

RICS
Building Survey

Property address

Client's name

Date of inspection



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* Please read the entire report in order

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In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism.

Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

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A

Introduction to the report

This Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in the report, you do this at your own risk.

The Building Survey aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning repairs, maintenance or upgrading the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

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

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

Property address

B

About the inspection

| | | | |
|---|--|-------------------------|----------|
| Surveyor's name | Tony McKenty | | |
| Surveyor's RICS number | 6800578 | | |
| Company name | 3 Counties Surveying Limited | | |
| Date of the inspection | 01 October 2020 | Report reference number | QA553059 |
| Related party disclosure | I am not aware that there any conflicts of interest as defined in the RICS Valuation Standards and the RICS Rule of Conduct. | | |
| Full address and postcode of the property | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Weather conditions when the inspection took place | At the time of our inspection it was dry following a few weeks of mixed weather. | | |
| The status of the property when the inspection took place | The property was occupied and furnished. The floors were extensively covered and cupboards were full of stored items at the time of our inspection. This prevented a detailed inspection of some of the areas of the property. | | |
| Property address | | | |


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B About the inspection (continued)

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

| | |
|-----------|--|
| 3 | Defects that are serious and/or need to be repaired, replaced or investigated urgently. |
| 2 | Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way. |
| 1 | No repair is currently needed. The property must be maintained in the normal way. |
| NI | Not inspected (see 'Important note' below). |

Important note: We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

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. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.



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

Property address

This section provides our overall opinion of the property, highlights areas of concern, and summarises the condition ratings of different elements of the property (with only the worst rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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

Overall opinion

Due to the age of the property a degree of ongoing maintenance should be anticipated.

The report contains advice on the overall condition of the property and is not an inventory of every single defect, some of which would not significantly affect the value of the property. Please see the terms of engagement.

The survey revealed several defects of a serious nature which warrant immediate further investigation. These have been highlighted with the report. You are advised not to proceed with purchase until these defects have been fully investigated and you are made aware of your future liabilities.

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| Section of the report | Element number | Element name |
|-------------------------|----------------------|---|
| E: Outside the property | E1 E5 E7 | Chimney stacks Windows Conservatory and porches |
| F: Inside the property | F1 F3 | Roof structure Walls and partitions |
| G: Services | G1 G2 G4 G6 | Electricity Gas/oil Heating Drainage |
| H: Grounds (part) | — | — |

2

| Section of the report | Element number | Element name |
|-------------------------|----------------------------|--|
| E: Outside the property | E2 E3 E4 E6 E8 | Roof coverings Rainwater pipes and gutters Main walls Outside doors Other joinery and finishes |
| F: Inside the property | F2 F4 F5 F7 F8 | Ceilings Floors Fireplaces, chimney breasts and flues Woodwork Bathroom fittings |
| G: Services | G3 G5 | Water Water heating |
| H: Grounds (part) | H1 | Garage |

Property address

C

Overall assessment and summary of condition ratings

1

| Section of the report | Element number | Element name |
|-------------------------|----------------|-------------------|
| E: Outside the property | E9 | Other |
| F: Inside the property | F6 | Built-in fittings |
| G: Services | — | — |
| H: Grounds (part) | — | — |

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Summary of repairs (and cost guidance)

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

| Repairs | Cost guidance (where agreed) |
|--|------------------------------|
| Timber Defects – Please see Section F1 | |
| Dampness – Please see Section F3 | |
| Chimneys – Please see Section E1 | |
| Windows – Please see Section E5 | |
| Porch – Please see Section E7 | |
| Fireplaces – Please see Section F5 | |
| Electricity – Please see Section G1 | |
| Gas – Please see Section G2 | |
| Heating – Please see Section G4 | |
| Drainage – Please see Section G6 | |
| Other - Please see Section H3 | |

Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

If there are no recent certificates within the last 10 years from an NICEIC/ECA Registered contractor for the electrical installation. We recommend a full test of the entire property is carried out before purchase and certificates obtained. Please see Section G1 – Electricity and Section J1 – Risks.

If there are no recent certificates within the last 10 years from a Gas Safe Registered contractor for the gas installation, we recommend a full test of the entire property is carried out before purchase and certificates obtained. Please see Section G2 – Gas/Oil and Section J1 – Risks.

Property address

If no recent certificate for the boiler is available within the last 12 months. We recommend that the complete heating system is checked by a competent Gas Safe or/and an NICEIC/ECA Registered contractor and certificates are provided before purchase. Please see Section G4 – Heating and see Section J1 Risks.

You should instruct a specialist drainage contractor to fully inspect the underground drainage prior to purchase so you are aware of your future liabilities. (Please see Section J1 - Risks).

You should instruct a specialist contractor, who is a member of a recognized body such as the Property Care Association registered, to carry out an inspection of the property as noted below and to report and quote for any remedial treatment against the effects of wood-boring beetle infestation, rot and other timber defects/ Rising Damp/Penetrating damp (Please see Section J1 - Risks).

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D About the property

| | |
|---|--|
| Type of property | The property is a semi-detached house on two floors. The property approximately faces South-West. |
| Approximate year the property was built | 1690 As per historic England date below. |
| Approximate year the property was extended | See listing below. |
| Approximate year the property was converted | |
| Information relevant to flats and maisonettes | |

Accommodation

Ground floor: 3 reception rooms, 1 utility room, 1 WC and 1 kitchen/breakfast room.

~~First floor: 4 bedrooms and 1 bathroom.~~
We assume the property is solid stone built under a pitched roof with an outer fabric of clay tiles.

There are two single storey extensions to the rear.

The windows are of timber construction.

The ground floor is a mixture of timber and solid construction.

The first floor is timber suspended construction.

Construction

Means of escape

You should draw up a simple escape plan for your property.

The best route is the normal way you come in and out of your home.

Plan a second route in case the first one is blocked – consider windows.

Take a few minutes to practice your escape plan regularly.

Keep door and window keys where everyone you live with can find them – on hooks behind curtains or boxes on window sills perhaps.

If you have additional security gates or shutters, make sure they can be easily opened from

Property address

D

About the property (continued)

the inside without a key in a fire.

If you – or anyone you live with – might find it difficult to escape quickly without assistance in an emergency, make extra plans to get them to safety, or seek extra expert advice.

Make sure everyone in your home understands what to do in a fire. Remember to keep visitors in the know, too. Contact <https://www.london-fire.gov.uk/> for further advice.

Security

You may wish to install security alarms and fittings to windows and doors to comply with your insurance company requirements. Further advice should be sought from your insurance company.

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy Efficiency Rating

E47

Property address



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About the property (continued)

Services

Gas

Mains

Other

Electricity

Mains

Other

Water

Mains

Other

Drainage

Mains

Other

Please see section K for more information about the energy efficiency of the property.

Central heating

Gas

Electric

Solid fuel

Oil

None

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

Grounds

Location

Facilities

Local environment

Property address

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D

About the property (continued)

The house is situated on a busy main road.

We are aware that mining activity has taken place in this part of the country and it would be prudent for your Legal Adviser to advise you on the need to undertake a mining search prior to purchase. This should include any houses built on contaminated or infilled land or known areas of subsidence.

