



AI-generated illustration - fictional property

LEVEL 3

Sample survey report

Property address

Example property
Address withheld

Client's name

Example client

Consultation Date

Example only

Inspection Date

Example only

Surveyor's RICS number

1272420

3

ANONYMISED EXAMPLE REPORT

A populated example of our Level 3 survey service.

All property images are AI-generated illustrations.

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A

About the inspection and report

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

A

About the survey

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

Reminder

This sample illustrates the report format. The scope and exclusions for an actual survey are set out in the agreed terms of engagement.

About the sample images

All property photographs in this example have been replaced with AI-generated illustrations. They demonstrate the types of elements and defects discussed and are not a photographic record of any property. They must not be used to assess dimensions, measurements or the precise condition of a real building.

A

About the inspection

Surveyor's name

Paul Stratful MRICS

Surveyor's RICS number

1272420

Company name

Stratful Associates Ltd

Date of the inspection

Example only

Report reference number

SAMPLE-L3

Related party disclosure

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

Full address and postcode of the property

Example property
Address withheld

Weather conditions when the inspection took place

At the time of our inspection, the weather was warm and dry, following a period of mild weather conditions.

Status of the property when the inspection took place

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

The vendor was not present during our inspection.

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

B

Overall opinion

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

Important note

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

B

Condition ratings

Overall opinion of property

This Report should be read as a comment on the overall condition of the property and should not be regarded as an inventory of every individual defect.

This Report is based on the condition of the property at the time of our inspection. No liability can be accepted for defects or deterioration arising after the date of our inspection.

You should read this Report as a whole. Within the main body of the Report, we have identified matters that may require investigation, repair or further consideration before exchange of contracts. In particular, you should refer to the section entitled 'What to do now' at the end of the Report. We recommend that the significant repairs and other works identified are investigated by reputable contractors and that estimates are obtained so that you are fully aware of the likely scope and financial implications before committing to the purchase. If you are unsure about any of the matters identified, you should seek further advice from the surveyor.

Overall, the property is in a below-average condition for its age and type and requires a programme of repair, upgrading and general refurbishment. A number of components are dated or approaching the end of their serviceable life, and expenditure should be anticipated both in the short term and as part of the wider refurbishment of the property.

Of particular importance are the moderate deflection to the front and rear roof purlins, the outward movement identified to the lower rear elevation masonry, and the uncertainty regarding the rear-left chimney breast/flue arrangement, where the corresponding internal structure could not be clearly traced. These matters require further investigation, including structural advice where recommended, before legal commitment.

The timber-framed entrance porch is in poor condition and replacement is recommended. Several windows and external doors are also dated, with extensive repairs required in places, relatively thin or single glazing, and concerns regarding safety glazing and security. In our opinion, replacement of a number of these components is likely to be more economical than extensive repair.

The property would also benefit from general internal refurbishment, including replacement or upgrading of worn fittings and extensive redecoration. The electrical installation contains dated components and should be inspected by a suitably qualified electrician. The water supply was isolated during the inspection, which restricted our assessment of the plumbing and sanitary installations. A minor foul drainage odour was also noted within the shower room and should be investigated if it persists once the property is occupied and the sanitary fittings are in regular use.

Externally, repairs are required to boundary masonry, drainage chamber benching, roofline components and other weathered finishes. The rear garden is heavily overgrown and could not be fully inspected, so additional defects may become apparent once the vegetation has been cleared.

The property is therefore likely to require significant initial expenditure and ongoing maintenance. You should obtain quotations for the principal works and complete the recommended further investigations before legal commitment so that the likely scope and cost of the repairs can be properly understood.

Asbestos-containing materials (ACMs) may be present within the property. We recommend that any

suspect materials are not disturbed, cut, drilled or otherwise damaged until their composition has been confirmed. Where works are proposed that may affect the suspect materials, you should instruct a suitably qualified asbestos professional to undertake an appropriate asbestos survey and, where necessary, sampling and testing. If asbestos removal or specialist treatment is required, this may involve significant additional costs depending upon the type, location and extent of the asbestos-containing material. You should therefore obtain appropriate specialist advice and quotations and budget accordingly before exchange of contracts.

The matters identified within this Report should be taken into consideration when making your decision to proceed with the purchase. We recommend that the significant issues identified are investigated and satisfactory quotations, reports or other appropriate evidence are obtained before exchange of contracts.

B

Condition ratings

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



Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
D1	Title provisions and relevant agreements confirming ownership and maintenance obligations for the shared rear-right chimney stack.	
D3	Title provisions or agreements confirming shared rainwater goods responsibilities and rights of access for repair.	
D4	Cavity wall insulation installation records identifying the system together with any Building Regulations completion certificate and installation certification.	
D4	Any insurance-backed cavity wall insulation guarantee or warranty.	
E5	Available Building Regulations approval and supporting documentation for any removal or alteration of chimney breasts or supporting masonry.	
F1	Recent Electrical Installation Condition Report and available certification for electrical alterations or remedial works.	
F2	Current gas safety inspection records and certificates where available.	
F4	Boiler and heating servicing records and safety inspection certificates.	
F4	Applicable Building Regulations notification or compliance documentation for the boiler and associated flue installation.	
F4	Boiler warranty or guarantee documentation with confirmation of remaining validity and transferability.	
F5	Available hot water cylinder and installation servicing and maintenance records.	
F6	Drainage records confirming adopted and private sections and ownership and maintenance responsibilities.	
H3	Title register and plan confirming freehold tenure and shared driveway ownership and access rights and repair obligations.	
H3	Relevant Building Regulations documentation and any Party Wall notices or agreements concerning the neighbouring loft conversion and works affecting the shared structure.	
I4	Relevant local authority search information concerning nearby planning applications and development proposals.	

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Elements that require urgent attention

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

Element no.	Element name
D2	Roof coverings
D4	Main walls
D5	Windows
D6	Outside doors (including patio doors)
D7	Conservatory and porches
E1	Roof structure
E2	Ceilings
E5	Fireplaces, chimney breasts and flues
E7	Woodwork (for example, staircase joinery)
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name
D1	Chimney stacks
D3	Rainwater pipes and gutters
D8	Other joinery and finishes
E3	Walls and partitions
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E8	Bathroom fittings
E9	Other
F3	Water
F6	Drainage

Element no.	Element name
G3	Other



Elements with no current issues

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

Element no.	Element name



Elements not inspected

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

Element no.	Element name
D9	Other
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

Summary of repairs and cost guidance

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

Element	Repairs	Cost	Notes
Routine maintenance			
D1	Repair rear-right chimney flaunching and deteriorated masonry and pointing. Replace chimney pots if damaged during the work.		
D1	Maintain chimney flashings and the reduced rear-left stack capping and masonry. Repair defective weathering and retain appropriate ventilation to redundant flues.		
D4	Maintain weathered front uPVC cladding and check fixings and joints and junctions		

Element	Repairs	Cost	Notes
	around openings.		
As soon as reasonably practicable			
D2	Rebed or repoint defective ridge tiles and renew cracked and eroded verge mortar.		
D2	Realign slipped roof tiles and renew defective fixings. Coordinate roof repairs with the roof structure assessment under E1.		
D3	Clear gutters and repair leaking joints. Correct falls and alignment to ensure effective discharge to downpipes.		
D4	Remove vegetation from contact with the left-hand wall. Inspect exposed masonry and repair defective pointing or deterioration.		
D4	Reduce high rear ground levels to provide suitable clearance below the DPC with appropriate falls and drainage.		
D5	Have low-level living room window glazing assessed and replace with suitable safety glass if found unsuitable.		
D6	Replace the decayed main entrance door and frame with a suitable secure door assembly. Coordinate with porch replacement under D7.		
D6	Replace the worn inner entrance door with a suitably specified unit incorporating appropriate safety glazing and security.		
D6	Replace the dated rear sliding patio door and rear glazed door with modern secure assemblies incorporating suitable safety glazing. The rear glazed door could not be unlocked.		
D7	Replace the deteriorated timber-framed entrance porch. Inspect exposed supports and renew defective components. Coordinate associated door and window works to avoid duplication.		
D8	Repair or replace decayed timber roofline sections and redecorate. Repair defective uPVC roofline joints and fixings. Review roof ventilation with the associated roof works.		
E7	Assess unmarked low-level glazing in the		

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Element	Repairs	Cost	Notes
	front left bedroom door and kitchen and living room doors. Replace unsuitable glazing or provide an appropriate tested remedial solution.		
E7	Remove polystyrene coving from the living room and bedrooms and replace with a suitable fire-safe alternative. Make good affected plaster and decorations.		
F2	Electrician to verify main protective bonding to the gas service and provide or upgrade bonding where necessary.		
F2	Repair or replace the weathered external gas meter enclosure.		
F3	Provide a suitable close-fitting lid to the loft header tank to exclude debris and contamination.		
F6	Clean the left-hand drainage inspection chamber and repair fractured benching. Check the chamber and adjoining drains for further damage or leakage.		
F6	Clear partly blocked gullies and provide suitable covers.		
I3	Have the battery-operated fire detection and alarm arrangements reviewed and upgrade where necessary following specialist advice.		
G3	Carefully dismantle and rebuild loose front boundary masonry. Replace defective bricks and repoint. Check the remaining wall for instability.		
As required following assessment			
D3	Maintain the rear water butt and overflow. Provide suitable surface water disposal if excess water is not discharged safely away from the building.		
D5	Review background ventilation and provide improvements where needed. Review externally beaded window security if this is a concern.		
E1	Have roof-space ventilation reviewed and install suitable additional ventilation where necessary.		
Following structural assessment			

Element	Repairs	Cost	Notes
D4	Undertake rear wall structural repairs only after the engineer has established the cause and specified the necessary works.		
E1	Provide roof strengthening or improved purlin support where required following the structural assessment.		
Following occupation			
D5	Ease stiff windows and secure loose handles. Renew degraded perimeter sealant. Consider replacement of dated uPVC windows instead of extensive repairs.		
E8	Replace worn shower room sanitary fittings and install suitable mechanical extraction discharging externally.		
During refurbishment			
D5	Replace the dated inner porch window and weathered rear timber single-glazed window with suitable modern double-glazed units.		
E1	Upgrade approximately 100mm loft insulation to the recommended 250-300mm of mineral wool or equivalent performance while maintaining ventilation.		
E2	Repair minor ceiling cracks and localised kitchen ceiling damage. Check suspect materials before disturbance.		
E3	Repair minor internal wall cracks and damaged plaster exposed during wallpaper removal. Monitor for progressive cracking.		
E4	Lift floor coverings during refurbishment to inspect uneven concrete surfaces. Level or repair local defects and investigate any significant cracking or settlement exposed.		
E5	If the living room flue remains redundant complete the closure using suitable non-combustible materials while retaining ventilation. Make good surrounding finishes.		
E6	Consider replacement of the significantly worn kitchen fittings during refurbishment including associated making good. Repair or replace deteriorated bedroom fittings as necessary.		

Element	Repairs	Cost	Notes
E7	Repair or replace deteriorated internal doors and other joinery and make good associated finishes.		
E9	Redecorate and replace worn floor coverings. Allow for preparation and plaster repairs after wallpaper removal and assess suspect materials before disturbance.		
F4	Repair or replace defective or corroded radiators and associated pipework as required following inspection.		
F6	Replace worn internal and external waste pipework when the associated sanitary fittings are renewed.		
Following pest assessment			
E1	Seal identified rodent entry points after confirming rodents are no longer present. Obtain pest specialist advice if required.		
Immediate			
E2	Remove living room polystyrene ceiling tiles and replace with an appropriate fire-safe finish. Make good the underlying ceiling.		
Following electrical inspection			
F1	Complete electrical remedial works identified by the electrician including upgrading unsuitable dated equipment and protective devices and repairing defective fittings.		
Following operational checks			
F3	After safe reinstatement of the water supply repair any leaks and operational defects identified in the plumbing and sanitary installations.		
Subject to confirmation			
F3	Confirm the concealed incoming water main material if required. Consider replacement where lead pipework is confirmed.		
Following occupation if odour persists			
F6	Replenish shower room traps when water is restored. If the foul odour persists arrange investigation of traps and waste connections and drainage ventilation.		

Element	Repairs	Cost	Notes
Within six months			
G3	Repair and repoint uneven front driveway paving and clean the surface.		
G3	Repair and repoint uneven rear patio paving and clean the surface.		
Soon			
G3	Repair the uneven and cracked side driveway hardstanding and clean the surface. Confirm shared responsibilities before arranging works.		
Before concealed areas can be assessed			
G3	Cut back rear garden vegetation sufficiently to allow inspection and address any defects subsequently identified.		
Total			

Further Investigations

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

Element	Further Investigations	Cost
D4	Structural engineer to investigate outward movement of approximately 20-25mm at several locations on the lower rear wall. Confirm stability and specify any remedial works before legal commitment.	
E1	Competent contractor or structural engineer to assess deflected front and rear purlins and their bearings and supports. Establish any strengthening required before legal commitment.	
E5	Establish whether the rear-left chimney breast or supporting masonry has been altered. If alterations occurred without satisfactory documentation arrange investigation by a competent contractor or structural engineer before legal commitment.	
D5	Glazing contractor to establish whether the low-level living room window glazing is suitable safety glass and advise on replacement where necessary.	
D6	Glazing contractor to assess the unmarked glazing in the inner entrance door. Replace unsuitable glass or include suitable safety glazing within the recommended door replacement.	
E7	Glazing contractor to assess low-level glazing in the front left bedroom door and kitchen and living room doors. Identify any necessary safety improvements.	

