities in respect of the boundaries.

Any rights or responsibilities for the maintenance and upkeep of jointly used services including drainage, gutters, downpipes and chimneys should be established.

The right for you to enter adjacent property to maintain any structure situated on or near the boundary and any similar rights your neighbour may have to enter on to your property.

Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.

Investigate if any fire, public health or other requirements or regulations are satisfied and that up-to-date certificates are available.

Investigate any proposed use of adjoining land and clarify the likelihood of any future type of development which could adversely affect this property.

Where there are trees in the adjacent gardens which are growing sufficiently close to the property to cause possible damage, we would suggest that the owners are notified of the situation.

Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries. These matters should be checked through your Legal Advisors.

You should obtain all guarantees relevant to the property, including matters such as replacement glazing, damp-proof course etc. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.

The tenure is assumed to be Freehold, or Long Leasehold subject to nil or nominal Chief or Ground Rent. Your Legal Advisor should confirm all details.

Confirm all Statutory Approvals for all alteration and construction work. Obtain copies of all Approved Plans for any alterations or extensions to the property.

Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.

Our desktop survey revealed the property to be located within an area where radon levels may be elevated. It is not possible during a building survey to determine whether radon gas is present in any given building, as the gas is invisible and odourless.

You should request a property specific radon report from ukradon.org via your Legal Advisor to obtain the actual risk level for this particular property. Following this, and if necessary, tests can be carried out to assess the level of radon in the building at a small charge. It is understood there is a testing period, possibly lasting several months and further investigations should be completed as a precaution.

Your property specific radon report will advise on the next steps to be taken.

Our desktop study revealed the property to be constructed upon subsoil which can be subject to seasonal change, and it is therefore important to ensure drainage connections

are sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible.

I5 Other

Your Legal Advisor should explain your rights and obligations in respect to any party wall aspects of the property, if any. Your Legal Advisor should also confirm the location, liability for maintenance and upkeep of all boundaries. Your Legal Advisor should check for any outstanding planning applications.

J: RISKS

J1 Risks

Structural Movement:

At the time of inspection, no evidence of movement to the structure of the building. No evidence of serious settlement or ground heave was found to the property at the time of my inspection.

Dampness:

At the time of inspection, walls throughout the property were tested with an electronic handheld moisture meter and dampness was recorded. Further investigation by a damp and moisture specialist, to the whole property, is recommended.

Timber Defects:

At the time of inspection, no evidence of timber defects to the construction and fabric of the property were noted.

Asbestos:

At the time of inspection, no evidence of asbestos was noted. As the presence of asbestos may exist to unseen areas and cannot be ruled out, you may wish to consult an asbestos specialist and have a full asbestos survey carried out to confirm.

- The following link provides further information regarding areas where asbestos can be found within a property. It also provides the actions which should be followed upon the discovery of any possible asbestos -

<https://www.hse.gov.uk/asbestos/duty/index.htm>

Surface Water - (sometimes known as Flash Flooding)

According to the Environment Agency (the Government organisation responsible for flood control), the property is in an area that is at low risk of flooding within a 15m radius of the property.

Rivers & Seas:

According to the Environment Agency (the Government organisation responsible for flood control), the property is in an area that is at very low risk of flooding.

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

Smoke Alarms & CO Detectors:

Change smoke alarms/CO detectors - Life safety systems - See G8

Contamination:

I am not aware of any contamination affecting the property, but it is recommended that an Environmental Search Report be obtained.

Japanese Knotweed:

Japanese Knotweed is a highly invasive non-native plant which is now widespread throughout the UK. The plant has extensive root systems from which it easily regenerates, and it is very easily spread, even from small sections of stem or root. The plant is very difficult and costly to eradicate once established and can cause damage to building structures, underground services such as drains and to paved areas.

During winter months some invasive plant species can die back, preventing visual identification at the time of our inspection. We take no responsibility for any noxious weeds or knotweed, including Japanese Knotweed or Ragwort, which may exist within the site, and you should arrange for your own inspection to be carried out in this regard.