BA14 is in a no flood risk area. The nearest low flood risk area is 1.1km away in BA14 7NR <https://www.getthedata.com/flood-map/BA14>

We found no evidence that the property has been affected by flooding or is in a flood area but your Legal Adviser should make enquiries at the Environmental Agency.

Although a full inspection of the garden has not been carried out Himalayan balsam and/or Japanese Knotweed has not been identified.

The property is Grade 2 Listed. Please see below the Historic England listing.

GV II Two houses, now one, at end of row. Late C17, altered C18. Timber-framing rebuilt in rendered rubble stone, double Roman tiled roof with axial brick stack. Through passage plan, to rear of stack. Two-storey, 5-window front. Old 2-panelled door to left of centre, 3- light casement to left and 4-light and single-light casements to right. Five 2-light casements to first floor. Right return has C20 planked door in lean-to stone porch, 16-pane sash to left and 2-light casement to first floor. Rear lean-to extensions with pantiled or concrete tiled roofs, 2-light or 3- light first floor casements. Interior has chamfered beams with stepped stops, Tudor-arched stone fireplace with plaster panel with relief lettering: WS / 1697; said to be the initials of William

Other local factors

At the time of our survey we were not aware of any other additional local factors, for example, significant external noise or any other nuisances. We inspected the property during the day, no signs of any significant sound from neighbouring properties was noted.

Your Legal Adviser should make enquiries with the existing Vendor to determine whether any previous problems or disputes have occurred with neighbours during the time of their ownership.

We are not aware of any other noise unduly affecting the property. However, we would recommend your Legal Adviser makes formal enquiries of the Local Authority prior to purchase to determine of any recorded noise pollution in the area.

Property address

E

Outside the property

Limitations to inspection

It was not raining at the time of our inspection, we cannot confirm whether any leaks are evident on any rainwater goods or sections of inaccessible roofs.

Access was too high to determine the condition of the low-level roof timbers. One way of confirming their condition is to instruct a competent roofing contractor to lift to the low-level tiles, inspect the timbers and then replace the covering.

1 2 3 NI

E1 Chimney stacks

3

There are two brick built chimney stacks on the far left of the property. The brickwork was in fair condition. Some minor repointing will be required in the short to medium-term.

There is no lead around the chimney stack. Minor damp was noted internally. You should have this upgraded with a lead flashing.

The chimney pots appeared in satisfactory condition.

The middle chimney stack on the front is constructed of brick and stone. The stonework is in poor condition and repairs will be required in the short-term. This may involve a complete rebuild and we would recommend that you obtain quotations before purchase so you are aware of your future liabilities.

There is mortar instead of lead flashing. This is cracked and damp was noted internally and has caused some damage to the timbers. Please see Section F1 - Roof Void.

There is a brick built chimney stack on the right-hand side front. The brickwork was in satisfactory condition. There is cement mortar which is cracked in places and should be replaced with lead.

The rear left-hand side chimney stack is built from brick. This was in satisfactory condition. Cracked mortar flashings should be replaced for lead to prevent water penetration to the internal surfaces.

The benching to the chimney pots where visible, appears to be in satisfactory condition. A closer inspection may reveal further defects.

Closer inspection to areas not visible due to the line of sight may reveal defects.

There are no caps (cowls) to some of the chimney pots. These should be fitted to prevent water penetration and birds from entering the flue.

Due to the expose of chimney stacks and ever changing weather we would recommend regular inspections and maintenance are carried out to prevent any defects.

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E

Outside the property



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E2
Roof coverings

2

The main roof is a pitched roof clad with clay tiles. The tiles were generally in a satisfactory condition. Three slipped tiles were noted to the rear that should be refitted during a term of maintenance.

Moss was evident. This should be carefully cleaned with a soft brush to prevent blockages to the gutters and drainage below.

The ridge showed some signs of undulation which is not unusual in a property of this age. A closer inspection may reveal some minor repointing is required after the moss is removed. This will prevent any water penetration to the roof void internally although none was noted at the time of our inspection.

There is no lead flashing where the roof meets the neighbouring property to the rear. There is mortar which has cracked. We would recommend this is upgraded to prevent any water penetration to the internal surfaces.

The roof is showing signs of undulation. This is not uncommon in a property of this age, it may, as examples, be due to historic movement, overloading of the timbers, or unseen areas of rot to structural timbers. The vendor should be consulted as to whether this is progressive.

There are two single storey additions to the property with a pitched roof. The rear right-hand side is clad with clay pantiles. The roof is heavily covered in moss, which should be carefully removed. Once the moss is removed it is possible that some cracked or missing tiles will become evident. These will need replacing in the short-term. Some spalling due to frost damage was noted.

The rear left-hand side pitched roof is clad with concrete interlocking tiles. Some undulation was noted to the timbers. This is possibly due to the upgrading of heavier tiles on the existing older timbers. Some strengthening works may be required.

There is a mortar fillet instead of a lead flashing where the roof meets the main property. Damp was noted internally. This should be removed and replaced with lead in the short-term to prevent any further deterioration to the timbers.

The tiles where visible were in satisfactory condition, however the moss should be removed to prevent blockages to the guttering and drainage below.

You should instruct a competent contractor to quote for these works. This will/may include access scaffolding.

The roof should be checked periodically for any defects and if found, should be replaced to

Property address

E

Outside the property

prevent any further damage to the property.

E3
Rainwater pipes
and gutters

2

The rainwater goods all appear to be cast iron and were in a reasonable condition where visible. However, they are blocked and stained in some places.

The downpipe on the right-hand side front of the property needs to be extended into the gully to prevent splash-back to the external walls which in turn will cause damp issues internally.

The cast iron downpipe to the rear left-hand side extension is heavily stained.

We recommend that the gutters and downpipes are all cleaned and any necessary resealing carried out by a competent contractor to prevent any further damage or blockage to the drainage below.

Rainwater goods should be regularly inspected and maintained to prevent any further leaks or spillages, which in turn, can cause further decay to joinery or the property itself.

E4
Main walls

2

We assume the main property is constructed with random rubble stone, however all the walls are rendered which did restrict our access.

The walls are approximately 600mm at the maximum height and thinner in places.

The property is rendered with what appears to be a sand and cement finish rather than a lime mortar. The render to the main property and the two single storey additions is cracked and hollow in places.

This is probably due to a sulphate attack where the modern cement reacts with the sulphates within the stonework and over time creates cracking.

Some of the cracking is superficial, however there were some larger cracks which are hollow.

We would recommend that a competent contractor tests all of the render surrounding the property at high level and low level and supplies you with a price to renew any obvious hollow and cracked sections before purchase so you are aware of your future liabilities.

There is a larger crack on the right-hand side of the building where the rear right-hand side addition joins the main house. This is over 6mm thick and the addition appears to be moving away from the main property. We are unsure whether this is progressive. Your Legal Adviser should consult this with the existing Vendor.

If this continues to move, structural repairs will be required and you will need to engage a Structural Engineer to draw up a repair specification, however they are more than likely to tell you to fill and monitor this area over time to see whether it is still in fact moving. It would be prudent for your Legal Adviser to ask the existing Vendor whether they have attempted to claim anything from their insurance or whether any visits have been carried out by Structural Engineers in the past.

All cracking should be monitored, if cracks become larger further inspection must be carried out immediately.