Element	Further Investigations	Cost
F1	Electrician to inspect and test the dated electrical installation before legal commitment. Include the loft wiring and electric fire and confirm RCD protection and gas service bonding requirements.	
F2	Obtain current gas safety records and arrange inspection by a Gas Safe registered engineer where appropriate before exchange of contracts.	
F3	Arrange safe reinstatement of the isolated water supply and check the plumbing and sanitary fittings in normal operation before legal commitment where possible. Establish any leaks or operational defects.	
F4	Gas Safe registered engineer to inspect and test the boiler and heating system before exchange where recent servicing or inspection cannot be confirmed. Include the cylinder and associated hot water system where further assurance is required.	
F6	Arrange a CCTV drainage survey before exchange where concerns remain or greater assurance is required. Check the damaged inspection chamber and adjoining drains for further defects.	
G3	Clear sufficient rear garden vegetation to enable inspection of concealed ground surfaces and boundaries and any hidden structures or drainage features.	
I3	Arrange an asbestos survey appropriate to the proposed refurbishment before intrusive works. Assess suspect roof materials and flooring and finishes and any suspect flue or electrical components before disturbance.	
E1	Obtain pest specialist advice before exchange if confirmation of the status of previous loft rodent activity is required. Seal access points only once rodents are no longer present.	

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

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

The front of the property faces northwest.

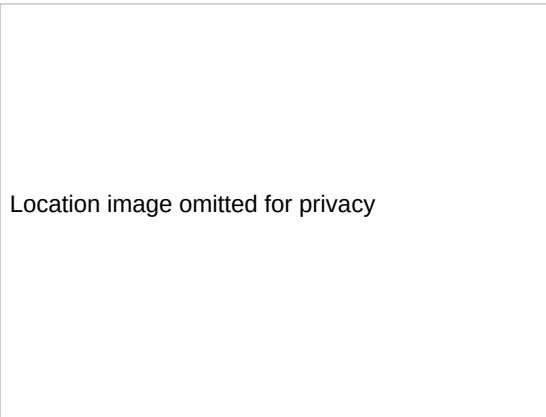


Photo - 2 Compass bearing

Approximate year the property was built

Based on our knowledge of the local area, prevailing housing styles and the construction characteristics observed during our inspection, we consider that the property was likely constructed between 1950 and 1955.

This is an estimate only and should not be regarded as confirmation of the property's date of construction. Where the precise age of the property is important, this should be confirmed through appropriate documentary evidence, such as the Local Authority records or Land Registry information.

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is built using traditional materials and techniques.

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The main roof is constructed with a pitched design and is covered with profiled interlocking concrete tiles.

The external walls are constructed using traditional cavity masonry.

The ground floor is constructed with a ground-bearing concrete slab.

Accommodation

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

Means of escape

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

Battery-operated smoke alarms were fitted on the ground floor.

The smoke detection system is battery-operated. We recommend that the fire detection and alarm system be reviewed and, where necessary, upgraded to provide an appropriate level of protection in accordance with the relevant requirements of BS 5839. You should obtain advice from a suitably qualified fire alarm specialist regarding the appropriate system for the property and any necessary upgrades.



AI illustration

Photo - 3 Typical fire alarm

Energy efficiency

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

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

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

Energy efficiency rating

C

Issues relating to the energy efficiency rating

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

Mains services

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

☒ Gas ☒ Electric ☒ Water ☒ Drainage

Central heating

☒ Gas ☐ Electric ☐ Solid fuel ☐ Oil ☐ None

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

According to our desktop search undertaken via the OFCOM website, the property has access to ultrafast broadband. The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. Further information concerning broadband services available in this area can be found on the OFCOM website below. We recommend you check this information before exchanging contracts.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

At the time of inspection, a good mobile and mobile data signal was noted inside and outside the property (Sky Mobile). Actual service availability at a property may be different. Further information concerning mobile and mobile data signal services available in this area can be found on the OFCOM website below. We recommend you check this information before exchanging contracts.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Other energy matters

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

The EPC has made several recommendations to improve the property's energy efficiency, including the installation of additional loft insulation, floor insulation and solar photovoltaic panels.

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Where the recommended works are relatively straightforward and have comparatively low installation costs, such as additional loft insulation, we consider that these improvements should be given reasonable priority, subject to confirmation that they are appropriate for the property.

Other recommendations, such as floor insulation and solar photovoltaic panels, may involve greater installation costs and longer payback periods. These works should therefore be considered on their individual merits, taking account of the condition and construction of the property, likely energy savings, installation costs and your own requirements.

Government schemes and financial assistance may be available to support certain energy-efficiency improvements. These schemes are subject to change and eligibility criteria. You should refer to the relevant Government guidance and confirm what assistance may be available to you before undertaking any works.

Location and facilities

Grounds

The property is situated within a rectangular plot. The site is generally sloping.

There is a paved and hardstanding driveway to the front and left-hand side of the property.

There is a paved patio and lawned garden to the rear of the property.

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



AI illustration

Photo - 4 Front driveway



AI illustration

Photo - 5 Rear garden

Location

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

The road serving the property is relatively quiet.

Facilities

The property benefits from a range of local facilities, including shops and other retail outlets within easy reach. There are also reasonable public transport links to the surrounding towns and villages, together with schools and a doctor's surgery within the local area.

Local environment

The property is located in an area where clay subsoils are present. Clay soils can be susceptible to seasonal movement, which may have implications for buildings and foundations. See Section I – Risks.

According to our desktop enquiries, the property is at low risk of flooding from rivers and the sea and surface water. This information is based on published flood-risk data and does not establish whether the individual property will flood.

At the time of our inspection, low levels of environmental noise were noted. Noise levels can vary depending on the time of day, weather conditions and nearby activities.

At the time of our inspection, no significant odours were noted in the vicinity of the property. Odours can vary according to weather conditions, time of day and nearby activities.

Other local factors

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

On-street parking in the vicinity of the property is restricted by single yellow lines. Parking restrictions may be subject to change, and you should make your own enquiries with the local highway authority regarding the current parking arrangements and any applicable restrictions.

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



AI illustration

Photo - 6 Parking restrictions

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

In accordance with our terms of engagement, the external areas of the property were inspected where access could be safely and readily achieved. The inspection was undertaken from ground level and from readily accessible windows, using binoculars, a spirit level and a 3.0m retractable ladder where appropriate. For Level 3 Building Surveys, a drone may also be used to inspect high-level areas where this can be undertaken safely and where conditions permit.

The report has been prepared having regard to the age, construction and nature of the property and reflects its condition at the time of our inspection. The inspection was visual and non-intrusive. We did not expose, open up or otherwise disturb concealed elements of the building or services. Consequently, defects may exist within areas that were covered, inaccessible, concealed or otherwise not exposed, and these could become apparent following the inspection or after you take occupation of the property.

The foundations were not exposed or otherwise investigated. **The cause of the rear wall displacement remains unconfirmed pending structural assessment.**

No geological survey, ground investigation or invasive site investigation was undertaken. We cannot therefore confirm the nature, composition or characteristics of the underlying ground, including the presence of made ground, infilled areas or potential contamination. Your legal adviser should review the results of the usual conveyancing and environmental searches and advise you of any matters requiring further investigation. Where significant concerns are identified, specialist ground investigation may be appropriate.

No beams, lintels or other concealed structural components were exposed for inspection. We have therefore commented only on those elements that were visible and reasonably accessible at the time of our inspection. The condition of concealed structural elements cannot be confirmed without opening up or other intrusive investigation.

You should therefore understand that this Report cannot confirm that concealed or inaccessible parts of the property are free from defects. Where further investigation is recommended within this Report, this should be undertaken before exchange of contracts where the findings could materially affect your decision to proceed with the purchase.



D1 Chimney stacks

There are two chimney stacks on the property. The first chimney stack is located on the rear right-hand side of the roof.

2

The chimney stack is constructed of traditional masonry, with clay-facing brickwork and natural-coloured mortar. At the junction between the chimney stack and roof covering, the stack is weathered with lead flashings.

The top of the stack is finished with several clay chimney pots. The chimney pots are bedded onto mortar flaunching, where present.

The mortar flaunching around the base of the chimney pots is showing early signs of weathering.

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We recommend that you budget for the defective flaunching to be carefully removed and replaced or repaired as appropriate. Although the chimney pots appear to be in satisfactory condition, they may be damaged during the repair works. You should therefore allow for their replacement if required. Where a chimney pot or terminal serves a working flue, any replacement should be suitable for the appliance and flue system concerned.

The brickwork forming the chimney stack shows general weathering and areas of deterioration, and the mortar pointing is eroded, locally missing and weathered. We recommend that the defective pointing be repaired or renewed, together with any associated brickwork repairs. This will help to maintain the weather resistance and integrity of the chimney stack and reduce the risk of moisture penetration and further deterioration.

The lead flashings at the junction between the roof covering and the base of the chimney stack appeared to be in weathered condition at the time of our inspection. The flashings should be periodically inspected and maintained to ensure that they remain securely fixed and weather-tight. Where defects or deterioration are identified, appropriate repairs should be undertaken to reduce the risk of water penetration at the chimney and roof junction, which could result in dampness and associated deterioration if left unattended.

Condition rating 2

The second chimney stack is located on the rear left-hand side of the roof.

The chimney stack is constructed of traditional masonry, with clay-facing brickwork and natural-coloured mortar. At the junction between the chimney stack and roof covering, the stack is weathered with lead flashings. The top of the stack has been sealed.

The chimney stack has previously been reduced in height and is now of low-level masonry construction. The top appears to have been capped, with weathering provided around the base where the stack passes through the roof covering.

The reduced stack should be maintained in a weatherproof condition, with particular attention given to the capping, masonry and flashings. Any redundant flue should also be adequately ventilated to reduce the risk of condensation developing within the chimney.

Condition rating 2

Advisory

Due to their height and exposure, chimney stacks are particularly susceptible to weathering and deterioration. We recommend that the chimney stack be visually inspected periodically, preferably at least annually, to identify any loose or defective masonry, deteriorated pointing, defective flashings or other weathering defects. Any defects identified should be repaired promptly to help maintain the stability and weather resistance of the stack.

Chimney stacks can be a source of penetrating dampness due to defects in the masonry, pointing, flashings, flaunching or other weathering details. Moisture can also track through the chimney structure and manifest internally around the chimney breast. No obvious evidence of dampness associated with the chimney was identified at the time of our inspection. However, concealed defects or deficiencies in the construction, including any damp-proofing arrangements within the chimney, could not be confirmed without intrusive investigation.

Repair and maintenance works to the chimney stack should be undertaken by suitably qualified contractors using appropriate access equipment. Depending upon the height, location and extent of the works, this may include scaffolding, a mobile elevated working platform or other suitable

access arrangements. Care should be taken to avoid damage to the roof covering and associated weathering details.

The rear right chimney stack is shared with the owner of the adjoining property. The ownership, maintenance responsibilities and rights relating to the shared stack should be confirmed by your legal adviser. Depending upon the nature and extent of any proposed works, the Party Wall etc. Act 1996 and/or other legal requirements may apply.

Before undertaking any repair, alteration or removal works to the shared chimney stack, you should obtain appropriate legal advice and liaise with the adjoining owner to ensure that the necessary consents, notices or agreements are obtained where required.



Photo - 7 Rear-right chimney stack



Photo - 8 Rear-left chimney stack



Photo - 9 Rear-right chimney stack - drone view



Photo - 10 Rear-right chimney stack - drone view



Photo - 11 Rear-left chimney stack - drone view

D2 Roof Coverings

Main Roof

3

The main roof over the property is constructed with a pitched design. It is covered with interlocking concrete tiles, with clay ridge tiles.

The roof covering is showing general age-related deterioration, including weathering and discolouration. Although the covering remains generally serviceable at present, further deterioration should be expected with age. The roof should be monitored and maintained regularly, with repairs undertaken as necessary.

The surface of the roof is moderately uneven, most notably on the front and rear slopes. Roof timbers can become distorted or deflect over time as a result of sustained loading, ageing, moisture-related movement or previous alterations, which can cause the roof surface to appear uneven.

We consider the degree of unevenness to be moderate and further investigation is recommended to establish the cause and extent of the distortion. see section E1 for further information.

The tiles to the roof apex, known as ridge tiles, are badly weathered, and the mortar bedding and pointing are starting to erode. Where the bedding and pointing are defective, we recommend that you budget for the affected ridge tiles to be carefully lifted, the defective mortar removed, and the tiles re-bedded and/or re-pointed using a suitable weather-resistant mortar system, in accordance with current good practice and, where applicable, the manufacturer's requirements.

The works should be undertaken as necessary to maintain the weather resistance of the roof and reduce the risk of water penetration and further deterioration.

The tiles along the roof edges, technically known as the verges, are secured with mortar pointing. The mortar is cracked and eroded. Where the mortar is defective, we recommend that you budget for the affected verge pointing to be carefully removed and renewed using a suitable weather-resistant mortar system.

The works should be undertaken as necessary to maintain the weather resistance of the roof edges and reduce the risk of water penetration into the roof structure and associated deterioration.

Several of the roof tiles are noted to be slipped. On older roof coverings, the fixings securing individual tiles can deteriorate, loosen or corrode over time, which may result in tiles becoming displaced or damaged. Other factors, including weather exposure, impact or previous maintenance, may also contribute to tile defects.

We recommend that you budget for the affected slipped tiles to be realigned as necessary, together with replacement or renewal of defective fixings. The works should be undertaken as required to maintain the weather resistance of the roof and reduce the risk of water penetration and associated deterioration.

Condition rating 3

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Advisory

Concrete roof tiles have a finite service life, but their actual longevity can vary considerably depending upon the quality and type of tile, exposure, fixing arrangements, roof construction and ongoing maintenance. The age of the existing tiles should therefore be considered alongside their observed condition when assessing their remaining serviceable life.

Where the tiles are considered to be approaching the end of their serviceable life, we recommend that you budget for eventual renewal of the roof covering in the longer term. The cost of replacing the roof covering can be high and should be taken into account when considering the property.