No specific site inspection or survey has been carried out for Knotweed. It is recommended that you arrange for a close inspection of the land and site boundaries. You should ask your Legal Advisor to ask whether there is a Japanese Knotweed management plan or any associated warranty/guarantee relating to the property or neighbouring properties.

Provide toughened glazing internally where required.

K: ENERGY EFFICIENCY

K1 Insulation

Walls as built. Assumed solid brick to the original portion of the property and cavity masonry walls to the rear single storey extension. Minimum 100mm roof insulation.

K2 Heating

WORCESTER gas fired combi boiler. Steel radiators. TRV's (Thermostatic Radiator Valves)

K3 Lighting

As per EPC, Low Energy Lighting is in 83% of fixed outlets.

K4 Ventilation

An extractor fan was seen to the kitchen.

Extractor fans seen to bathroom.

K5 General

It is important to try to reduce your carbon footprint and to reduce your energy costs. You should review your EPC in this respect and consider any recommendations. These measures should be considered on a costs vs benefits analysis basis.

L: SURVEYOR'S DECLARATION

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

Signature

Surveyor's name

Company name

Dunford Penrose Surveyors

Address

Dunford Penrose Surveyors
Worthy House
Basingstoke
RG21 8UQ

Phone number

Website

<https://dunfordpenrosesurveyors.com/>

Email

Property address

Client's name

Date this report was produced

Disclaimers

1. This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of Dunford Penrose Surveyors. 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 these.

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



Please read the 'Description of the Building Survey Service' (at the back of this report) for details of what is, and is not, inspected.

M: WHAT TO DO NOW

M1 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 the quotations in writing. Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your Local Authority.

M2 Further Investigations

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

M3 Who should you use for these further investigations

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

M4 What the further investigations will involve

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

N: DESCRIPTION OF SERVICE

DESCRIPTION OF THE LEVEL 3 HOME SURVEY SERVICE

The service

The Level 3 Home Survey Service includes: a thorough inspection of the property (see 'The inspection'); and a detailed report based on the inspection (see 'The report').

The surveyor who provides the Level 3 Home Survey aims 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.
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase consider what further advice you should take before committing to purchase the property.

Any extra services provided that are not covered by the terms and conditions of this report 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 (both major and minor) 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 to inspection' box in the relevant sections of the report.

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

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

The surveyor uses equipment such as a damp-meter, binoculars, and a 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.

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; the plumbing, heating, or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler, or other flue. Intermittent faults of services may not be apparent on the day of inspection.

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

Flats

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

Dangerous materials, contamination, and environmental issues.

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends 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 these materials have been used, the surveyor must report his 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/ With flats, the surveyor assumes that there is a 'duty holder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the duty holder.

The report

The surveyor produces a report of the results of inspection 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 maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

The report is in a standard format and includes the following sections.

- A Introduction to the report
- B About the inspection
- C Overall opinion and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Energy efficiency
- L Surveyor's declaration

What to do now

Description of the Level 3 Home Survey Service
Terms of engagement
Typical house diagram

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.

Condition rating 3 - defects that are serious and/or need to be repaired, replaced or investigated urgently.

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 - 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.

The surveyor may report on the cost of any work to put right defects (where agreed) but does not make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the Level 3 Home Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report but will not check the ratings and cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

Issues for legal advisers

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

To the extent that any part of this notification is a restriction of liability within the meaning of the consumer rights act 2015 it does not apply to death or personal injury resulting from negligence.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal Advisors. This general advice is given in the 'Leasehold properties advice' document.

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, having existed for some time and which cannot reasonably be changed.

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

O: TERMS OF ENGAGEMENT

Standard terms of engagement

Dunford Penrose Surveyors is regulated by RICS for the provision of surveying services. This means we agree to uphold the RICS Rules of Conduct and all other applicable mandatory professional practice requirements of RICS, which can be found at www.rics.org. As an RICS regulated firm we have committed to cooperating with RICS in ensuring compliance with its standards. The firm's nominated RICS Responsible Principle is James Spreckley, MRICS, Director – Tel: 07599 910422, Email: james@dunfordpenrosesurveyors.com.