Properties of this age contain timbers built into the walls. The majority of the timbers are hidden by the rendering. Due to the cracking, it is possible that extensive woodworm or rot

Property address

E

Outside the property

has occurred to the wooden lintels due to penetrating damp, but without intrusive inspection we cannot confirm this. Ideally, you should expose the lintels externally and have them fully inspected before purchase so that you are aware of your liabilities. Please note, remedial work can be both expensive and disruptive.

Listed building states that the house or houses were timber framed and rebuilt in sections. This would indicate there are possibly still sections of timber hidden behind the render. This is obvious in the bathroom.

There is a cracked stone window sill on the lower right-hand side elevation. Some repairs are required.

There is a restraining bar to the front of the property and one to the rear, however these do not appear to be in the same position. We are unsure whether these restraining bars are of any structural use without further intrusive inspection, lifting floorboards etc. If you are concerned you should have a more intrusive inspection carried out.

The main front wall especially is uneven in places and there is some obvious bulges. We are unsure whether this is due to the build at the time or whether there has been progressive movement that has since been covered by the rendering. Without more intrusive inspections, internally or externally to the finishes, we cannot comment on the structural stability or the state of the stonework behind.

There was an exposed wall plate to the front and rear of the property, wood-boring beetle and rot was evident, however this mainly appeared to be historic. Further closer inspection may reveal further defects.

When the rendering and roof is inspected, we would recommend the wall plates are inspected more closely to ensure the structural stability as replacements or repairs may be required.

There is a large timber lintel over the front door. This appeared to be in a fair condition. Some metal structural pins were noted. The damage to this mainly appears to be historic, however ongoing maintenance will be required.

There is an exposed lintel over the side window at lower ground. This has rotted and will require replacement in the short-term.

The purlin ends are exposed on the property end at high level, signs of rot and woodworm were noted. This appears to be historic, however closer inspection may reveal further decay. Ongoing maintenance will be required.

The ground levels to the rear are too high. It is recommended that the ground levels should be 150mm below the internal floors to prevent penetrating damp. We would recommend that this area is lowered by a competent contractor.

No signs of subsidence or other significant movement apart from the section noted above on the rear right-hand side addition, was noted to the building. However, confirmation should be sought from the vendors whether any structural repairs or underpinning has taken place as this will affect your insurance premiums.

The foundations have not been inspected and generally speaking are not visible. Your Legal Adviser should make enquires and confirm that the property has not been underpinned as works may have been undertaken in the past which are now not readily apparent. Older properties are likely to have limited foundations which are unlikely to comply with modern requirements. Where foundations are limited, then the building is likely to be constructed upon a subsoil subject to seasonal shrinkage and expansion, which can cause structural movement.

The floor to the front left-hand side reception is timber construction in places. We are unsure whether this is a full suspended timber floor or is sat on a solid or tiled floor below. If it proves to be a timber suspended floor, ventilation will need to be inserted if possible,

Property address

E

Outside the property

however due to the thickness of the wall this may not be viable.

E5 Windows

3

The windows are all timber construction with single glazed windows.

Some of the internal windows on the front elevation have a secondary glazing internally.

Cracked window panes were noted and rot was obvious in some sections.

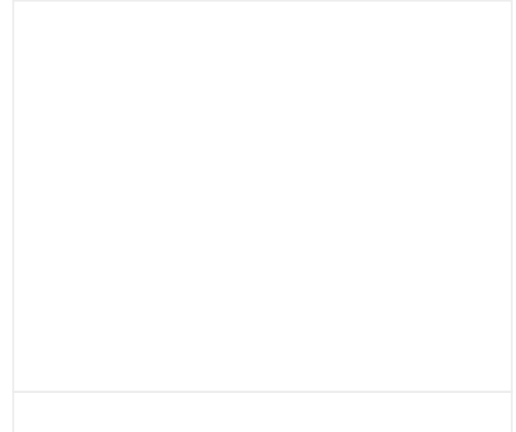
We would recommend a competent carpenter inspects the windows and supplies you with a price for repairing or replacing the windows as required before purchase so you are aware of your future liabilities.

If and when the windows are replaced, the lintels should be checked at this point and any repairs or replacements carried out.

The replacement of any rotten lintels may prove costly.



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E6 Outside doors (including patio doors)

2

The front door is of timber construction and does not appear to be in use. The door is old and although some distortion, woodworm and minor rot was noted, the door was in a generally satisfactory condition for its age. We would recommend this is routinely maintained and kept intact.

There is a timber door to the side elevation. This is in a fair condition, however the lintel appears to have rotted. This may need replacement or repairs in the short term.

There are three doors to the rear of the property. These are all showing rot to the frames or the doors themselves and the decorations are in poor condition. Rot appeared to be evident on the lintel to the rear right-hand side door.

You should instruct a competent carpenter to fully inspect the doors and supply you with a quotation for repairs and replacement before purchase so you are aware of your future liabilities.

Property address

E Outside the property

E7
Conservatory
and porches

3

There is a porch to the right-hand side of the property, which we assume is built in stone and has been rendered. The render was in fair condition. Some cracking was noted and minor repairs will be required in the short to medium-term.

The roof is clad with clay overlapping tiles. Tiles were noted to be missing on the left-hand side verge and replacements are now required.

There is no lead to the junction between the porch and the main house and the mortar here has cracked and is allowing water penetration. We recommend that mortar is removed and replaced with lead.

The underside of the porch appears to be clad with a board that possibly contains asbestos (ACMs). Please see Section J3 - Risks to People.

The lintel above the main opening and further above the door to the main house has rotted and these will need replacement in the short-term. You should budget for this.

E8
Other joinery
and finishes

2

The fascia board to the rear left-hand side addition has rotted and a replacement is required.

The remainder of the external joinery and finishes are covered in the Wall or Roof Section above.

All external joinery should be regularly maintained to help prevent against rot.

E9
Other

1

Handrails, coping stones, or steps to the exterior element of the property should be regularly checked to prevent any risk or injury. No significant defects were noted.

No other significant areas were of concern to the exterior.

Property address

F

Inside the property

Limitations to inspection

We were unable to fully access the roof as the minimal boarding that is supplied in places is not securely fixed and is loose and was deemed too unsafe to walk without proper fixed crawling boards.

There is a room above the kitchen with a hatch above the fridge freezer. We were unable to access this. We did try to lift the hatch, however there does appear to be pipes and insulation laid on top.

An inspection was carried out via the exterior window on the side, however due to the sun glare at the time of our inspection we could not fully inspect. Where visible, the room appears to be full of insulation above the ceilings.

The carpets and floor coverings were securely fitted. We were therefore unable to lift them and visually inspect any of the floors.

The property was fully of stored items which limited our inspection.

F1
Roof structure

1 2 3 NI

3

The main roof is accessed via steps from the landing. The steps are unsafe and wood-boring beetle attack has caused damage in sections. We recommend that a sturdy set of steps are replaced in the short-term.

The roof is a traditional timber cut roof.

The front left-hand side section appears to have been renewed in parts in the past and timbers have been laid over the top of the existing timbers which have been left in situ.

There is an old water tank in the loft. This was empty, however you may wish to have this removed.