To safely undertake repairs and maintenance to the higher-level parts of the property, contractors will need to provide appropriate access equipment. Depending upon the height, location and extent of the works, this may include scaffolding, a mobile elevated working platform or other suitable access arrangements. The cost of providing safe access should be taken into account when obtaining quotations for the recommended works.

The main roof undercloak may contain asbestos-containing material (ACM). The material should not be disturbed, cut, drilled, sanded or otherwise damaged until its composition has been confirmed. Where works are proposed that may affect the material, appropriate asbestos testing and/or an asbestos survey should be undertaken by a suitably qualified asbestos professional.



Photo - 12 Front roof slope



Photo - 13 Front left verge



Photo - 14 Rear left verge



Photo - 15 Rear roof slope



AI illustration

Photo - 16 Lifted tiles



AI illustration

Photo - 17 Uneven roof slope



AI illustration

Photo - 18 Weathered ridge - drone view



AI illustration

Photo - 19 Uneven roof - drone view



AI illustration

Photo - 20 Main roof - drone view

D3 Rainwater pipes and gutters

The rainwater pipes and gutters are made of UPVC. The fall pipes discharge the surface water into surface water gullies.

2

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

The rear downpipe discharges into a water butt. Water butts can be a useful means of collecting rainwater; however, if they become full or overflow, water may accumulate close to the building and increase the risk of localised saturation of the adjoining wall and ground surfaces.

The water butt and associated overflow arrangements should be maintained to ensure that excess water is safely discharged away from the building. Where the existing arrangement does not provide adequate overflow or drainage, we recommend that the downpipe is connected to a suitable surface water drainage system or other appropriate means of disposal, subject to the existing drainage arrangements and any necessary approvals.

Condition rating 2

Advisory

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

You should be aware that Upvc gutters generally have a design lifespan of 20-30 years (with regular maintenance). You should therefore expect to replace them within this timeframe.

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

In addition, leaking gutters and downpipes can cause significant damage to buildings if left for any period. You should ensure that the rainwater goods are maintained as identified above.

The rainwater gutters and downpipes are shared with the adjoining property. Your legal adviser should confirm your rights and obligations in relation to their ownership, maintenance, repair and replacement, together with any rights of access required to undertake future works.



Photo - 21 Front gutter



Photo - 22 Incorrect falls



AI illustration

Photo - 23 Front left downpipe



AI illustration

Photo - 24 Cast iron outlet into gully



AI illustration

Photo - 25 Rear gutter



AI illustration

Photo - 26 Rear left downpipe



AI illustration

Photo - 27 Rear right downpipe with water butt

D4 Main walls

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

3

Given the age of the property and the thickness and bonding of the masonry, it is likely that the walls are of cavity construction, meaning an air gap between the inner and outer leaves of masonry. This air gap, called a cavity, is designed to help prevent moisture transfer from the external environment from passing through the wall and presenting as damp patches on the inner surfaces. In more modern properties, the cavity is also likely to contain some degree of thermal insulation.

Evidence of injected cavity wall insulation was identified, indicated by regularly spaced areas of localised repair to the mortar joints, consistent with previous injection works. The type, extent and condition of the insulation could not be confirmed during our visual inspection. Your legal adviser should establish the type of insulation installed and request any available Building Regulations completion certificate, installation certification and insurance-backed guarantee or warranty.

Cavity wall insulation can improve the thermal performance of the external walls; however, its effectiveness and condition can be affected by the construction and exposure of the building, the type and quality of the insulation, the condition of the cavity and the quality of the original installation. Under severe wind-driven rain conditions, moisture may penetrate the outer leaf and, depending upon the construction and insulation system, may affect the insulation or contribute to moisture-related defects.

Cavity-fill insulation may also affect the environment around wall ties, particularly where moisture is retained within the cavity or where the cavity contains mortar droppings or other debris. The condition of the insulation, the presence of any significant moisture or debris within the cavity, and the condition of the wall ties cannot be reliably established by visual inspection.

Where there is particular concern regarding the condition or suitability of the cavity insulation, we recommend that an intrusive investigation be undertaken by a suitably qualified cavity wall insulation specialist. This should establish the type and condition of the insulation and identify any significant defects or areas requiring remedial action.

Outward movement is evident in the lower section of the rear elevation masonry at more than one location. At the areas measured, the face of the wall projects beyond the alignment of the masonry above by approximately 20–25 mm. The displacement therefore does not appear to be confined to a single isolated section.

The cause could not be confirmed from a visual inspection alone and may relate to localised foundation movement, deterioration or loss of restraint within the wall construction, or previous alteration. Given the extent and distribution of the movement, further assessment by a suitably qualified structural engineer is recommended before legal commitment to establish the cause, confirm the stability of the rear wall and advise on the extent of any remedial works. These may include localised rebuilding, additional restraint or other structural repairs depending on the findings.

Vegetation and plant growth is present immediately adjacent to the left-hand external wall, with some growth extending against the masonry. This can retain moisture against the wall, restrict evaporation and conceal defects to the lower brickwork and joints.

The vegetation should be cut back and removed from direct contact with the building, maintaining a clear gap around the external wall. The exposed masonry should then be inspected and any defective pointing or other deterioration repaired as necessary. The area should be kept clear as part of routine maintenance.

Lintels or other forms of structural support above the door and window openings were not directly visible during our inspection. Given the age and construction of the property, the openings may incorporate a variety of support arrangements, including concealed lintels or masonry arches. The

size, type and condition of any concealed structural supports could not be confirmed by visual inspection.

No significant cracking, distortion or other obvious signs of distress were identified around the accessible openings at the time of our inspection. Where alterations to the openings are proposed, or if cracking or distortion subsequently develops, the structural support should be investigated by a suitably qualified professional.

The front elevation is finished with uPVC cladding under the window. The cladding appeared to be in weathered condition at the time of our inspection. It should be maintained in the normal way, as appropriate to its condition. Particular attention should be given to the fixings, joints, junctions and interfaces with openings to ensure that the cladding remains securely fixed and weather-resistant.

As a future improvement, you may wish to consider replacing the existing cladding with a modern insulated fibre-cement cladding system. This could improve the appearance and, where appropriately designed and installed, may improve the thermal performance of the external wall.

The overall cost and suitability of such an upgrade will depend upon the existing wall construction, insulation requirements, detailing and extent of the proposed works. Fibre-cement cladding can provide good durability and relatively low routine maintenance requirements when correctly specified and installed.

Before undertaking the works, you should establish whether Planning Permission, Building Regulations approval or any other statutory consent is required. The proposed cladding and insulation system should be appropriately designed to suit the existing wall construction, including consideration of moisture management, thermal performance, fire performance and detailing around openings and junctions. Where the property is listed or located within a conservation area, additional planning or heritage controls may apply.

You should obtain appropriate technical advice and competitive quotations from suitably experienced contractors before proceeding with the works.

Damp-Proof Course

A damp-proof course (DPC) is a horizontal barrier incorporated into a wall to restrict the upward movement of moisture from the ground into the building fabric. DPCs have been constructed using a variety of materials over time, including bituminous materials, slate, engineering bricks and modern polymer-based products.

Older buildings may have been constructed without a conventional DPC, or the original DPC may have deteriorated or been bridged by subsequent alterations. However, the absence or failure of a DPC does not, in itself, confirm the presence of rising dampness. Moisture affecting the lower parts of walls can arise from a number of sources, including defective rainwater goods, high external ground levels, leaking drainage, plumbing defects, condensation and penetrating dampness.

Where rising dampness is present, prolonged moisture exposure can contribute to deterioration of plaster and decorations and may affect skirting boards, flooring and other vulnerable timber components. The source and extent of any dampness should be established before remedial works are specified.

The external ground level is relatively high in relation to the damp-proof course (DPC) at the rear elevation. This reduces the separation between the ground level and DPC and may result in the DPC being bridged, increasing the risk of moisture penetrating the lower part of the wall.

Where practicable, a vertical separation of approximately 150mm should generally be maintained

between the DPC and adjoining external ground levels. We recommend that you budget for reducing the external ground level to provide an appropriate separation from the DPC and help maintain its effectiveness. The revised ground level should also provide suitable falls and drainage away from the building.



Photo - 28 Front elevation



Photo - 29 Left elevation



Photo - 30 Plant growth



Photo - 31 Evidence of injected insulation



Photo - 32 Front cladding



Photo - 33 Rear elevation



AI illustration

Photo - 34 Rear elevation outward movement



AI illustration

Photo - 35 Further outward movement at the rear

D5 Windows

The windows throughout the majority of the property comprise double-glazed casement windows set within uPVC frames.

3

The replacement windows are not fitted with trickle vents. Trickle vents provide controllable background ventilation while the windows are closed and can assist in maintaining adequate airflow and reducing the risk of condensation associated with insufficient ventilation.

The absence of trickle vents does not necessarily mean that ventilation is inadequate, as other forms of background or mechanical ventilation may be provided. However, where adequate alternative ventilation is not available, insufficient ventilation may contribute to increased internal humidity, condensation and mould growth.

We recommend that the adequacy of the property's ventilation arrangements is reviewed, particularly in rooms where condensation or mould is evident. Where necessary, additional background ventilation or other suitable measures should be provided by a suitably qualified contractor.

The windows are externally beaded. Externally beaded windows have glazing beads fitted to the external face of the frame to retain the sealed glazing units. Depending upon the design and security features of the window system, externally accessible glazing beads may be capable of being removed from outside, potentially allowing the glazing unit to be removed and providing a possible means of access to the property.

This arrangement is not necessarily defective, but it may provide a lower level of resistance to forced entry than a suitably designed internally beaded system. Where security is a particular concern, you should consider having the windows inspected by a suitably qualified window or security specialist and upgrading the glazing beads or window units where appropriate.

Some of the windows were noted to be difficult and/or stiff to open. In addition, some of the window handles were loose. We recommend that you budget for the affected windows to be eased and adjusted, with the handles securely refixed or adjusted as necessary, following occupation of the property. The windows should be checked to ensure that they open, close and latch correctly following the works.

The mastic sealant at the junctions between the window frames and external wall surfaces is

beginning to degrade throughout. The sealant forms part of the weathering detail between the window frames and surrounding wall construction and helps to reduce the risk of water penetration.

We recommend that the defective sealant is carefully removed and renewed using a suitable external-grade sealant compatible with the window frames and surrounding wall construction. The junctions should be properly prepared before application to ensure a durable and weather-resistant seal.

The low-level glazing to the living room windows does not appear to be safety glazing, as no visible safety marking was identified at the time of our inspection. Low-level glazing can present a significant injury risk if a person falls or collides against the glass, particularly where the glazing is located in or adjacent to a door, circulation area or other location where impact is reasonably foreseeable.

We recommend that the glazing is inspected by a suitably qualified glazing contractor and, where it is confirmed not to be appropriate safety glazing, that it is replaced with suitably specified safety glass as soon as reasonably practicable. The replacement glazing should comply with the applicable safety requirements and be appropriately marked where required.

The uPVC windows are dated and incorporate relatively thin double-glazed units. Extensive maintenance and repair are required to the existing windows, including attention to worn or defective components and associated seals and finishes.

Given the age and condition of the installation, together with the limited thermal performance of the existing glazing, it may be more economical to replace the windows rather than undertake extensive repairs. Replacement with modern double-glazed units should therefore be considered, subject to obtaining suitable quotations and checking the condition of the surrounding openings at the time of the works. The windows are relatively dated, and the sealed double-glazed units appear to be thinner than those commonly used in modern high-performance double-glazed windows. They are therefore unlikely to provide the same level of thermal performance as more modern glazing systems, which may result in increased heat loss and colder internal surface temperatures.

Condition rating 3

The inner window within the porch installation is dated and incorporates relatively thin double-glazed units which provide a lower standard of thermal and acoustic performance than modern replacement glazing. Given the age and limited performance of the existing installation, replacement is recommended rather than further expenditure on maintenance.

The window should be replaced with a modern double-glazed unit incorporating suitably insulated frames and current-standard glazing. The surrounding opening should be checked at the time of replacement and any associated defects made good.

Condition rating 2

A small timber-framed single-glazed window is present to the rear elevation. The frame and external decorative finish are weathered, with peeling paint and general deterioration evident. Single glazing also provides relatively poor thermal performance compared with modern double-glazed units.

Given the age, condition and limited thermal performance of the installation, replacement with a modern double-glazed window is recommended. The surrounding opening should be checked and made good as necessary when the works are undertaken.

Condition rating 2



AI illustration

Photo - 36 Front window



AI illustration

Photo - 37 External beading



AI illustration

Photo - 38 Replace sealant



AI illustration

Photo - 39 Thin double glazing



AI illustration

Photo - 40 Failed double glazing



AI illustration

Photo - 41 Left-hand window



AI illustration

Photo - 42 Inner window



AI illustration

Photo - 43 Living room - no safety glass mark



AI illustration

Photo - 44 Rear windows



AI illustration

Photo - 45 Timber window

D6 Outside doors (including patio doors)

The main entrance door is located at the front elevation. It comprises a timber-glazed panel door set within a timber combination frame. The door is fitted with a standard latch.

3

The locking arrangement provides a basic level of security for the entrance door. The suitability of the existing locking arrangement for insurance purposes cannot be confirmed as requirements vary between insurers and individual policies. You should therefore confirm the requirements of your intended insurer and upgrade the locking arrangement where necessary.

The door and frame are poorly decorated, with timber decay noted to the door and frame. In our opinion, the extent of deterioration is such that the door is beyond economic repair. We therefore recommend that you budget for replacement of the door.

Replacement with a modern, appropriately specified double-glazed door incorporating a high-security multi-point locking mechanism could provide improved thermal performance, security and reduced routine maintenance compared with the existing deteriorated timber door. The replacement should be appropriately designed to suit the property and installed by a suitably experienced contractor. Any necessary statutory consents or approvals should be established before the works are undertaken.