The service – the surveyor provides only the standard Level 3 Home Survey Service ('the service') described here, unless you and the surveyor agree 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:

- re-inspection
- detailed specific issue [reports](#)

- 1 **Before the inspection** – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top study to understand the property better.
- 2 **Terms of payment** – the fee for this service has been quoted to you via email and should be paid via Bank Transfer or Credit/Debit card (over the phone) before the survey takes place.
- 3 **Cancelling this contract** – You have 14 days in which to cancel this contract which starts from the date on which this contract is entered into. You agree to the services commencing from the date of this contract, even if this is within the cancellation period. You understand that you will lose your right to change your mind in relation to the services once the services are complete and you will be required to pay for any services provided within the cancellation period. Should you wish to cancel this service, please inform us in writing using the following format:

CUSTOMER CANCELLATION NOTICE

Name of Customer:

Address of Customer:

I/We hereby give notice that I/We wish to cancel my/our contract dated:

Customer Signature:

Date:

This notice should be sent to Dunford Penrose Surveyors Ltd,
Worthy House, 14 Winchester Road, Basingstoke, Hampshire RG21 8UQ
Tel: 07599 910422
Email: Nicki@dunfordpenrosesurveyors.com

Refund Policy: No survey - No fee. We request full payment ahead of the Survey - this must be done at least 48 hours prior to guarantee the slot. If you decide to cancel, you will be refunded in full and will not be charged a cancellation fee except if you cancel on the day of the Survey and the Surveyor is onsite. In this instance, you will be charged £100 to cover the costs incurred by the Surveyor.

- 4 The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:
 - (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
 - (b) it would be in your best interests to have a Level 2 Home Survey Report, rather than the Level 3 Home Survey.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.

- 5 **Liability** – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else, errors and omissions excepted. Dunford Penrose Surveyors Ltd expressly forbid the report or any of its contents to be sold on to any other party.

Complaints Handling Procedure:

As a regulated RICS Firm, we have in place a CHP which meets the regulatory requirements. Our CHP has two stages.

Stage one of the CHP gives our firm the opportunity to review and consider your complaint in full. Our firm will try to resolve your complaint to your satisfaction. If you are not happy with our response, you will have the opportunity to take your complaint to stage two. Stage two gives you, the client, the opportunity to have your complaint reviewed and considered by an independent redress provider, approved by RICS.

Stage One:

If you have spoken to us about your complaint, please put the details of your complaint in writing. Any complaints regarding a report should be made within 14 days of receipt of the report.

We ask that you put your complaint in writing to make sure that we have a full understanding of the reasons for your complaint.

Please send your written complaint to:

James Spreckley, Director, Dunford Penrose Surveyors Ltd
Worthy House, 14 Winchester Road, Basingstoke, Hampshire RG21 8UQ
Tel: 07774 107427
Email: James@dunfordpenrosesurveyors.com
Website: www.dunfordpenrosesurveyors.com

We will consider your complaint as quickly as possible and will acknowledge receipt of your complaint within 7 days. If we are not able to give you a full response, we will update you within 28 days.

Stage Two:

If we are unable to agree on how to resolve your complaint, then you should address your complaint to the:

CEDR (Centre for Effective Dispute Resolution) <https://www.cedr.com/consumer/rics/>
an ADR (Alternative Dispute Resolution) provider, as approved by RICS Regulatory Board.

DISCLAIMERS

The report is prepared by Dunford Penrose Surveyors Ltd, Company No 13679405. The statements and opinions expressed in the report are expressed on behalf of the company, who accepts full responsibility for these.

To the extent that any part of this notification is a restriction of liability within the meaning of the Consumer Rights Act 2015 it does not apply to death or personal injury resulting from negligence.

Dunford Penrose Surveyors Ltd gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its Advisors. Any such liability is expressly disclaimed.

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