The right-hand side A-frame where visible to the rear section has rotted in sections and some repairs in the short to medium-term will be required to prevent any further structural damage.

The purlins have dropped in places. This is possibly historic, however should be monitored. If any further movement occurs then propping to certain structural timbers will be required.

The roof is lined with a plastic covering. This appeared to be in satisfactory condition where visible.

Plastic coverings do have a tendency to sweat, however this appeared to be in a reasonable condition. The roof must be maintained with its present ventilation.

We were unable to confirm but it is possible that the eaves are vented at the wall plate level, which would allow the roof void to be properly ventilated. As there are no signs of any significant condensation or mould, we assume that some form of ventilation is in place.

The timbers around the middle chimney stack are wet and some slight rot was noted. This will be due to a lack of a lead flashing, as stated above in Section E1.

Some repairs or replacement will be required in the short-term.

We were unable to fully access the left-hand side of the roof void, however where visible it appears that a section of the front brick chimney stack on this section is missing. This is has possibly collapsed at some point in the past and repairs and replacement and possibly some shoring up to the timbers to this section will be required in the short-term.

Signs of wood-boring beetle were noted to the rafters. These are active. If guarantees do not exist for treatment to the property, we would recommend a reputable timber remedial

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Inside the property

company inspects the property and advises you of any liabilities and costs that may be required.

Some insulation is present in the roof void. Although this is considered inadequate by modern day standards. We recommend a minimum thickness of 300mm fibreglass quilt or similar insulating material is provided over areas, with the exception of eaves below cold water storage and the expansion tanks and around electrical cabling, which should be kept clear.

Asbestos materials are often used as insulating materials and often found around flues in the roof space. We refer to our later comments in Section J3 - Risks to People regarding the dangers of asbestos. Although no asbestos was noted at the time of our inspection.

There was evidence of birds' nest within the roof void. If possible, these should be removed to prevent any damage between any further damage to the roof void. There is a legislation protecting the disturbance of nests and therefore we recommend obtaining the services of an experienced contractor. Further information is available from organisations such as Royal Society for the Protection of Birds (www.rspb.org.uk).

Note: it is possible that these are all old nests that are no longer in use. This can be confirmed when a better inspection is granted.

It was noted that vermin is present or has been in the roof void. These should be removed to prevent any damage to cables or insulation. This should be carried out by a specialist contractor.

Although no bats were noted in the roof void, it is possible they exist in the sections that were not fully inspected.

These are a protected species and cannot be removed or eradicated in any way. Specialist advice should be obtained from www.gov.uk regarding any treatments that may be carried out to the roof void where bats are present.

Due to obvious repairs and damp penetration to the roof void, we would recommend that the roof is fully inspected by a competent contractor once proper crawling boards or boarding has been securely fitted to the roof void. You should budget for some possibly costly repairs.

As the building is listed you should ensure any repairs or replacement meets with Listed approval before any works are carried out.



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IMG_7329.JPG

Property address



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F

Inside the property

F2 Ceilings

2

The ceilings all appear to be of lath and plaster construction. Some of the ceilings have possibly been boarded over.

The lath and plaster ceilings have undulations which is not unusual in properties of this age. Decorating to these areas should be carried out carefully as if sections of ceiling do fall, it is possible that complete ceilings will need to be replaced and you should budget for this.

Note: the ceiling in the first floor right-hand side bedroom and the middle reception was showing signs of cracking and loose sections. You should budget for their replacement in the short-term.

There are various exposed timbers to the property. The majority of these were showing signs of wood-boring beetle and decay, most of which does appear to be historic.

Some movement was noted to the end of the A-frame in the middle front bedroom. Your Legal Adviser should check with the existing Vendor whether this is historic, as some strengthening works or plating may be required to prevent any further movement to this section.

Damp patches were noted on the ceiling to the utility area due to the poor mortar flashings above, as noted in Section E2 - Roof Coverings. Repairs or replacement will be required. You should budget for this.

Damp was noted on the ceiling to the right-hand side staircase. There is no obvious indication of any penetrating damp from the roof void above, however stain blocking will be required to this area.

F3 Walls and partitions

3

The walls are a mixture of solid construction, lath and plaster construction, and possibly some modern timber stud construction to the first floor sections around the bathroom. There are also sections of the original timber framed sections to the rear.

The walls were generally in a structurally satisfactory condition, however cracking is noted in places that will need to be filled before decorating.

All cracking should be monitored, if cracks become larger further inspection must be carried out immediately.

The timber stud partition on the ground floor right-hand side of the property, between the middle and right-hand side reception room, has bulged over time. This appears to be solid at present and no further repairs are required. However, further repairs may become evident if movement reoccurs.

There is textured paint to part of the walls to the kitchen.

Textured walls can consist of products such as Artex, which were commonly used on walls and on walls. These, up until approximately 1984, manufacturers used a small amount of chrysotile (white asbestos) roughly around 3% to 5% in their decorative finishes. This allowed the fibres to gain strength and consistency and made it easier to apply. Textured walls that can possibly contain asbestos containing materials (ACMs) are safe as long as they are left in situ and not disturbed in anyway. Up until 2006, any contractors needed a licence to remove this type of wall. However, this is no longer the case. However, if your intention is to move any textured walls that contain any possible ACMs it would prudent to use a specialist that can use techniques to prevent the fibres from being released. If you are carrying out any repairs to your property and you are not confident on any asbestos containing materials, you should instruct a competent contractor to carry out a survey of the walls and the remainder of the property to advise you of any possible ACMs. Further information can be found at www.hse.gov.uk/asbestos/index/htm

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F

Inside the property

Tests were taken with a moisture meter at regular intervals in a structured methodical manner to internal wall, floor and other surfaces.

High damp readings were noted throughout the property at low level including the additions to the rear.

There was salting and some obvious areas of damage to the rendering in places, especially in the left-hand side reception room and the rear utility room.

Minor to medium damp readings were not on some of the external walls to the first floor. The repairs to the render will alleviate these. Some salting may occur during the drying process.

Buildings of this age and type, which do not incorporate more modern means of damp prevention, are inherently vulnerable and generally costlier to maintain, principally due to hidden defects. In extreme cases rotting timber may need to be replaced from time to time. If the degree of dampness is not too severe and does not significantly impair inhabitability, it might be regarded as part of the character and charm, integral to the decision to choose an older house with some character in preference to something more modern. It is unlikely to be cost effective to consider trying to fully eradicate the damp, in the oldest parts although advice from a damp specialist could be sought. However, it will of course be in their commercial interests to prescribe remedial action which may not be wholly effective, subject to reservations and exemption clauses..

Damp can manifest itself in many ways:

- This can be due to poor workmanship of the original damp proof course.
- Absence of a damp proof course to the walls.
- Internal plaster being in contact with the solid floor behind the skirtings which will allow bridging of the damp proof course.
- The external ground levels being above the level of the damp proof course and the internal floors causing bridging of the damp proof course.
- The external render can carry down passed the damp proof course and allow moisture to rise and bridge the damp proof course.
- A new damp proof course has been inserted, however the internal plaster has not been removed and replaced with new plaster to the proper specification.
- Condensation giving the appearance of rising damp.

The external elements of the property, such as the walls, rainwater fittings and seals around doors and windows should always been maintained in order to prevent and reduce the amount of rain penetration to the internal areas.