Condition rating 3

The main entrance door leads to an inner door. The inner door comprises a glazed composite door set within a timber frame. The door is fitted with a standard latch and five-lever deadlock.

The locking arrangement provides a moderate level of security. The suitability of the existing locking arrangement for insurance purposes cannot be confirmed, as requirements vary between insurers and individual policies. You should therefore confirm the requirements of your intended insurer and upgrade the locking arrangement where necessary.

The door is dated, worn and at the end of its serviceable life. We recommend that you budget for replacement of the affected door as necessary. Any replacement should be appropriately specified and installed by a suitably experienced contractor.

No visible safety-glazing markings were identified on the glazing in the inner entrance door. The type and safety specification of the glazing could therefore not be confirmed by visual inspection. Where glazing is located in a position considered to be at risk of impact, appropriate safety glazing may be required.

As a precaution, we recommend that the glazing is inspected by a suitably qualified glazing contractor to establish whether it is appropriately specified. Where the glazing is confirmed to be unsuitable, it should be replaced with appropriately specified safety glazing in accordance with the applicable requirements.

Condition rating 3

The rear sliding patio door is of an older glazed construction and appears to be approaching the end of its serviceable life. The frames, seals and operating components are dated, and future reliability and weather resistance may be limited.

No safety glazing markings were identified on the low-level glazed panels. As these are within a critical location adjacent to floor level and form part of a door assembly, there is an increased risk of injury if the glazing is not of a suitable safety type.

Replacement of the complete patio door assembly with a modern double-glazed unit incorporating compliant safety glazing and a modern secure locking system is recommended.

Condition rating 3

The rear glazed door is of an older construction and appears to be approaching the end of its serviceable life. The frame, seals and fittings are dated, and future reliability and weather resistance may be limited.

No safety glazing markings were identified on the low-level glazed panel. As this forms part of a door assembly and extends close to floor level, there is an increased risk of injury if the glazing is not of a suitable safety type. We were also unable to unlock the door at the time of inspection and could not therefore confirm its operation or security.

Replacement of the complete door assembly with a modern double-glazed unit incorporating compliant safety glazing and a modern secure locking system is recommended.

Condition rating 3



AI illustration

Photo - 46 Front door



AI illustration

Photo - 47 Rotten



AI illustration

Photo - 48 Inner door



AI illustration

Photo - 49 Rear sliding doors



AI illustration

Photo - 50 Rear door

D7 Conservatory and porches

The entrance porch is of lightweight timber-framed construction with external upvc cladding. The external joinery and lower sections of the frame are in poor condition, with extensive weathering, peeling coatings and localised deterioration/decay evident, particularly close to ground level. The

3

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construction is approaching the end of its useful serviceable life and localised repairs are unlikely to provide a satisfactory long-term solution.

We recommend that the porch be replaced rather than repaired. The replacement should incorporate suitably treated external-grade materials, appropriate weatherproof detailing and adequate separation from adjacent ground surfaces to reduce the risk of future moisture-related deterioration. The underlying supporting structure should also be inspected once the existing porch is removed and any defective or decayed components renewed as necessary. There is a porch to the front of the property. The porch appears to be a later addition to the property and comprises a pitched roof covered with concrete tiles. The porch has timber-framed walls with upvc cladding and a concrete floor.



Photo - 51 Porch



Photo - 52 Rotten frame



Photo - 53 Single glazing



Photo - 54 Internal view

D8 Other joinery and finishes

The external joinery includes fascia, soffit and barge boards, which are constructed from timber and uPVC. The timber surfaces are decorated with paint.

The roofline joinery appears to provide limited provision for ventilation to the roof space. Adequate ventilation may be required to control condensation and moisture within the roof construction.

The ventilation arrangements should be reviewed as part of any future roofline replacement or alteration. Any additional ventilation should be appropriately designed and installed without

compromising the weather resistance of the roofline.

The roofline timbers are poorly decorated, with early stages of timber decay evident, particularly at the exposed edges. We recommend that you budget for the affected roofline timbers to be thoroughly prepared for redecoration, with decayed sections repaired or replaced as necessary. Following preparation and repair, the timber should be treated with a suitable preservative where appropriate and redecorated using a suitable primer, one coat of external-grade undercoat and two coats of external-grade topcoat, in accordance with the paint manufacturer's recommendations.

In the longer term, you may wish to consider replacing the existing timber roofline components with a modern uPVC system. uPVC roofline products generally require less routine maintenance than painted timber and can provide good durability when appropriately specified and installed. The suitability and appearance of replacement uPVC should be considered in relation to the character of the property.

Condition rating 2

The uPVC roofline joinery, including the fascia and soffit boards, is generally dated and shows localised staining, weathering and minor deterioration. Joints and fixings should be checked and any defective sections repaired or replaced to maintain a weather-resistant finish.

The rainwater guttering should also be checked for secure fixing, correct alignment and leakage, with cleaning and localised repairs carried out as necessary.

Condition rating 2



AI illustration

Photo - 55 Front joinery



AI illustration

Photo - 56 Left joinery (uPVC)



AI illustration

Photo - 57 Rear joinery

D9 Other

None on this property.

NI

E

Inside the property

Inside the property

Limitations on the inspection

Following our engagement terms, the accessible internal areas of the property were inspected where access could be safely and readily achieved. A 3.0m retractable ladder was used where appropriate to inspect accessible higher-level areas.

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

We have not undertaken an asbestos survey or testing for asbestos-containing materials (ACMs). Where materials suspected of containing asbestos were identified, these have been referred to within the relevant sections of this Report. The presence or absence of asbestos cannot normally be confirmed by visual inspection alone. Where works are proposed that may disturb suspect materials, appropriate investigation and testing should be undertaken by a suitably qualified asbestos professional before the works commence.

Areas that were covered, concealed or otherwise inaccessible could not be fully inspected. Concealed defects may nevertheless produce visible or otherwise detectable signs, and where such evidence was identified, appropriate comments and recommendations have been provided within this Report.

The inspection was non-intrusive and did not include opening-up, removal of fixed finishes or disturbance of the building fabric. Where greater assurance is required regarding concealed construction or defects, appropriate intrusive investigation should be undertaken before exchange of contracts, subject to the necessary consent and access arrangements. If intrusive investigation is not undertaken, there remains a risk that additional defects and associated repair costs may be identified subsequently.

Moisture Testing

Accessible ceilings, walls and floors were tested using an electronic moisture meter where this was not restricted by furniture, fixtures, fittings, floor coverings or other obstructions.

Moisture testing was undertaken using a Protimeter moisture meter, initially using its non-invasive search mode to identify areas showing relatively elevated electrical responses. Where elevated or high readings were identified, further assessment was undertaken using the instrument's pin mode where practicable.

Moisture-meter readings are indicative rather than definitive measurements of moisture content. Elevated readings can arise from a number of causes, including salts within plasterwork, certain paints, foil-backed plasterboard, tiles, wallpapers and other materials. Readings should therefore be interpreted in conjunction with the visual evidence, construction of the building and other findings from the inspection.

Pin-mode testing was not undertaken through tiles or other impermeable finishes and cannot, therefore, confirm moisture conditions behind such finishes. Similarly, areas covered by fixed finishes or otherwise inaccessible could not be tested.

Where elevated or high readings were identified, the most likely cause has been reported where this could reasonably be established from the evidence available. Where the cause could not be established with reasonable confidence, further investigation has been recommended.

Moisture meters cannot completely rule out concealed dampness where no visible signs or abnormal readings are identified. Definitive assessment of moisture content or the source and extent of concealed

dampness may require more intrusive investigation, including localised opening-up and/or removal of samples for laboratory or other appropriate testing. Such investigations are outside the scope of this survey and would require appropriate consent and access arrangements.

Moisture-meter readings and associated data are electronically recorded within the surveyor's inspection records. Representative moisture readings may be included within the Report where considered useful to support the findings.



E1 Roof structure

A loft hatch is located in the entrance hall. A loft ladder is currently installed. In addition, there is a light fitting within the loft space. The loft is partly boarded for storage purposes.

3

Where the loft is boarded, the boarding may restrict inspection of the underlying insulation, joists and other parts of the roof structure. Any areas concealed by boarding, stored items or insulation could not be fully inspected.

Our comments and conclusions regarding the roof space are consequently based on the areas that were accessible and the evidence available at the time of our inspection. Concealed defects may be present in areas that could not be inspected.

The main roof is of traditional timber construction with rafters supported by substantial timber purlins and associated struts. A roofing underlay is present beneath the roof covering, and insulation has been laid between the ceiling joists.

The front and rear purlins show moderate deflection along their spans. The purlin ends appear to bear into the masonry gable/party walls by approximately 100 mm. Although no immediate failure was evident from the areas inspected, the degree of deflection indicates that the roof structure has experienced movement and loading over time.

The purlin bearings and supporting timbers should be checked by a competent contractor or structural engineer, particularly where the bearing into the masonry is limited or where previous alterations or repairs may have affected the original load path. Strengthening or improved support may be required depending on the findings.

The accessible areas of the roof space were tested using an electronic moisture meter. The readings were found to be within the expected range at the time of our inspection. This indicated no significant evidence of excessive moisture within the areas tested.

Moisture-meter readings are indicative rather than definitive measurements of moisture content and should be interpreted in conjunction with the visual evidence and other findings from our inspection. Concealed or inaccessible areas could not be tested and concealed dampness or moisture cannot therefore be completely ruled out.

There is a secondary weathering layer between the roof structure and the external roof covering, comprising a traditional felt underlay. This provides an additional layer of protection beneath the roof covering and can help to manage water that may pass through or beneath the external tiles, particularly during periods of wind-driven rain.

The condition and effectiveness of the concealed membrane could not be fully confirmed by visual inspection. Its continued performance will depend upon its condition, laps, junctions and detailing

around roof penetrations and abutments.

No obvious provision for ventilation was identified within the roof void. Although no obvious condensation-related defects were identified at the time of our inspection, inadequate ventilation can increase the risk of condensation forming within the roof construction, particularly during colder periods.

Persistent condensation may contribute to moisture-related deterioration of the roof structure and associated materials, including timber decay or rot, if allowed to continue unnoticed.

We recommend that you budget for the ventilation arrangements within the roof void to be reviewed by a suitably experienced roofing contractor. Where additional ventilation is considered necessary, this should be appropriately designed and installed to provide effective air movement through the roof void without compromising the weather resistance of the roof. This may include soffit ventilation, depending upon the construction and detailing of the roof.

Evidence of rodent activity was identified within the accessible areas of the loft space. We did not identify any obvious signs of current rodent activity at the time of our inspection.

The presence of traps or poison may indicate previous or suspected rodent activity, but does not by itself confirm that an infestation is currently present. Should you wish to be certain, you should obtain appropriate specialist advice before exchange of contracts. Any identified access points should be suitably sealed once it has been established that rodents are no longer present.

The level of thermal insulation within the roof void is poor, with approximately 100mm of Rockwool™ type insulation identified where visible. The existing insulation is below the levels generally recommended for modern roof construction and is likely to result in greater heat loss than a more adequately insulated roof.

We recommend that you budget for upgrading the loft insulation to approximately 250–300mm of mineral wool insulation, or an equivalent level of thermal performance using another suitable insulation material. The insulation should be installed in accordance with the manufacturer's recommendations and current Building Regulations and guidance, with appropriate ventilation maintained in the roof construction.

Advisory

You should ensure that the electrical installation within the loft space is included as part of the overall electrical inspection and testing recommended in Section F1. Particular attention should be given to any concealed or inaccessible wiring, fittings and connections, and the electrician should advise on any necessary remedial works.

The secondary weathering membrane is suspected of containing asbestos. The presence or absence of asbestos cannot be confirmed by visual inspection alone.

As a precaution, the material should not be cut, drilled, sanded, broken, removed or otherwise disturbed until its composition has been confirmed. Where repair, alteration or removal works are proposed that may disturb the material, appropriate sampling and testing should be undertaken by a suitably qualified asbestos professional. Any works involving confirmed asbestos-containing material should then be carried out in accordance with the specialist's recommendations and applicable safety requirements.



AI illustration

Photo - 58 Fire alarm attached to loft hatch



AI illustration

Photo - 59 General view



AI illustration

Photo - 60 General view



AI illustration

Photo - 61 Front roof slope - low moisture reading



AI illustration

Photo - 62 Front purlin - moderate deflection



AI illustration

Photo - 63 100mm bearing



Photo - 64 Rear purlin - moderate deflection



Photo - 65 Insulation



Photo - 66 Evidence of rodent activity

E2 Ceilings

The ceilings throughout the property are formed from plasterboard, finished with a smooth plaster skim and decorated throughout with a combination of paper, paint and a textured coating.

3

Plasterboard ceilings generally provide a long serviceable life when kept dry and adequately supported. Their condition can be adversely affected by prolonged exposure to moisture, including condensation, leaks and high internal humidity, which may result in staining, deterioration of the plaster skim, loss of adhesion or localised failure of the board.

The ceilings should be monitored for cracking, staining, sagging, loose or detached plaster and other evidence of deterioration. Where significant defects or loss of adhesion are identified, the affected areas should be assessed by a suitably experienced contractor and repaired or replaced as necessary.

Minor fractures were noted on the ceiling surfaces in various locations. The fractures were generally measured at approximately 1–3mm in width and, based on their limited extent and appearance, are considered to be minor. They may be associated with normal shrinkage, drying, thermal movement or minor historic movement and do not, in isolation, indicate significant structural movement.

The affected areas can be made good using a suitable flexible filler before redecoration. Minor fractures of this type can, however, reopen over time as a result of continued movement within the ceiling finishes.

The affected areas should be monitored as part of routine maintenance. If the fractures become wider, more extensive or are accompanied by sagging, displacement or other signs of movement, further investigation should be undertaken to establish the cause.

The living room ceiling is finished with a polystyrene tile.

Polystyrene is a combustible material and, when exposed to fire, can contribute to the development and spread of fire and the production of smoke and potentially harmful combustion products. Polystyrene products are therefore not considered an appropriate finish where they could contribute to an increased fire risk.

We recommend that the polystyrene products be removed immediately and replaced with a suitable non-combustible or appropriately fire-rated ceiling finish. Removal may damage the underlying ceiling or adhesive and could expose defects that are currently concealed. You should therefore allow for associated preparation, repair and making-good works following removal.

Condition rating 3



Photo - 67 Typical textured ceiling



Photo - 68 Entrance hall - minor fracture noted



Photo - 69 Living room - polystyrene tiles



Photo - 70 Plasterboard visible in the loft



Photo - 71 Kitchen - minor repair required



Photo - 72 Low moisture reading

E3 Walls and partitions

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

2

Some evidence of minor movement was identified on the internal wall surfaces, manifested as small, localised fractures. Minor cracking of this type is relatively common and can result from normal shrinkage, drying, thermal movement, minor settlement or historic movement. Based on the limited extent and appearance of the fractures, they are not considered to be indicative of significant structural movement at the time of our inspection.

The affected areas should be monitored for any increase in width, extent or recurrence. The fractures can be filled using a suitable flexible internal-grade filler, appropriately prepared and redecorated. If the cracking becomes wider, more extensive or is accompanied by distortion, displacement or other signs of movement, further investigation should be undertaken to establish the cause and determine whether remedial works are required.

Throughout the property, accessible wall surfaces were tested using an electronic moisture meter. The readings were found to be within the expected range for the materials tested at the time of our inspection. This indicated no significant evidence of elevated moisture within the areas tested.

Moisture-meter readings are indicative rather than definitive and can be affected by the composition and condition of the wall materials, surface finishes and the presence of salts or other conductive materials. The readings should therefore be interpreted in conjunction with the visual evidence and other findings from our inspection.

The property should be adequately heated and ventilated to help control internal humidity and reduce the risk of condensation forming on walls and other internal surfaces. Inadequate heating and ventilation can result in increased surface condensation and may contribute to mould growth, particularly in colder areas and at ground-floor level.

Where the property is to be unoccupied for an extended period, a suitable level of background heating and ventilation should be maintained, where practicable, to help reduce the risk of condensation and associated deterioration.

The walls throughout the majority of the property appear to be of solid masonry construction. Some or all of these walls may perform a structural or load-bearing function, although their precise

structural role could not be confirmed by visual inspection alone.

If you intend to alter, remove or form openings within any of these walls, you should obtain advice from a suitably qualified structural engineer before undertaking the works. Any necessary Building Regulations approval or other statutory requirements should also be established before the works commence.

Although no significant defects were identified on the accessible wall surfaces at the time of our inspection, heavy wallpaper conceals the walls in some areas of the property. Removal of the covering during future redecoration may damage the underlying plaster or expose previously concealed defects.

You should therefore allow for additional preparation, localised plaster repairs and making-good following removal of the covering, where required.

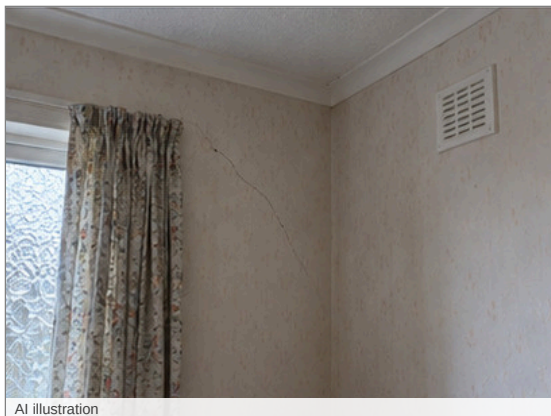


Photo - 73 Front right bedroom - minor fracture noted under the window



Photo - 74 Living room front elevation - minor fractures noted

E4 Floors

The floors comprise a ground-bearing concrete slab at ground-floor level.

2

The ground floor felt uneven underfoot in places. The floor construction was concealed beneath fitted floor coverings and could not be fully inspected, although the unevenness is consistent with an irregular or locally defective concrete floor surface.

The floor coverings should be lifted during refurbishment so that the underlying concrete can be inspected. Localised levelling or repair may be required before new finishes are laid. If more significant cracking, settlement or loss of support is identified once exposed, further investigation should be undertaken.

In older properties, inadequate preparation or compaction of loose hardcore beneath a ground-bearing concrete slab can result in settlement, dipping or distortion of the slab. Such movement can sometimes develop or become apparent many years after the floor was originally constructed.

No evidence of significant settlement or distortion of the concrete slab was identified at the time of our inspection. However, the condition and degree of compaction of the concealed hardcore and sub-base could not be confirmed by visual inspection alone. Although there is no indication of an impending defect, the possibility of future localised settlement cannot be completely ruled out.



AI illustration

Photo - 75 Shower room floor - potential asbestos containing material



AI illustration

Photo - 76 Shower room floor - low moisture reading



AI illustration

Photo - 77 Entrance hall uneven floor

E5 Fireplaces, chimney breasts and flues

The fireplace in the living room is a former open fireplace now containing an electric fire.

3

The fireplace and associated flue were not tested as part of our inspection. The fireplace flue opening has been only partially sealed, leaving gaps around the closure. This arrangement is poorly finished and may allow draughts, debris and moisture-related staining to enter the room from the redundant flue.

If the flue is no longer in use, it should be properly closed off using suitable non-combustible materials while retaining appropriate ventilation to the redundant flue to reduce the risk of condensation forming within the chimney. The surrounding masonry and finishes should be made good at the same time.

An electric fire is currently installed within the opening. The electric fire was not tested as part of our inspection. Before use, the appliance and its electrical connection should be checked by a suitably qualified electrician to establish that they are safe and suitable for continued operation.

Condition rating 2

A chimney stack is present externally towards the rear-left side of the property. Internally, the

corresponding chimney breast or flue route could not be readily traced within the kitchen. The enclosed section adjacent to the fitted oven housing may represent the position of the former chimney breast or flue, although this could not be confirmed without opening up the finishes.

Your legal adviser should confirm whether any chimney breast or supporting masonry has previously been removed or altered and whether the necessary Building Regulations approval or other supporting documentation is available. If alterations have taken place and satisfactory documentation cannot be provided, further investigation by a suitably qualified contractor or structural engineer may be required.

Condition rating 3

Advisory

If you intend to install a new appliance or bring an existing fireplace back into use, the suitability of the existing chimney and flue should first be established.

Older chimneys and flues may not be suitable for modern appliances without repair, modification or relining. The chimney and flue should therefore be inspected and tested by a suitably qualified specialist, who can advise on the appropriate flue arrangement for the proposed appliance. Any necessary Building Regulations requirements should also be established before the works commence.

Older fireplaces and chimney breasts may incorporate asbestos-containing materials (ACMs), including within flue components. The presence or absence of asbestos cannot be confirmed by visual inspection alone.

As a precaution, suspect materials should not be cut, drilled, removed or otherwise disturbed until their composition has been confirmed. Where alteration, repair or removal works are proposed, appropriate sampling and testing should be undertaken by a suitably qualified asbestos professional. Any works involving confirmed asbestos-containing material should then be undertaken in accordance with the specialist's recommendations and applicable safety requirements.

If you intend to remove any remaining chimney breasts, this would constitute a structural alteration and the implications for the supporting structure should first be assessed by a suitably qualified structural engineer.

Any necessary Building Regulations approval should be established before the works commence. Where the works affect a shared wall or structure, your legal adviser should advise on any applicable rights, consents or requirements under the Party Wall etc. Act 1996 and any other relevant legislation.

The accessible chimney masonry was tested using an electronic moisture meter where practicable. The readings were within the expected range for the materials tested.

Moisture-meter readings within chimney masonry can be affected by salts, the composition of the masonry and previous moisture penetration and should therefore be interpreted in conjunction with the visual evidence.

Where elevated or high readings are associated with visible staining, deterioration or defects to the external chimney, the underlying cause should be investigated and addressed.



AI illustration

Photo - 78 Living room fireplace



AI illustration

Photo - 79 Electric fire



AI illustration

Photo - 80 Rear-left chimney stack visible in the loft



AI illustration

Photo - 81 Low moisture reading



AI illustration

Photo - 82 Rear-right chimney stack visible in the loft



AI illustration

Photo - 83 Low moisture reading



AI illustration
Photo - 84 Possible termination point for the rear-left chimney stack

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

The property benefits from a fitted kitchen comprising a range of wall and base units and several integrated appliances. The fittings and appliances were visually inspected where accessible. Concealed areas behind fixed units and appliances could not be fully inspected.

2

The existing fittings are significantly worn and dated. In our opinion, replacement of the fittings should be considered as part of the property's future refurbishment.

You should obtain competitive quotations for the proposed replacement works before committing to the purchase and allow for associated costs including removal, disposal, plumbing, electrical alterations, worktops, flooring, wall finishes and making-good where applicable.

Condition rating 2

Built-in wardrobes are provided within all of the bedrooms. Although the fittings remain generally functional, they are dated and showing general deterioration.

The affected fittings should be maintained and repaired as necessary. Where replacement is required, you should obtain competitive quotations and allow for associated removal, disposal and making-good costs.

Condition rating 2

Advisory

Fixed kitchen units, appliances and bedroom fittings restricted inspection of the wall and floor surfaces behind and beneath them. Concealed areas may contain defects such as dampness, staining, leaking pipework, damaged finishes or deterioration to the unit carcassing.

The condition of these concealed areas could not be confirmed by visual inspection. Where the units or appliances are removed during future refurbishment, the concealed areas should be inspected, and any defects identified should be addressed as necessary.



AI illustration

Photo - 85 Front right bedroom fittings



AI illustration

Photo - 86 Front left bedroom fittings



AI illustration

Photo - 87 Kitchen



AI illustration

Photo - 88 Kitchen

E7 Woodwork (for example, staircase joinery)

The internal doors comprise hollow-core timber doors and metal glazed doors throughout the property. The doors are generally set within softwood door casings with architraves and skirting boards. The window openings are finished with painted timber sills.

3

The internal joinery is in poor condition and has received limited maintenance. Several items exhibit significant wear and deterioration and require repair or replacement. You should obtain competitive quotations for the necessary works and allow for the replacement of the worst-affected items.

The extent of any concealed deterioration could not be established by visual inspection alone, particularly where joinery is covered by paint or other finishes.

The internal door to the front left bedroom, kitchen and living room incorporates glazing at a relatively low level. The glazing does not appear to have visible safety-glazing markings, and its safety specification could not therefore be confirmed by visual inspection.

Where glazing is located in a position considered to be at risk of impact, appropriately specified safety glazing may be required. The glazing should be assessed by a suitably qualified glazing contractor and, where necessary, made safe by replacement with appropriately specified safety

glazing or another suitable tested remedial solution.

There is polystyrene coving to the living room and bedrooms. Expanded polystyrene is a combustible material and, if exposed to fire or significant heat, can contribute to fire spread and may produce hazardous combustion products. Its use as a decorative finish should therefore be considered in the context of the property's overall fire safety arrangements.

We recommend that the polystyrene coving is removed and replaced with a suitable non-combustible or appropriately fire-rated alternative. Removal should be undertaken carefully, as this may damage the underlying ceiling finish and could result in additional plastering, making-good and redecoration costs. You should therefore allow for these associated works when budgeting for the replacement.

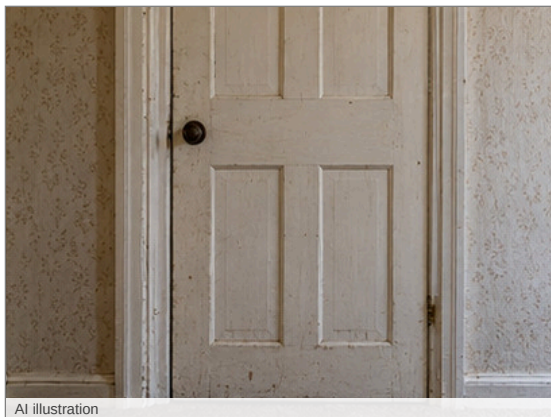


Photo - 89 Typical door



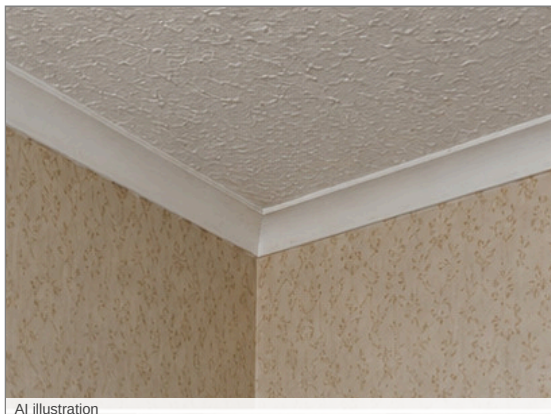
Photo - 90 Typical sill



Photo - 91 Skirting board



Photo - 92 Typical glazed door



AI illustration

Photo - 93 Living room - polystyrene coving

E8 Bathroom fittings

The fittings were visually inspected only and were not subjected to specialist testing. Where replacement is considered necessary, you should obtain competitive quotations before committing to the purchase.

2

The sanitary fittings in the shower room comprise a shower with a glazed screen, a wash hand basin with a vanity unit and a toilet with a close-coupled cistern. The sanitary fittings appeared to be worn and showing general deterioration at the time of our inspection. We recommend the fittings be replaced once you take occupation.

The shower room does not appear to have mechanical extraction ventilation.

Adequate ventilation is important in these areas to remove moisture generated by bathing and showering and to reduce the risk of condensation and mould growth. We recommend that suitable mechanical extract ventilation is installed, where practicable, to discharge moist air to the external environment. The ventilation should be appropriately designed, sized and installed in accordance with the manufacturer's requirements and applicable Building Regulations.