All ground levels should be maintained 150mm below the existing damp proof course to prevent bridging.

We are unsure of what structural alterations have been carried out over the years.

It does appear that the rear additions possibly pre-date any Planning Permission or Building Control certificates. However, your Legal Adviser should carry out all the necessary searches, especially as the property is Listed, to ensure that any additions or alterations that have taken place comply with Building Regulations, Listed Buildings or Planning Permission at the time of their construction.

Where structural alterations have been carried out to the property, you should not assume that the works were carried out to a satisfactory standard. Only the full exposure of the areas concerned will establish the quality and adequacy of the works undertaken. You should specifically request that your Legal Adviser confirms that all structural works undertaken to the property in the past were carried out in accordance with any appropriate Building Regulation requirements.

Settlement or subsidence appears to have affected the property with some internal distortion and cracking occurring to walls and door openings. The movement appears to be an established feature and is not considered unusual in buildings of this age and type. If you

Property address

F

Inside the property

are very concerned we recommend you instruct a Structural Engineer to inspect the property, although you should be aware that monitoring over a period of time will likely be required to fully assess if movement is on-going.

It is possible that asbestos may have been used in the make up or lining of some walls. We would refer you to our later comments under Section J3 – Risks to People, in this respect.

Given the age and overall condition of the property you should expect that some of the wall plaster will need repairs or replacement when redecorated.

The ground levels to the rear of the property are higher than the internal levels on the rear right-hand side addition. Please see Section E4 - Main Walls.

F4 Floors

2

The majority ground floor is solid in construction overlaid with stone tiles. These were generally in a satisfactory condition, however they are slightly uneven in places. These are potential trip hazards and you should be aware.

The concrete floors to the utility room were showing some signs of undulation and it is possible that these were laid without a damp proof membrane and without further intrusive inspection we cannot guarantee this. Repairs or renewal may be required.

The floor to the far left-hand side reception room is of timber construction. It is possible that this is laid over a solid floor. The floor was carpeted with a fitted carpet therefore we are unable to fully inspect. The floor was solid underfoot, however some loose floorboarding was noted. If you are at all concerned about the condition of this floor or any subfloor timbers, you should instruct a competent contractor to lift the flooring once access has been made and carry out a full inspection to make you aware of your future liabilities.

Part of this room that formed the original hallway is solid construction. Some slight undulations were noted beneath the carpet and it is possible this section does not have a damp proof membrane under the original stone slabs/tiles/stones.

The first floor is of suspended timber construction. Undulations were noted to the floors to the first floor, however generally they were solid underfoot. This is not unusual with properties of this age where the property has moved over the years. Once carpets are removed you should instruct a competent carpenter to fully inspect these areas to ensure there are no signs of any rot or unseen woodworm is noted.

F5 Fireplaces, chimney breasts and flues

2

The ground floor left-hand side fireplace has a wood burning stove. Note; the chimney stack to the roof void has collapsed where visible, this may become worse and damage the flue to the wood burner. See section E1-Roof void.

The right-hand side ground floor is blocked with no vent.

The middle reception room has a wood burning stove. A crack was noted to the stone lintel above the fireplace. This has been repaired in the past, however further movement has occurred. Although the cracking was minor, this should be monitored. If the cracking becomes worse, you should employ a competent contractor or Structural Engineer to fully inspect. Some repairs or replacements may be required in the future.

The first floor middle bedroom fireplace is blocked and not vented.

The left-hand side fireplace has been opened and the fire has been removed. The surrounds are in satisfactory condition.

The right-hand side fireplace has been blocked with no ventilation.

Property address

F

Inside the property

If you intend to use the existing fireplace, it is recommended to have the flue swept and the application checked prior to use. A qualified chimney sweep such as NACS (National Association of Chimney Sweeps) or GoMS (Guild of Master Sweeps) or similar should be instructed to inspect and sweep the flue, carry out a smoke spillage test and ensure that the installation(s) (is/are) safe to use in terms of potentially inadequate ventilation and harmful flue gas leakage by complying with all relevant Statutory and Building Regulations. (Please see Section J – Risks).

All solid fuel appliances installed after April 2006 must either have the benefit of Building Regulations approval for their installation or a HETAS certificate from an approved installer. This should be verified by your Legal Adviser.

Some fireplaces have been blocked up but no provision has been made for through ventilation to reduce the risk of condensation dampness. We would therefore recommend the installation of suitable vents in order to increase the level of ventilation to the flue.



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F6
Built-in fittings
(e.g. wardrobes)

1

The kitchen comprises of freestanding kitchen units. These were in a fair condition, however you may wish to obtain quotations for a new kitchen before purchase.

It has been noted that due to poor ventilation and overheating of the electrical parts of some appliances, the appliances have been noted to fail prematurely and this has even led to the appliances catching on fire. It is important that your Vendor obtains all the documentation of the appliances which should state the age, make and model and then check with the corresponding manufacturers whether any recalls have been notified.

None of the appliances have been tested or checked. These should be checked by a NICEIC registered electrician before use.

F7
Woodwork
(e.g. staircase
and joinery)

2

The general condition of the doors, stairs and other joinery is fair with the usual signs of wear and tear. You should budget for some repairs or replacement over time.

Glazing to the middle reception room doors does not appear to comprise safety glass and although it appeared satisfactory there are obvious safety and security implications. You may wish to have it checked and replace the glass with toughened safety glass carrying the BS Kitemark. (Please see Section J3 – Risks to People).

Property address

F

Inside the property

Internal decorations are generally satisfactory but you may wish to redecorate to your own taste. Some repairs may prove necessary to wall and ceiling plaster work as part of the redecoration process.

There are two sets of staircases to the property. Both staircases were solid underfoot, however the steps are steep in sections which may prove difficult for the elderly or young children.

The gaps between the balustrades to both staircases are wider than the 100mm allowed under Building Regulations and this is particularly dangerous for small children and intermediate rails should be provided. (Please see Section J3 – Risks to people).

Signs of wood-boring beetle and deathwatch beetle were noted to some of the lintels. These appear to be inactive, however we cannot rule this out without a full inspection to the lintels.

Whilst we have been as thorough as possible in our inspection and taken all reasonable care, hidden fungal decay and woodworm could be present in areas which we were unable to inspect. Unless all timbers have been treated hidden outbreaks might exist.

Due to the amount of wood boring beetle you should have the property inspected by a remedial company before purchase to supply prices for treatments.

F8
Bathroom and
kitchen fittings

2

The sanitary fittings are of modern design and appear satisfactory, although subject to wear and tear.

The seals to the shower are starting to lift in places. The mastic should be removed and replaced immediately to prevent any damage to the ceilings below.

We noted no evidence of significant condensation within the bathroom. However, many properties are affected to some degree by condensation. In order to minimise the problem, it is necessary to achieve a balance between insulation, ventilation and heating.

The taps were tested and the cold tap showed reasonable pressure and the basin/sink was free from any signs of leaks.

There are cracked floor tiles by the shower and the doorway and replacements are now required.

You should instruct a competent contractor to carry out these works.

Mechanical ventilation was noted in the bathroom. It was tested and appeared to work satisfactorily at the time of inspection.