The accessible bathroom wall, ceiling and floor surfaces were tested using an electronic moisture meter where practicable. The readings were generally within the expected range for the materials tested at the time of our inspection.

Moisture-meter readings are indicative rather than definitive and can be affected by the construction and condition of the materials, surface finishes and the presence of salts or other conductive materials. The readings should therefore be interpreted alongside the visual evidence and other findings from our inspection.

Condition rating 2

Advisory

Fixed sanitary fittings, vanity units, bath panels and other built-in components can restrict inspection of the underlying walls, floors and concealed plumbing.

Concealed areas may contain defects such as dampness, staining, leaking pipework or deterioration that could not be identified during our inspection. Where fittings are removed during

future refurbishment, the concealed areas should be inspected and any defects addressed as necessary.

The shower and associated fittings should be cleaned and maintained regularly in accordance with the manufacturer's recommendations. Shower heads and other components should be kept clean to reduce the accumulation of scale, debris and microorganisms.



Photo - 94 Shower room



Photo - 95 Shower room

E9 Other

The internal finishes comprise paint, paper and polystyrene tiles to the ceilings, paint, wallpaper and tiling to the walls and carpet and sheet vinyl to the floors. The internal finishes were generally in poor condition at the time of our inspection.

2

You should budget for redecoration and replacement of floor coverings as part of your initial occupation or future refurbishment works.

Woodchip wallpaper is present on the wall and ceiling surfaces in some areas. Woodchip wallpaper is a textured wall covering incorporating small wood particles within the paper. It was commonly used to provide a textured finish and can also conceal minor irregularities in the underlying surface. Where removal is proposed, care should be taken as the underlying plaster may be damaged or uneven. You should therefore allow for additional preparation, plaster repairs and redecoration following removal.

The woodchip wallpaper may conceal defects or irregularities within the underlying wall or ceiling surfaces. The condition of the concealed plasterwork could not be confirmed by visual inspection. If the wallpaper is removed, the underlying surfaces should be inspected and any defects repaired before redecoration.

Condition rating 2

Advisory

The woodchip wallpaper and/or associated adhesive cannot be assumed to be free from asbestos solely based on its appearance or age.

Where there is reason to suspect that the material or associated finishes may contain asbestos, it should not be sanded, stripped or otherwise disturbed until its composition has been confirmed by appropriate sampling and testing undertaken by a suitably qualified asbestos professional.

Where wallpaper is to be removed, care should be taken to avoid unnecessary damage to the underlying plasterwork.

Prolonged or excessive use of steam-powered wallpaper strippers can soften and damage plaster, particularly in older properties. Removal should therefore be undertaken carefully and by an appropriately experienced contractor where the underlying plaster is fragile or historic.



Photo - 96 Entrance hall



Photo - 97 Front right bedroom



Photo - 98 Entrance hall cupboard



Photo - 99 Front left bedroom



Photo - 100 Living room

F

Services

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

Services

Limitations on the inspection

Our inspection of the property services was visual and non-specialist in nature. We are not specialist mechanical, electrical or services engineers and have not undertaken specialist testing, commissioning or certification of the installations.

The comments made within this Report regarding the services should therefore be regarded as general observations based on the accessible and visible components at the time of our inspection and are not a comprehensive assessment of the condition, performance, safety or compliance of the installations. Concealed defects or faults may be present.

The water supply was isolated at the time of inspection. As a result, the operation of the plumbing installation, sanitary fittings, taps, toilets, showers, hot water system and associated pipework could not be checked. We were therefore unable to confirm whether the system is free from leaks, blockages or other operational defects.

The water supply should be reinstated and the installation checked in normal operation before legal commitment or, where this is not possible, as soon as practicable after occupation. Any defects identified should be investigated and repaired by a suitably qualified contractor.

Where specific concerns are identified, or where greater assurance is required, we recommend that the relevant installation is inspected and tested by a suitably qualified and appropriately registered specialist before exchange of contracts. You should also obtain copies of any available servicing records, inspection reports, test certificates and warranties through your legal advisers.



F1 Electricity

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

The mains electrical intake was identified within the cupboard in the hallway. The distribution board (consumer unit) is located adjacent to the mains intake and is of older design.

3

The consumer unit and accessible electrical installation were visually inspected only. The condition, adequacy and compliance of the concealed installation, wiring and associated components could not be confirmed by visual inspection alone. No obvious evidence of previous electrical testing was identified.

The electrical switches and sockets are generally recessed throughout the property. The accessible electrical fittings appeared to be in worn condition at the time of our inspection.

The fittings should be maintained as part of the property's ongoing maintenance, with damaged, defective or loose components repaired or replaced as necessary. Where significant deterioration is present, you should obtain competitive quotations for the necessary works.

There appear to be relatively few socket outlets within the property for modern domestic requirements. This is not necessarily a defect with the existing electrical installation, but it may

result in increased reliance on extension leads and trailing cables. You may wish to consider installing additional socket outlets to suit your intended use of the property. Any alterations should be designed and undertaken by a suitably qualified electrician.

The electrical intake and distribution equipment is dated and incorporates older MEM switchgear together with later additions. The arrangement appears to have been altered over time and includes a mixture of older and more modern components and surface-mounted wiring.

The electrical installation should be inspected and tested by a suitably qualified electrician before legal commitment, particularly if a satisfactory recent Electrical Installation Condition Report (EICR) is not available. Allowance should be made for upgrading or replacing dated components and carrying out any remedial works identified by the electrician. The consumer unit is of an older design and does not appear to incorporate modern residual current device (RCD) protection. The age and configuration of the consumer unit indicate that the installation may not provide the same level of protection as a modern electrical installation.

The consumer unit and associated electrical installation should be inspected and tested by a suitably qualified electrician. Where the existing consumer unit is found to be unsuitable or additional protective measures are considered necessary, it should be upgraded or replaced as appropriate.

Electrical installation work should be undertaken only by a suitably competent and appropriately qualified person. Certain electrical work is subject to statutory requirements and, depending upon the nature and location of the work, may require notification or certification. You should therefore instruct a suitably qualified electrician for any significant alteration, repair, testing or upgrading of the electrical installation. Appropriate certification should be obtained for relevant works and retained with the property's records.

Some older electrical components and associated materials, including certain cable insulation, may contain asbestos-containing material (ACM). The presence or absence of asbestos cannot be confirmed by visual inspection alone.

The suspect materials should not be drilled, cut, sanded, removed or otherwise disturbed until their composition has been confirmed. Where electrical works may disturb the materials, appropriate sampling and testing should be undertaken by a suitably qualified asbestos professional, with the electrical works then carried out in accordance with the specialist's recommendations and applicable safety requirements.



Photo - 101 Incoming main and meter



Photo - 102 Distribution board



AI illustration

Photo - 103 Potential asbestos containing material

F2 Gas/oil

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

The property has a mains gas supply. The gas meter and control valve are located in the external box.

3

The external gas meter box/housing is weathered and requires repair or replacement. The defective enclosure may provide inadequate protection to the meter and associated controls and could allow further deterioration. Repair or replacement is recommended.

The gas installation was noted to have no visible earth bonding connection at the gas meter. Main bonding is intended to reduce the risk of electric shock by ensuring that metallic services are maintained at substantially the same electrical potential in the event of an electrical fault. The bonding arrangement could not be confirmed as compliant during the inspection. You should therefore instruct a suitably qualified electrician to inspect the installation and, where necessary, provide or upgrade the main protective bonding in accordance with the current requirements. No attempt should be made to alter the gas installation itself.

The accessible gas installation was visually inspected only. No specialist testing of the gas installation, pipework, appliances or safety controls was undertaken. The accessible pipework appeared to be in satisfactory condition with no obvious defects noted at the time of inspection.

A current Gas Safety Certificate was not made available for review. You should obtain and review the relevant gas safety documentation and, where appropriate, arrange for the installation to be inspected by a suitably qualified Gas Safe registered engineer.

The gas supplier is generally responsible for the supply pipework up to the meter, with the property owner responsible for the installation downstream of the meter. The precise extent of responsibility should be confirmed with the gas supplier.



AI illustration

Photo - 104 Gas meter and shut off valve



AI illustration

Photo - 105 External box

F3 Water

There is an independent mains water supply to the property. The external stop valve is located on the public highway.

2

Internally, the stop valve is beneath the kitchen sink. The stop valve should be clearly identified and readily accessible for emergency use. It should also be operated periodically to reduce the risk of seizure.

The water supply was isolated at the time of inspection. The water installation could not therefore be fully assessed under normal operating conditions, and concealed or intermittent leaks may not have been apparent. The water supply should be reinstated and the installation checked by a suitably qualified person to confirm that it operates satisfactorily and that there are no significant leaks.

The age of the property suggests that the incoming water main may incorporate lead pipework. The material of the concealed incoming supply could not be confirmed during this non-invasive inspection. Lead pipework is no longer generally used for new installations.

Where confirmation is required, the incoming supply should be inspected and/or tested by an appropriately qualified specialist. Replacement may be considered where lead pipework is confirmed.

Condition rating: not inspected

A water storage tank is located within the loft space. The tank is constructed from plastic. The tank has an appropriate cover and is adequately insulated.

A header tank is located within the loft space. The tank is constructed from plastic. The tank does not have a suitable cover and is adequately insulated. A suitable close-fitting lid should be provided to protect the stored water from contamination and debris.

The property has a traditional vented hot water/heating system. The larger cold-water storage tank supplies cold water to the relevant domestic outlets, while the smaller header tank supplies the heating system and accommodates expansion within the system. The precise configuration and function of the system were not confirmed by specialist testing.

Condition rating 2



Photo - 106 External stop valve (assumed)



Photo - 107 Water isolated



Photo - 108 Under sink cupboard



Photo - 109 Low moisture reading



Photo - 110 Internal stop valve



Photo - 111 Primary water tank



AI illustration

Photo - 112 Secondary water tank

F4 Heating

The property benefits from a vented central heating system provided by a gas-fired boiler located in the loft. The boiler flue passes through the external wall to discharge combustion products to the external environment.

3

The system incorporates a cold-water feed and expansion cistern, together with associated vent pipework. The hot water cylinder and associated storage arrangements are described separately within Section F5 of this Report.

The boiler and accessible heating components appeared to be modern and in satisfactory condition at the time of our inspection. The system was not subject to specialist testing.

You should obtain any available servicing records, safety certificates and warranty documentation through your legal adviser. Where a recent service or appropriate inspection cannot be confirmed, the system should be inspected and tested by a suitably qualified Gas Safe registered engineer before exchange of contracts.

Pressed-metal radiators are installed throughout the property, served by 15mm copper pipework which is largely surface-mounted. The radiators appeared generally worn and showing signs of deterioration at the time of our inspection.

The radiators and associated pipework should be maintained as part of the property's ongoing maintenance, with defective or corroded components repaired or replaced as necessary. The radiators were not subject to specialist performance testing.

The radiators are mostly fitted with thermostatic radiator valves (TRVs), which provide individual temperature control to the radiators. The TRVs were modern and in satisfactory condition at the time of our inspection. Defective valves should be repaired or replaced as necessary.

The central heating and/or hot water is controlled via a wall-mounted thermostat. The thermostat appeared to be modern and in satisfactory condition at the time of our inspection. The control system was not subject to specialist testing. The thermostat and associated controls should be maintained and replaced or upgraded as necessary to provide effective control of the heating system.

Advisory

AI-ILLUSTRATED SAMPLE | All property images are fictional illustrations - not inspection evidence

Your legal adviser should establish whether the boiler benefits from a transferable warranty or guarantee and obtain copies of any relevant documentation. The terms, duration and transferability of any warranty should be confirmed before exchange of contracts.

Your legal adviser should establish whether the boiler installation and associated flue works required Building Regulations notification and, where applicable, obtain the relevant compliance or completion documentation.

Where appropriate documentation is unavailable, your legal adviser should establish whether alternative evidence of compliance or retrospective regularisation is available.

Condensation within a property is influenced by a combination of heating, ventilation, insulation, surface temperatures, occupancy and day-to-day activities that generate moisture.

Inadequate heating or ventilation can increase internal humidity and the risk of condensation, particularly on colder surfaces such as windows, external walls, corners and areas behind furniture. Periods of cold weather and prolonged vacancy can also affect the internal environment.

The heating and ventilation systems should be operated and maintained appropriately, with adequate ventilation provided to moisture-producing areas. Where condensation or mould persists, the underlying causes should be investigated rather than simply treating the affected surfaces.



Photo - 113 Boiler flue

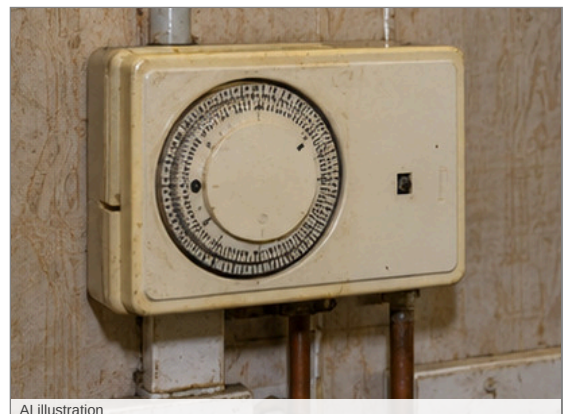


Photo - 114 Heating and hot water controls



Photo - 115 Typical radiator



Photo - 116 TRV



Photo - 117 Boiler



Photo - 118 Boiler controls

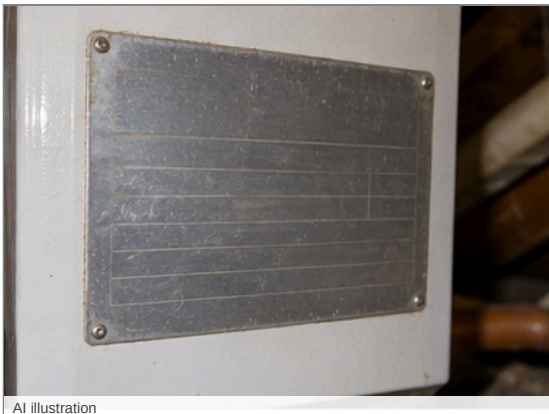


Photo - 119 Model

F5 Water heating

The main gas-fired boiler provides domestic hot water to a hot water storage cylinder located within the loft.

3

The cylinder and accessible associated pipework appeared to be in fair condition at the time of our inspection. The system was not subject to specialist testing.

You should obtain any available servicing, installation and maintenance records. The boiler, cylinder and associated hot water installation should be inspected and tested by suitably qualified Gas Safe specialists where greater assurance regarding condition, performance and safe operation is required.



AI illustration

Photo - 120 Hot water cylinder

F6 Drainage

Underground Drainage

2

The accessible underground drainage could not be fully inspected because much of the installation is concealed below ground. The configuration, condition and integrity of concealed drainage runs could not therefore be confirmed by visual inspection.

Where there are concerns regarding the drainage installation, or where greater assurance is required, a CCTV drainage survey should be undertaken by a suitably experienced drainage contractor before exchange of contracts.

The property is connected to the public sewer. The accessible drainage appears to comprise a combined system serving both foul and surface water.

The precise configuration and extent of the drainage system could not be established by visual inspection alone. Your legal adviser should make appropriate enquiries with the relevant water and sewerage undertaker regarding the adopted drainage arrangements and any shared or private sections serving the property.

The inspection chamber was lifted as part of our inspection. The accessible drainage channels were generally partially silted, with no significant standing water noted at the time of our inspection.

The condition of the concealed drainage runs could not be confirmed from the chamber alone. Where there are signs of restriction, defective flow or other concerns, the drainage should be inspected and cleaned or repaired as necessary by a suitably experienced drainage contractor.

The left-hand inspection chamber shows localised cracking/fracturing to the benching/channel surround adjacent to the drainage pipe. This may allow further deterioration of the chamber finish and could potentially affect the smooth passage of waste or permit leakage if the defect extends through the chamber construction.

The damaged area should be repaired by a suitable drainage contractor, with the chamber cleaned out and the fractured benching made good using an appropriate waterproof repair mortar. The chamber and adjoining drainage runs should also be checked at the time of repair for any further defects.

The drainage from the property appears to connect to the public sewer network. Responsibility for individual sections of drainage depends upon whether the relevant section is adopted, shared or private and its precise location.

Your legal adviser should make appropriate enquiries with the relevant water and sewerage undertaker to establish the ownership, adoption status and maintenance responsibilities for the drainage serving the property.

Drainage serving the subject property only may remain the responsibility of the property owner, depending upon its location and legal status.

Condition rating 2

Above-ground Drainage

Where visible, the sanitary appliances within the property are connected to plastic waste pipes and traps. The external pipework was noted to be in worn condition.

The external pipework should be replaced when the corresponding fitting is renewed, as appropriate. The accessible internal waste pipework was noted to be in worn condition. The pipework should be replaced when the corresponding fitting is renewed, as appropriate.

A minor foul odour was noted within the shower room at the time of inspection. The source could not be confirmed. The property was unoccupied, which can allow water within traps to evaporate and permit drainage odours to enter the accommodation. We were also unable to establish the ventilation arrangement serving the foul drainage system.

The sanitary fittings should be used and the traps replenished with water once the property is occupied. If the odour persists, the drainage system should be investigated by a competent drainage contractor, including checking the traps, waste connections and the provision and operation of the soil and vent pipe or any air admittance valve.

The above-ground drainage pipes discharge to the underground drainage system through several gullies. The gullies are partly blocked and do not have suitable covers.

Defective or obstructed gullies can restrict surface-water drainage and may result in localised ponding or overflow. The affected gullies should be cleared of debris and fitted with suitable covers as appropriate.

Condition rating 2

Advisory

Where greater assurance is required, a CCTV drainage survey should be undertaken by a suitably experienced drainage contractor before exchange of contracts.

Inspection chambers, gullies and accessible drainage components should be kept clear and inspected periodically as part of the property's routine maintenance.

Cleaning, rodding or jetting should be undertaken where necessary to maintain effective drainage and in response to signs of blockage or restricted flow. Periodic repairs may be required as the system ages.



AI illustration

Photo - 121 Left gully



AI illustration

Photo - 122 Left inspection chamber



AI illustration

Photo - 123 Shower room internal waste



AI illustration

Photo - 124 Kitchen - external waste and gully



AI illustration

Photo - 125 Rear left downpipe gully blocked

F7 Common services

None in this property.

NI

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

We have not undertaken a specific inspection for Japanese knotweed or other invasive plant species. Any significant or readily apparent invasive vegetation observed during the inspection of the grounds has been reported where appropriate; however, the absence of such observations should not be taken as confirmation that Japanese knotweed or other invasive species are not present. If this is of particular concern, we recommend that you obtain an inspection and report from a suitably qualified specialist.

We have not undertaken a review of geological, historical or Ordnance Survey mapping and have not carried out investigations into the previous use of the site. Accordingly, this inspection does not provide an assessment of the underlying ground conditions, ground stability, contamination or other potential land-related issues that may affect the property. Your legal advisers should make the appropriate enquiries and searches regarding the site's history, ground conditions, contamination, environmental matters and any other relevant land-related risks.

The external grounds were inspected where readily accessible and safe to do so. Areas requiring access at height were inspected from ground level and, where considered safe and appropriate, using a 3.0m retractable ladder. No inspection was undertaken where access could not be safely achieved or where access was obstructed or otherwise restricted.



G1 Garage

There is no garage with this property.

NI

G2 Permanent outbuildings and other structures

None identified

NI

G3 Other

The front boundary wall is of low-level masonry construction. Localised damage was noted, including loose and displaced masonry units adjacent to the entrance. The affected sections are unstable and may deteriorate further or become dislodged.

2

The loose masonry should be carefully dismantled and rebuilt, with defective bricks replaced as necessary and the joints repointed to provide a stable and durable finish. The remainder of the boundary wall should also be checked for any further loose or unstable sections at the time of repair.

Condition rating 2

There is a section of paved driveway to the front of the property. The surface was uneven and weathered at the time of our inspection. The surface should be repaired, repointed and professionally cleaned within six months.

Condition rating 2

There is a section of hardstanding driveway to the left-hand side of the property. The surface was uneven, weathered and cracked at the time of our inspection. The surface should be repaired and professionally cleaned soon.

Condition rating 2

There is a section of paved patio to the rear of the property. The surface was uneven and weathered at the time of our inspection. The surface should be repaired, repointed and professionally cleaned within six months.

Condition rating 2

The rear garden is heavily overgrown with dense vegetation and ground cover. This prevented safe and reasonable access across much of the garden and significantly restricted our inspection of the ground surfaces, boundaries, retaining features, drainage arrangements and any structures or defects concealed by the vegetation.

We cannot therefore confirm the condition of these areas. The vegetation should be cut back, and the garden cleared sufficiently to allow the concealed areas to be inspected. Further defects may become apparent once access is improved.

Condition rating: not inspected



AI illustration

Photo - 126 Front boundary



AI illustration

Photo - 127 Loose masonry



AI illustration



AI illustration

Photo - 128 Paved driveway



Photo - 130 Rear patio

Photo - 129 Left-hand driveway (shared)



Photo - 131 Rear garden - no access

H

Issues for your legal advisers

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

Issues for your legal advisers

H1 Regulation

The first national building standards were introduced through the Building Regulations 1965. The Building Act 1984 subsequently established the principal statutory framework for building regulations in England and Wales. The modern building regulations regime is generally expressed in terms of functional requirements, setting out the required performance of building work rather than prescribing a particular method of construction. The Approved Documents provide practical guidance on ways of demonstrating compliance with the applicable requirements.

Where building work appears to have been undertaken that may have required Building Regulations approval, we recommend that the relevant building control approval and completion documentation are obtained where available. If a Building Regulations completion certificate or other appropriate evidence of compliance has not been provided, your legal adviser should establish the regulatory history of the works and advise on any implications. The absence of a completion certificate does not, in itself, establish that the work is defective or non-compliant, but further enquiries may be appropriate where the necessary documentation cannot be located.

Evidence of injected cavity wall insulation was identified, indicated by regularly spaced areas of localised repair to the mortar joints, consistent with previous injection works. The type, extent and condition of the insulation could not be confirmed during our visual inspection. Your legal adviser should establish the type of insulation installed and request any available Building Regulations completion certificate, installation certification and insurance-backed guarantee or warranty.

Your legal adviser should confirm whether any chimney breast or supporting masonry has previously been removed or altered and whether the necessary Building Regulations approval or other supporting documentation is available. If alterations have taken place and satisfactory documentation cannot be provided, further investigation by a suitably qualified contractor or structural engineer may be required.

You should obtain any available servicing records, safety certificates and warranty documentation through your legal adviser. Where a recent service or appropriate inspection cannot be confirmed, the system should be inspected and tested by a suitably qualified Gas Safe registered engineer before exchange of contracts.

Your legal adviser should establish whether the boiler installation and associated flue works required Building Regulations notification and, where applicable, obtain the relevant compliance or completion documentation.

H2 Guarantees

Evidence of injected cavity wall insulation was identified, indicated by regularly spaced areas of localised repair to the mortar joints, consistent with previous injection works. The type, extent and condition of the insulation could not be confirmed during our visual inspection. Your legal adviser should establish the type of insulation installed and request any available Building Regulations completion certificate, installation certification and insurance-backed guarantee or warranty.

Your legal adviser should establish whether the boiler benefits from a transferable warranty or guarantee and obtain copies of any relevant documentation. The terms, duration and transferability of any warranty should be confirmed before exchange of contracts.

H3 Other matters

We have been advised by the estate agent that the property is freehold. Your legal adviser should confirm the tenure and explain any associated rights, obligations and restrictions.

Parts of the property appear to be shared with or serve the neighbouring property, including the left-hand driveway. Your legal adviser should confirm the ownership, rights of access and respective maintenance and repair responsibilities. You may require the adjoining owner's agreement before undertaking certain repairs or alterations.

The adjoining property has been extended into the roof space to form a loft conversion, with a dormer structure constructed close to the party wall. Such works may have involved alterations to the shared wall, roof structure and associated supports.

Your legal adviser should confirm whether the works were carried out with the necessary Building Regulations approval and whether any Party Wall etc. Act 1996 procedures or agreements were required and completed. Any documentation relating to the loft conversion and works affecting the party wall should be obtained and reviewed before legal commitment.



Photo - 132 Shared driveway



Photo - 133 Neighbours loft conversion

Before undertaking any repair, alteration or removal works to the shared chimney stack, you should obtain appropriate legal advice and liaise with the adjoining owner to ensure that the necessary consents, notices or agreements are obtained where required.

The rainwater gutters and downpipes are shared with the adjoining property. Your legal adviser should confirm your rights and obligations in relation to their ownership, maintenance, repair and replacement, together with any rights of access required to undertake future works.

Your legal adviser should make appropriate enquiries with the relevant water and sewerage undertaker to establish the ownership, adoption status and maintenance responsibilities for the drainage serving the property.



Risks

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

Risks

I1 Risks to the building

The property may be founded on shrinkable clay soils, which can be susceptible to volumetric changes in response to variations in moisture content. Such changes can result in ground movement and, in some circumstances, may contribute to foundation movement or damage to buildings.

Outward displacement of the rear elevation masonry was identified as described in Section D4. Its cause remains unconfirmed and foundation movement cannot be ruled out by this visual inspection. A structural engineer should assess the movement and advise on any necessary further investigations and remedial works before legal commitment. The underlying ground conditions and foundations were not investigated as part of this survey.

Where significant trees or other vegetation are present close to the property, their potential contribution to changes in soil moisture should also be considered. Where there are concerns regarding ground conditions or movement, further investigation by an appropriately qualified structural or geotechnical professional may be appropriate.

The main roof slopes show moderate unevenness. Further investigation is recommended to establish the cause and extent of the distortion. See Section E1 for further information.

Outward movement is evident in the lower section of the rear elevation masonry at more than one location. At the areas measured, the face of the wall projects beyond the alignment of the masonry above by approximately 20–25 mm. The displacement therefore does not appear to be confined to a single isolated section.

Where practicable, a vertical separation of approximately 150mm should generally be maintained between the DPC and adjoining external ground levels. We recommend that you budget for reducing the external ground level to provide an appropriate separation from the DPC and help maintain its effectiveness. The revised ground level should also provide suitable falls and drainage away from the building.

The shower room does not appear to have mechanical extraction ventilation.

Where there are concerns regarding the drainage installation, or where greater assurance is required, a CCTV drainage survey should be undertaken by a suitably experienced drainage contractor before exchange of contracts.

I2 Risks to the grounds

We recommend that trees and shrubs in proximity to the property are appropriately managed, having regard to their size, species, condition and proximity to the building and underground services. Tree work should be undertaken in accordance with the principles of BS 3998:2010, *Tree work – Recommendations*, where applicable.

Appropriate management may reduce the potential for excessive changes in soil moisture content associated with vegetation, particularly where shrinkable clay soils are present. Such changes can contribute to ground movement and, in some circumstances, may affect building foundations, paving and underground services.

Where there are concerns regarding the condition, stability or management of trees, advice should be obtained from a suitably qualified arboriculturist or tree specialist. Tree work should also take account of any applicable tree preservation orders, conservation-area controls or other statutory restrictions.

Climate change may affect future ground conditions and the ability of some soils to provide a stable base for buildings. This is particularly relevant where properties are founded on shrinkable clay soils, as changes in temperature and rainfall patterns may alter soil moisture content and increase the potential for shrinkage and swelling.