F9
Other

NI

Mains smoke detectors are recommended in all properties, particularly outside kitchens and in circulating areas at floor level. If any smoke detectors are present, these have not been tested by ourselves.

No loft conversions, undercrofts, cellars or integral garages were noted within the property.

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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, or meet modern standards.

Limitations to inspection

No services were tested. As we are not specialists in this field, therefore we recommend that you seek specialist advice on all service matters. Any comments below should be regarded as helpful only and suggestions. They are a not a full complete assessment of any problems that may exist.

Services such as electric, gas and central heating systems can only be stated as safe by a registered competent person, therefore these appear as an installation requiring an inspection and report by a specialist competent person.

G1
Electricity

1 2 3 NI

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.

3

The electrical meter and the consumer board is located in the left-hand side reception.

Any recessed light fittings should be checked to ensure that fire hoods are fitted above them.

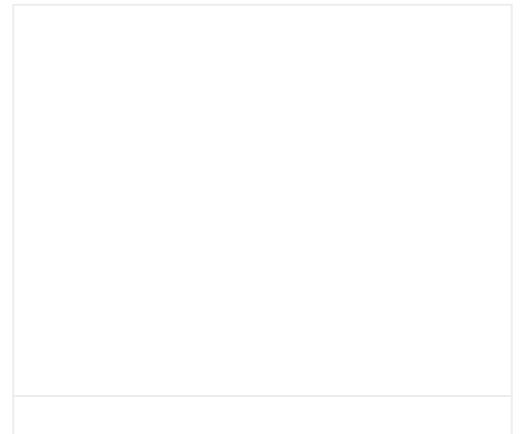
Any alterations to the electrical system since 1st January 2005 must be undertaken by or certified by a suitably accredited electrician (as per BS 7671). You should ask your Legal Adviser to check and obtain confirmation that the alterations have been suitably certified.

If a recent test certificate is not supplied you should have the entire system, including boilers and immersion heaters if they exist, checked by a competent electrician (NICEIC/ECA registered) prior to purchase . The installation should be re-tested every ten years. (Please see Section J1 - Risks).

We have not arranged for a specialist test of the electrical installation and are unable to comment upon it in detail. Without such a test it is not possible to say whether the installation is safe and complies fully with current regulations.



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Services

G2 *Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and 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.*

Gas/oil

3

The gas meter was located on the front elevation. The box appeared to be securely fixed at the time of our inspection.

We have not carried out any test at all or inspection to the gas. This must be tested. If a 12 month gas check certificate is not in place then you must ensure one is carried out before use.

G3
Water

2

Due to the age of the property, if the water main has not been replaced recently, you should budget for its replacement.

We assume cold water is supplied from the mains.

No internal or external stopcocks were noted. If these do not exist, you should have one fitted by a competent plumber or water board.

Much of the internal pipework was hidden either below subfloors, ceilings or behind walls. We are therefore unable to comment on the integrity of the pipework.

We cannot comment on the condition of the water service pipe into the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

G4
Heating

3

Central heating is provided by the means of a gas boiler located in the rear external boiler cupboard serving pressed steel radiators within the property.

The central heating was not in use at the time of our inspection. Your Legal Adviser should enquire with existing Vendor about the maintenance records for the installation.

If a recent certificate for the heating is not provided you should instruct a suitably qualified heating engineer to carry out a thorough inspection and test the heating system and carry out any necessary improvements or upgrading to ensure that a certificate can be provided. Please see Section J1 – Risks.

We have not made any calculations to check that radiators are of adequate size and we did not test the system and therefore cannot comment upon its efficiency.

The radiators were securely fixed and no significant defects were noted.

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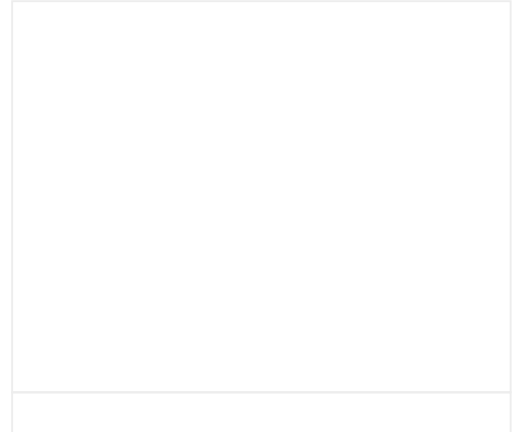
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G Services



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G5
Water heating

2

Water heating is provided by a stainless steel cylinder located to the external boiler cupboard. The system is pressurised by the cold water mains and it is important to have the cylinder and the pressure release valve and pipework inspected on a regular basis.

G6
Drainage

3

Without extensive exposure works, we cannot confirm the layout of the underground drainage system. We assume the property is connected to the mains drainage. Your Legal Adviser should make the usual checks in respect of the drainage system and any liabilities regarding any shared drainage with the neighbouring properties.

The gulleys to the external sections were blocked. These should be kept clear to prevent water penetration to the internal surfaces.

We were unable to find locate an inspection chamber for the mains drain. Your Legal Adviser should enquire with the Vendor whether an inspection chamber exists as this is possibly covered up. We cannot comment on the condition of the underground drainage. If you are at all concerned you should instruct a competent drainage company to carry out the necessary tests and inspections.

The soil and vent pipe was not inspected as this appears to be internal. If you have any concerns regarding the soil and vent pipe, you should have it tested by a competent plumber to ensure proper connections have been made.

Rainwater is taken to soakaways or the mains drainage system as far as we can tell but we are unable to confirm that proper connections have been made. You should be aware that soakaways do silt up from time to time but there was no evidence of this at the time of inspection.

G7
Common services

NI

The property is not a flat.

G8
Other services/features

NI

Heat and smoke detectors were noted to the property. These have not been tested by ourselves and should form part of any electrical test.

Property address

G

Services

Any TV, telephone, broadband or satellite installations have not been inspected or tested by ourselves. You should request details of the current service providers.

No alarm was noted to the property, however your Legal Adviser should confirm this with the existing Vendor as one may be present.

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Grounds (including shared areas for flats)

Limitations to inspection

We cannot comment on the below ground conditions as this is beyond scope of this report. If you require detailed information you should obtain a Geological Report from a specialist firm.

We have not inspected the property for possible asbestos products in the garden. If you are at all concerned you should have a full asbestos survey carried out to the garden and the remainder of the property.

1 2 3 NI

H1 Garages

2

There is a brick built single detached garage to the right-hand side of the property under a pitched roof clad with clay tiles.

Missing brickwork was noted to the left-hand side top section of the garage. These need to be replaced.

The remainder of the brickwork was in a fair condition. Ongoing maintenance will be required.

We were unable to fully inspect the clay tiles to the rear, however generally where visible the tiles appeared to be in a fair condition. Some undulation was noted due to possible problems to the timbers below.

We are unable to fully inspect the timbers as some of them have been covered with a plastic membrane. Where visible, they appeared to be in a satisfactory condition, however signs of active wood-boring beetle were noted and these should be treated to prevent any further problems from occurring. No significant areas of damp were noted, however closer inspection may reveal that further repairs or strengthening to the roof itself is required.

The floor is uneven and built from bricks. This was in a fair condition due to its age and no significant repairs are required.

The steel up-and-over door was working at the time of our inspection.

If the garage is important to you, you should instruct a competent contractor to inspect and quote for any repairs before purchase.

H2 Permanent outbuildings and other structures

3

There is a boiler cupboard to the rear right-hand side of the property which is constructed of block. The walls themselves appeared to be in a fair condition, however the rendering to the external sections do have some cracks in places and the walls themselves are damp. No damp proofing has been inserted. As it is a boiler cupboard, you may wish to maintain the exterior sections.

The roof is a corrugated roof that possibly contains asbestos (ACM). Please see Section J3 - Risks to People. The roof appeared to be in satisfactory condition, however it was covered in moss. This should be carefully cleaned to prevent blockages to the gutters and drainage below.

The fascia board has rotted and is full of woodworm. This will need to be replaced.

The window is in a poor condition and decorations and some possible repairs may be required in the short-term.

The door has rotted and requires replacement.

There is a brick built wood shed to the rear left-hand side of the property. We are unable to

Property address

H

Grounds (including shared areas for flats)

fully access this due to stored items. The brick walls and roof were in a poor condition and some repairs and maintenance are required.

There is a vent pipe adjacent to the wood shed which appears to be made from asbestos materials (ACMs). Please see Section J3 - Risks to People.

If both outbuildings are important to you, you should instruct a competent contractor to inspect and supply you with a quotation to carry out any necessary repairs before purchase so you are aware of your future liabilities.

There is a red brick wall to the front of the property. The middle section has been renewed in the past, however the two end sections have badly eroded and have fallen down in sections, especially to the left. We would recommend that the wall is taken down and rebuilt immediately to prevent any possible injury to passers-by on the public pavement.



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H3
Other

There are various trees to the garden to the rear. None of these are within influencing distance, however they should be capped at their existing height.

Hedges and bushes were noted to some of the boundaries. These need to be maintained.

There is a stone wall on the rear left-hand side which is overgrown in places. We were unable to fully inspect, however this appeared to be in a fair condition. Ongoing repairs and maintenance will be required.

You should ask your Legal Adviser to confirm who owns the boundaries and who is responsible for maintaining them. (Please also see Section I – Issues for Your Legal Adviser).

We have not carried out a detailed inspection of the complete garden. Sometimes asbestos cement sheeting may be used within a garden and we would draw your attention to comments in Section J3 – Risks to People.

We did not notice any wet ground underfoot at the time of our inspection. However, if wet ground conditions do become evident you should have the garden re-inspected by a specialist and it is possible that further works may be required, such as land drainage.

Property address

I

Issues for your legal advisers

We do not act as the 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, these will be listed and explained in this section (for example, check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

11 Regulations

We assume that Church Street is adopted and maintained by the Local Authority.

Your Legal Adviser should make you aware of any development or road widening proposals that are likely to affect the property.

We are aware that the property is Listed. Your Legal Adviser should confirm this and any limitations that may exist.

Your Legal Adviser should confirm any Statutory Approvals for any alterations or construction work and obtain copies of pre-plans for any alterations or extension to the property.

Where any jointly used services are in place such as gutters, drainage, downpipes and chimneys, your Legal Adviser should check any rights that you have for the maintenance and upkeep of these.

Your Legal Adviser should confirm if you or your neighbours have any rights to enter each other property to maintain any boundaries, fences or parts of the structure.

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

Your solicitor should draw to the attention of any owners where there are trees growing in adjacent gardens which are growing sufficiently close to the property that could cause possible damage.

The defined physical boundaries to the site should all be checked by the solicitors.

We assume the property is Freehold. Your Legal Adviser should confirm this.

Your Legal Adviser should obtain confirmation that all main services are connected.

Confirmation should be obtained by the provision of service documentation of when the electrical and gas installations were last tested.

Energy Performance Certificate – your solicitor to ensure that a current Energy Performance Certificate is produced as part of the marketing process.

12 Guarantees

Your Legal Advisers are responsible for checking relevant documents relating to the property these might include servicing records and any guarantees, reports and specifications on previous repair works as well as for carrying out all the standard searches and enquiries.

13 Other matters

Your proposed building insurer should confirm how any future climatic changes or adverse weather conditions that may affect the subsoil or structure or stability of the property would affect the insurance premiums. We can only advise on the condition of the property at the date of our inspection and cannot guarantee anything due to adverse conditions.

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Risks

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

J1
Risks to building

We would recommend that you treat the following matters as risks to the building which should be investigated as soon as possible:

- Timber Defects – Please see Section F1
- Dampness – Please see Section F3
- Chimneys – Please see Section E1
- Windows – Please see Section E5
- Porch – Please see Section E7
- Roof Void – Please see Section F1
- Electricity – Please see Section G1
- Gas – Please see Section G2
- Heating – Please see Section G4
- Drainage – Please see Section G6
- Other - Please see Section H2 Wall.

You should obtain quotations from reputable contractors before you exchange contracts on all of the J1 Risks Sections. We must advise you however that if you decide to exchange contracts without obtaining this information you would have to accept the risk that adverse factors may come to light in the future.

J2
Risks to the
grounds

It is documented that electromagnetic fields from both natural and artificial sources can cause a range of illnesses. Artificial sources commonly comprise of overhead or subterrean high voltage electric power cables. Although no overhead cables were noted, we cannot comment on whether any subterrean electric cables exist. Your Legal Adviser can advise to this.

We are not aware that the area is one that has been identified for fracking but your Legal Adviser should confirm this.

Whilst no evidence of Japanese Knotweed or Himalayan Balsam was present at the time of inspection, we cannot rule out its presence. For example: it could be that the Vendor has removed all visible signs prior to inspection. Consequently, we recommend that you obtain a report from an accredited member of an industry recognised trade association such as the Property Care Association (www.property-care.org/invasive-species) or the Invasive Non-Native Specialists Association (www.innsa.org/) to confirm that it is not present, is hidden below the surface or has re-emerged since our visual inspection as part of our survey of the property.

J3
Risks to people

Glazing to the middle reception room doors do not appear to comprise safety glass and there are obvious safety implications because of this. We would strongly urge you to replace the glass with a permanently marked safety mark.

The marking of safety glass, according to Section 7 of BS6262-4 2005. The safety glass needs to be permanently marked so that it is clearly visible after installation.

Possible asbestos was found in the textured paint to the kitchen. We have not undertaken an asbestos survey to the property and it is important to note that any property up to the year 2000 may have within it asbestos containing materials of ACMs within textured ceilings. Other areas of the property, such as downpipes, soffits boards, tanks to the loft, fire

Property address

J

Risks

surrounds and a list of others, may contained possible ACMs and they may be covered up within ducting or hidden by decorative finishes. If you are at all concerned of the asbestos being contained within the property, we would recommend that a survey is carried out by an appropriately qualified asbestos surveyor. The HCE provides a helpful website on asbestos where it can be found and how to manage it. This is <http://www.hce.gov.uk/asbestos/index.htm>

Pre 1960 paints contained significant lead content. By rubbing or sanding down these finishes it can create to lead latent dust, which once breathed in, is harmful to health. We recommend you take safety precautions during any works where these surfaces may be affected. Further information can be found at <https://www.hce.gov.uk>

The front wall is in risk of falling and injuring the general public.