Our survey provides an assessment of the property's condition at the time of our inspection, together with an indication of how identified defects or risks may develop. It cannot predict future changes in ground conditions or confirm that the property will remain unaffected by ground movement.

You should ensure that suitable buildings insurance is maintained, including appropriate cover for subsidence and other forms of ground movement, subject to the terms, conditions and exclusions of the policy.

I3 Risks to people

Where current safety or inspection certificates are not available for the electrical and gas installation, we recommend that a suitably qualified and competent specialist inspect and test the relevant installation before exchange of contracts, where appropriate. Any defects or safety issues identified should be rectified as necessary and appropriate certification obtained.

Given the age and construction of the property, asbestos-containing materials (ACMs) may be present. Potential asbestos-containing materials identified during our inspection have been highlighted and photographed within the relevant sections of this report. However, our inspection was not an asbestos survey, and we cannot confirm the presence or absence of asbestos-containing materials that were concealed, inaccessible or not readily identifiable.

Asbestos-containing materials should not be disturbed, cut, drilled, sanded or otherwise damaged unless their condition and asbestos content have been appropriately assessed. Where the property is to be altered, refurbished, or demolished, a suitably competent asbestos professional should undertake an asbestos survey appropriate to the proposed works before intrusive work commences.

Where asbestos-containing materials are identified, their condition, accessibility and proposed management or removal should be assessed by an appropriately qualified specialist. The presence of suspected asbestos should be taken into account when obtaining quotations for future repair, alteration or refurbishment works.

The smoke detection system is battery-operated. We recommend that the fire detection and alarm system be reviewed and, where necessary, upgraded to provide an appropriate level of protection in accordance with the relevant requirements of BS 5839. You should obtain advice from a suitably qualified fire alarm specialist regarding the appropriate system for the property and any necessary upgrades.

The main roof undercloak may contain asbestos-containing material (ACM). The material should not be disturbed, cut, drilled, sanded or otherwise damaged until its composition has been confirmed. Where works are proposed that may affect the material, appropriate asbestos testing and/or an asbestos survey should be undertaken by a suitably qualified asbestos professional.

The water butt and associated overflow arrangements should be maintained to ensure that excess water is

safely discharged away from the building. Where the existing arrangement does not provide adequate overflow or drainage, we recommend that the downpipe is connected to a suitable surface water drainage system or other appropriate means of disposal, subject to the existing drainage arrangements and any necessary approvals.

The low-level glazing to the living room windows does not appear to be safety glazing, as no visible safety marking was identified at the time of our inspection. Low-level glazing can present a significant injury risk if a person falls or collides against the glass, particularly where the glazing is located in or adjacent to a door, circulation area or other location where impact is reasonably foreseeable.

No visible safety-glazing markings were identified on the glazing in the inner entrance door. The type and safety specification of the glazing could therefore not be confirmed by visual inspection. Where glazing is located in a position considered to be at risk of impact, appropriate safety glazing may be required.

The secondary weathering membrane is suspected of containing asbestos. The presence or absence of asbestos cannot be confirmed by visual inspection alone.

The living room ceiling is finished with a polystyrene tile.

Older fireplaces and chimney breasts may incorporate asbestos-containing materials (ACMs), including within flue components. The presence or absence of asbestos cannot be confirmed by visual inspection alone.

The internal door to the front left bedroom, kitchen and living room incorporates glazing at a relatively low level. The glazing does not appear to have visible safety-glazing markings, and its safety specification could not therefore be confirmed by visual inspection.

There is polystyrene coving to the living room and bedrooms. Expanded polystyrene is a combustible material and, if exposed to fire or significant heat, can contribute to fire spread and may produce hazardous combustion products. Its use as a decorative finish should therefore be considered in the context of the property's overall fire safety arrangements.

The woodchip wallpaper and/or associated adhesive cannot be assumed to be free from asbestos solely based on its appearance or age.

Some older electrical components and associated materials, including certain cable insulation, may contain asbestos-containing material (ACM). The presence or absence of asbestos cannot be confirmed by visual inspection alone.

The gas installation was noted to have no visible earth bonding connection at the gas meter. Main bonding is intended to reduce the risk of electric shock by ensuring that metallic services are maintained at substantially the same electrical potential in the event of an electrical fault. The bonding arrangement could not be confirmed as compliant during the inspection. You should therefore instruct a suitably qualified electrician to inspect the installation and, where necessary, provide or upgrade the main protective bonding in accordance with the current requirements. No attempt should be made to alter the gas installation itself.

I4 Other risks or hazards

Your legal adviser should make appropriate enquiries with the relevant local planning authority regarding planning applications, proposed development, redevelopment or changes of use in the vicinity of the property which may affect the property or its future enjoyment. This should include any relevant adopted or emerging planning policies and proposals where appropriate.

If you intend to proceed with the purchase after reading and considering this report, we recommend that you provide a copy of the report to your legal adviser as soon as possible. Your legal adviser should be asked to consider the whole of Section I – Risks, together with any other matters identified within the report, and advise you on their legal implications.

The windows are externally beaded. Externally beaded windows have glazing beads fitted to the external face of the frame to retain the sealed glazing units. Depending upon the design and security features of the window system, externally accessible glazing beads may be capable of being removed from outside, potentially allowing the glazing unit to be removed and providing a possible means of access to the property.

Evidence of rodent activity was identified within the accessible areas of the loft space. We did not identify any obvious signs of current rodent activity at the time of our inspection.

The electrical installation should be inspected and tested by a suitably qualified electrician before legal commitment, particularly if a satisfactory recent Electrical Installation Condition Report (EICR) is not available. Allowance should be made for upgrading or replacing dated components and carrying out any remedial works identified by the electrician. The consumer unit is of an older design and does not appear to incorporate modern residual current device (RCD) protection. The age and configuration of the consumer unit indicate that the installation may not provide the same level of protection as a modern electrical installation.

J

Energy matters

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

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

J

Energy matters

J1 Insulation

The insulation provision within the property appears to be generally consistent with its age and type of construction, insofar as it could be established during our inspection. The insulation to the roof void was visible.

Where practical, you may wish to consider improving the thermal insulation of the roof void as part of future refurbishment or improvement works. Any insulation upgrades should be designed having regard to the construction and condition of the building, ventilation requirements and the potential for condensation or trapped moisture.

Where insulation is concealed within walls, floors or roofs, we have not confirmed its presence, thickness or continuity unless specifically stated elsewhere in this report.

J2 Heating

The property is heated by a gas-fired heating system. The system provides heating to radiators.

The energy efficiency of the heating system will depend upon the age and efficiency of the boiler or heat source, the heating controls, insulation provision, heat-emitter sizing and the way the system is operated. We have not undertaken an energy assessment or calculated the property's energy consumption.

J3 Lighting

Natural light is provided by windows throughout the property. The level of natural lighting will vary according to the size and orientation of the openings, room layout, surrounding buildings and external vegetation.

Artificial lighting is provided by pendant light fittings and ceiling-mounted fittings throughout the property.

The light fittings were fitted with low-energy lamps at the time of our inspection. Where older or less energy-efficient lamps are installed, consideration should be given to replacing them with suitable LED lamps or fittings as part of routine maintenance or future refurbishment.

Where replacement lighting is undertaken, the new fittings should be selected having regard to the intended use of each room, light output, energy efficiency and compatibility with the existing electrical installation.

J4 Ventilation

Natural ventilation is provided by openable windows. Mechanical ventilation is provided by extract fans in the kitchen.

Ventilation through open windows can result in the loss of heated air during colder weather. Where energy efficiency is being improved, consideration should be given to providing appropriate controlled ventilation rather than relying solely upon intermittent window opening.

Adequate ventilation is necessary to maintain indoor air quality and control moisture. However, excessive

uncontrolled ventilation can increase heat loss and energy consumption. Any improvements to the property's thermal performance should therefore retain or provide adequate controlled ventilation.

No mechanical extraction was noted in the shower room. Consideration should be given to providing suitable mechanical ventilation where required. Any new system should be selected having regard to ventilation requirements, energy efficiency, noise and the intended use of the room.

Condensation

Condensation risk can generally be reduced by maintaining appropriate levels of insulation, heating and controlled ventilation. Improving the thermal performance of the building can help to maintain warmer internal surface temperatures and reduce the potential for surface condensation.

Adequate ventilation is also important to remove moisture generated through normal occupation, particularly in kitchens, bathrooms and utility areas. Where mechanical extraction is provided, extract fans should be kept operational and appropriately maintained. Older or inefficient fans may be replaced with modern, low-energy units incorporating suitable timer or humidity controls.

Opening windows can provide useful short-term purge ventilation, particularly following activities that generate high levels of moisture. However, prolonged window opening during cold weather can result in unnecessary heat loss. Where energy-efficiency improvements are undertaken, consideration should therefore be given to maintaining effective, controlled ventilation rather than relying solely on opening windows.

This is particularly important where additional insulation or improvements to the airtightness of the building are proposed, as these measures can reduce uncontrolled air leakage. Adequate ventilation should be retained to control moisture and maintain satisfactory indoor air quality.

The appropriate balance between insulation, heating, airtightness and ventilation will depend upon the property's construction, age and method of construction. For traditionally constructed or solid-wall properties, energy-efficiency improvements should be carefully designed to avoid adversely affecting the building's moisture performance.

J5 General

Potential energy-efficiency improvements may include loft insulation, improved glazing, improved external doors and renewable-energy technology.

Improvements should be prioritised having regard to the construction and condition of the building. In older or traditionally constructed properties, inappropriate insulation or energy-efficiency measures can increase the risk of trapped moisture, condensation or deterioration of the building fabric.

Where future refurbishment works are undertaken, consideration should be given to improving the energy efficiency of the affected parts of the building. Improvements should be properly designed and should take account of ventilation, moisture movement, thermal bridging and the existing construction.

Consideration could be given to renewable or low-carbon energy improvements, including solar photovoltaic panels and other appropriate technology. The suitability and potential benefits of any such installation would depend upon the property's orientation, roof area, insulation, heating requirements, available space and existing services.

A suitably qualified energy or building-services professional should assess the feasibility and likely benefits before installation.

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

1272420

Qualifications

MRICS

Company

Stratful Associates Ltd

Address

8 Giffin Way, Sawbridgeworth, Hertfordshire, CM21 0DW

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Property address

Example property
Address withheld

Client's name

Example client

Date the report was produced

Example only

Anonymised example report - provided for illustration only.

Signature

Signature omitted
from sample



What to do now

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

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

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

The service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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

The report

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

Condition ratings

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

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

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

Energy

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

Issues for legal advisers

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

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

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

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

Risks

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

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

Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

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

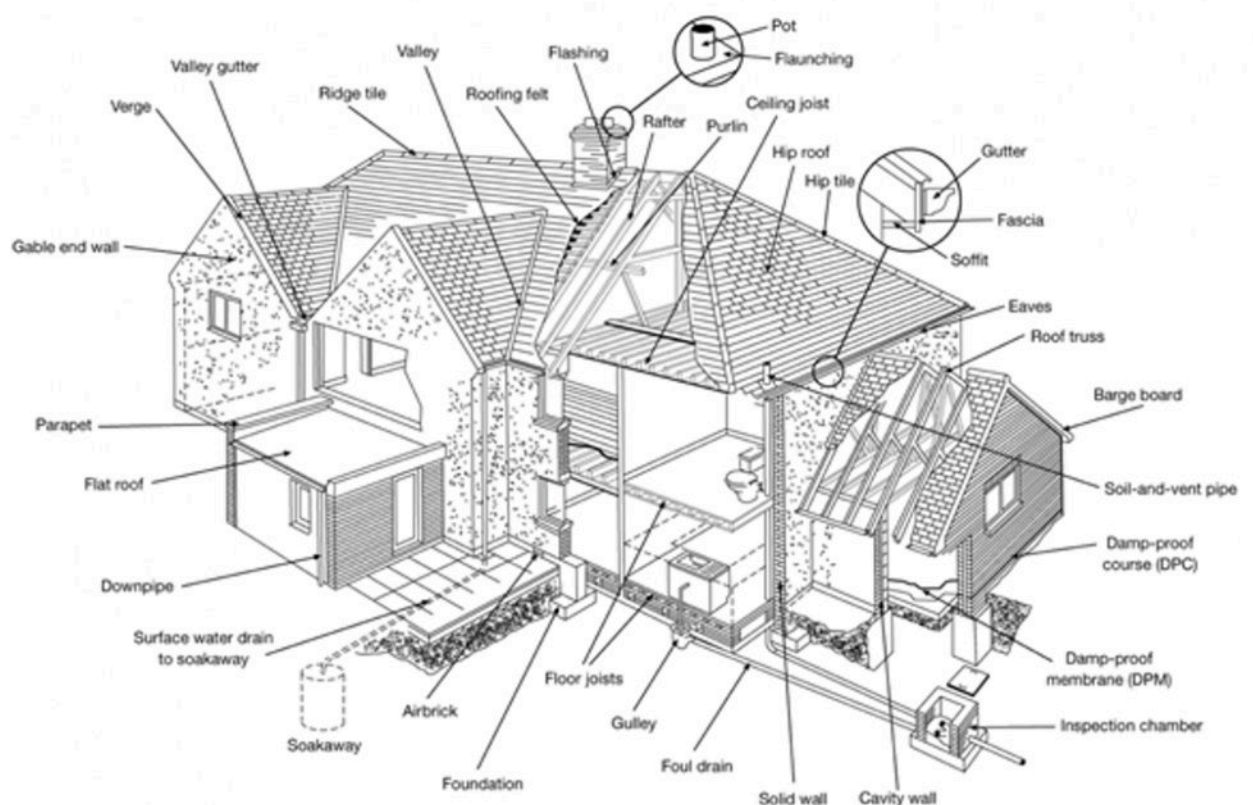
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Typical house diagram

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Typical house diagram

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



RICS disclaimer

You should know...

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

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

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