No other hazards were noted.

J4
Other risks
or hazards

No other risks were noted.

If after reading and considering this report you intend to proceed with the purchase, we advise you send a copy of it as soon as possible to your Legal Adviser. Please draw their attention to the whole of Section J - Risks.

Property address



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K

Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of 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.

K1
Insulation

Properties of solid walls result in a poor thermal performance if compared to a modern cavity wall construction.

No comment can be made on the sound transfer from adjoining properties.

Some insulation was noted to be present in the majority of the roof void. We would recommend a thickness of 300mm of insulation is provided all of the areas with the exception of the eaves which should be kept clear and below cold water storage and expansion tanks and around electrical cabling.

K2
Heating

The property is centrally heated by a gas fired boiler to steel press radiators throughout property.

Please see Section G4 - Heating.

K3
Lighting

The property appears to be generally provided with a reasonable level of both natural and artificial lighting. We would recommend the purchase of energy efficient bulbs in the future.

K4
Ventilation

No condensation was noted to the property. Some minor areas of mould were noted.

The control of condensation is important to prevent any wetness or mould throughout the property and the following notes are provided for assistance:

- Ventilate rooms to the outside during and immediately after cooking, washing or bathing, or whenever the window shows signs of misting.
- Avoid the use of flueless oil and gas heaters.
- Restrict the drying of clothes indoors only to rooms with openings windows and keep internal doors closed.
- Adequate insulation should be provided to help prevent the occurrence of condensation on cold internal surfaces.
- Adequate ventilation will help remove to the outside air the water vapour being produced, particularly in kitchens and bathroom areas and the installation of electrical extractor fans that are wired directly to the light switch are recommended.
- Any mechanical extract fans should be used immediately during cooking.
- Internal walls and ceiling surfaces should be made as airtight as possible to reduce the passage of water vapour into the walls and roof spaces.
- Replacement of uPVC double glazing with trickle ventilation, if they are not present.

K5
General

The surveyor was not aware of any other energy sources.

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Surveyor's declaration

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

Signature

Security Print Code [504849 = 7220]

Surveyor's RICS number

6800578

Qualifications

AssocRICS

For and on behalf of

Company

3 Counties Surveying Limited

Address

Squirrels Drey, Kingsdown Grove, Kingsdown

Town

Corsham

County

Wiltshire

Postcode

SN13 8BN

Phone number

07792 638402

Website

www.3countiesurveyorslimited-.com

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What to do now

If you are a prospective or current home owner who has chosen an RICS Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come from experienced contractors who are properly insured. You should also:

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

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers or plumbers). Some work may also need you to get Building Regulations permission or planning permission from your local authority. Your surveyor may be able to help.

Further investigations

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

Who you should use for these further investigations

Specialists belonging to different types of organisation 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 your surveyor.

What the further investigations will involve

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

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

Description of the RICS Building Survey Service

The service

The RICS Building Survey Service includes:

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

The surveyor who provides the RICS Building Survey Service aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

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

The inspection

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

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

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the surveyor must report 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. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the results of inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

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

- A Introduction to the report
- B About the inspection
- C Overall assessment and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Energy efficiency
- L Surveyor's declaration
 - What to do now
 - Description of the RICS Building Survey Service
 - Typical house diagram

Condition ratings

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

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

Condition rating 2 – defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Condition rating 1 – no repair is currently needed. The property must be maintained in the normal way.

NI – not inspected.

Continued...

Description (continued)

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

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

Energy

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

Issues for legal advisers

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

The report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in the report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

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

Risks

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

Standard terms of engagement

1 The service – the surveyor provides only the standard RICS Building Survey Service ('the service') described here, unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- plan drawing;
- schedules of works;
- re-inspection;
- detailed specific issue reports;
- market valuation and re-instatement cost; and
- negotiation.

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

3 Before the inspection – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top study to understand the property better.

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

5 Cancelling this contract – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:

- (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
- (b) it would be in your best interests to have an RICS HomeBuyer Report or an RICS Condition Report, rather than the RICS Building Survey.

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

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.

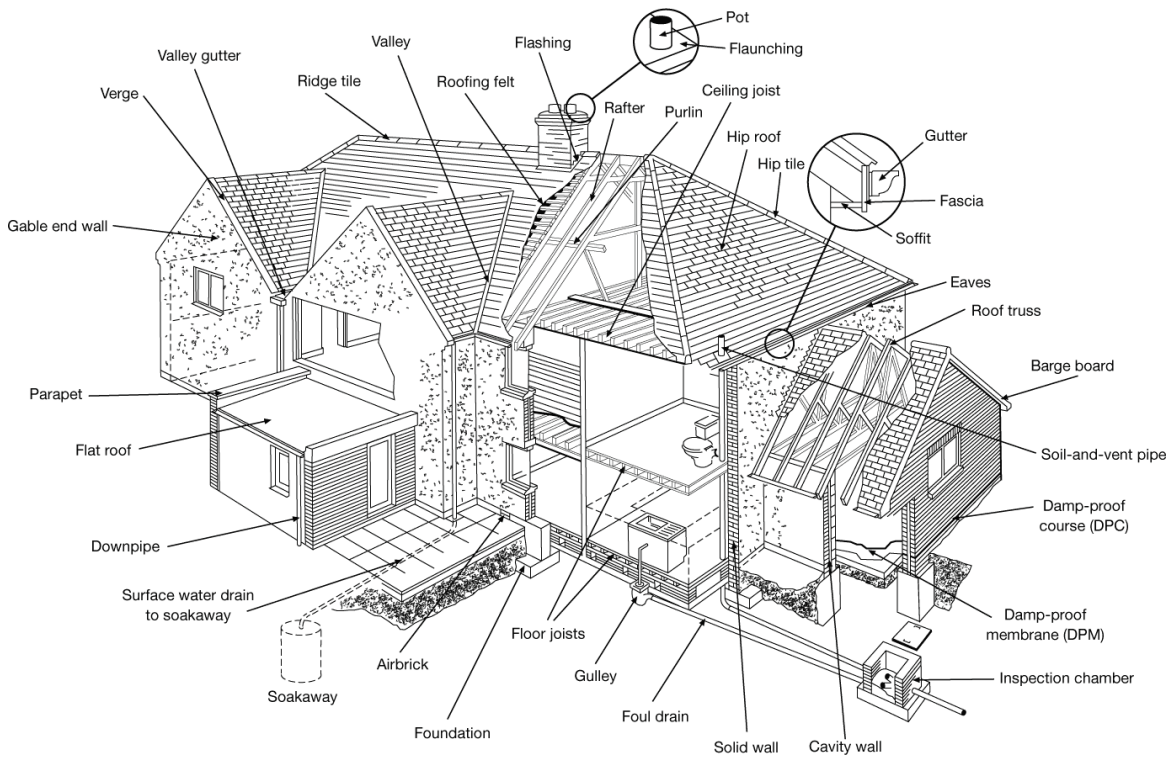
Complaints handling procedure

The surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

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

Typical house diagram

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



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Typical house diagram

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property

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

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen arials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

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

- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- **Other woodwork and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Property address

Maintenance tips

Inside the property

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

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings:** Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices once a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.

Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.

Property address