

RICS
Building Survey

Property address

Client's name

Date of inspection

19 February 2021



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* Please read the entire report in order

RICS is the world's leading qualification when it comes to professional standards in land, property and construction.

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RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity - providing impartial, authoritative advice on key issues affecting businesses and society.

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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.

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B

About the inspection

Surveyor's name Tony McKenty

Surveyor's RICS number 6800578

Company name 3 Counties Surveying Limited

Date of the inspection 19 February 2021

Report reference number XH000080

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



IMG_0281.JPG

Weather conditions when the inspection took place

At the time of our inspection it was wet 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.

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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.

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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

We can report that the property is a satisfactory proposition for purchase. If you are prepared to accept the cost and inconvenience of dealing with any repair/improvement works reported below and they are carried out to a satisfactory standard we can see no reason why there should be any difficulty on resale. Unless stated within the report any defects noted are not unusual for this age property.

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.

Where defects are noted you should obtain quotations before purchase so you are aware of your future liabilities.

3

Section of the report	Element number	Element name
E: Outside the property	E2 E5 E6 E8	Roof coverings Windows Outside doors Other joinery and finishes
F: Inside the property	F1 F3 F5 F7	Roof structure Walls and partitions Fireplaces, chimney breasts and flues Woodwork
G: Services	G1 G2 G4 G5	Electricity Gas/oil Heating Water heating
H: Grounds (part)	—	—

2

Section of the report	Element number	Element name
E: Outside the property	E1 E3 E4	Chimney stacks Rainwater pipes and gutters Main walls
F: Inside the property	F2 F4 F6 F8 F9	Ceilings Floors Built-in fittings Bathroom fittings Other

Property address

C

Overall assessment and summary of condition ratings

G: Services	G3 G6	Water Drainage
H: Grounds (part)	H1	Garage

1

Section of the report	Element number	Element name
E: Outside the property	E9	Other
F: Inside the property	—	—
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	
Roof - Please see Section E2	
Windows - Please see Section E5	
External Doors - Please see Section E6	
Other Joinery - Please see Section E8	
Fireplaces - Please see Section F5	
Woodwork - Please see Section F7	
Electricity - Please see Section G1	
Gas - Please see Section G2	
Heating - Please see Section G4	
Water Heating - Please see Section G5	
Outbuildings - Please see Section H2	
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')

Property address

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.

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 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	<p>The property is a detached house two floors.</p> <p>The property approximately faces East.</p> <p>All directions were taken facing the front of the property.</p>
Approximate year the property was built	<p>1820</p> <p>Historic England states the house as being built in the early 19th Century.</p>
Approximate year the property was extended	<p>The property has a garage and an orangery extension. We were unsure when this was completed.</p> <p>There is also a late Victorian extension to the rear.</p> <p>There was no planning applications noted for the garage and the orangery.</p>
Approximate year the property was converted	
Information relevant to flats and maisonettes	

Accommodation

<p>Lower ground floor: 1 Cellar.</p> <p>Ground floor: 1 Study, 1 Drawing room, 1 Dining room, 1 Kitchen/Breakfast room, 1 Utility room, 1 Family room, 1 Rear room/Family room and an Orangery.</p> <p>First floor: 4 Bedrooms and 4 Bathrooms.</p>

<p>The main property and the late Victorian extension is of solid Bath stone construction with the main property under a double pitched roof clad with clay overlapping tiles.</p> <p>The late Victorian extension is a gabled roof clad with clay interlocking tiles.</p> <p>The single storey section to the rear attached to the family room is a mono-pitched roof clad with clay overlapping tiles.</p> <p>The ground floor is a mixture of solid and suspended timber construction.</p> <p>The first floor is of suspended timber construction.</p> <p>There is a cellar across the front of the building.</p> <p>The orangery and garage below appear to be built from a cavity Bath stone and concrete block construction under a glass roof to the orangery.</p> <p>The windows are of timber construction with single glazing.</p> <p>The rainwater goods are a mixture of plastic and cast iron.</p>

Construction

Property address	
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D About the property (continued)

Means of escape

You should draw up a simple fire 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. Ensure there are escape windows to the floors up to 4.5m high. Emergency escape windows and external doors. Windows or external doors providing emergency escape should comply with all of the following. a. Windows should have an unobstructed openable area that complies with all of the following. i. A minimum area of 0.33m². ii. A minimum height of 450mm and a minimum width of 450mm (the route through the window may be at an angle rather than straight through). iii. The bottom of the openable area is a maximum of 1100mm above the floor. b. People escaping should be able to reach a place free from danger from fire. Courtyards or inaccessible back gardens should comply with Diagram 2.5. c. Locks (with or without removable keys) and opening stays (with child-resistant release catches) may be fitted to escape windows. d. Windows should be capable of remaining open without being held.

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

A security alarm was noted as fitted to the property however it has not been inspected or tested. We recommend you request the service and maintenance details for the system and have it inspected by a reputable firm to ascertain its condition.

We recommend replacement of all external door locks following completion of the purchase of the property.

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

Property address

D 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)

The surveyor is not aware of any other energy sources existing to the property.

Grounds

There is a garden to the rear, side and front.

There is a detached garage to the front of the property and an attached double garage to the side of the property.

Location

The property is in an established residential area with properties of similar and character.

Facilities

We have not tested for radon during our inspection.

The property is close to the town centre and all local amenities and public services.

The property is not in a risk from radon.

For further information on radon please visit www.ukradon.org.

Property address

D

About the property (continued)

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.

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.

The nearest medium flood risk area is 741 metres away.

The property is situated on limestone.

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 Listed. Please see below the Historic England listing.

Details TOLL BRIDGE ROAD (East side)

656-1/7/1684 11/08/72 Avondale House

(Formerly Listed as: LONDON ROAD WEST (South side) Avondale House)

GV II

House. Early C19. MATERIALS: Limestone ashlar, double-pitched slate roof with moulded stacks to gable ends those left have mid/late C19 ornamental chimney pots. PLAN: Double depth plan. EXTERIOR: Two storeys with basement, symmetrical three-window front. Coped parapet with lions to quoins and urns flanking slightly stepped forward central bay. Eight/eight-pane sash windows in raised surrounds to first floor, double two-panel doors under margin paned overlight flanked by French windows with margin panes. Original platband over late C19 verandah spans ground floor. Right return has blocked segmental arch to basement. INTERIOR: Not inspected.

Listing NGR: ST7738267063

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

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.

The front roof section and parts to the rear were not visible due to line of site.

Parts of the some chimney stacks were not visible due to line of site.

E1
Chimney stacks

1 2 3 NI

2

The chimney stacks are all stone built.

The front left-hand side chimney stack has two pots. These were in a satisfactory condition. Some minor spalling was noted to the stonework, however no repairs are required at present.

The lead was securely fixed and free from any signs of rips or tears where visible.

The rear left-hand side chimney stack has the pot removed and the chimney stack does not appear to be vented. We would recommend the chimney stack is vented to prevent condensation build-up internally. Some minor damage was noted to the stonework on the top, however no immediate repairs are required.

The rear right-hand side chimney stack, all the chimney pots have been removed and the chimney stack has been capped and vented.

The flue for the main boiler was noted to this section and appeared to be in satisfactory condition.

The rear right-hand side chimney stack has had one chimney pot removed and no vents were noted. One should be inserted. The remaining pot was in a satisfactory condition and no cracking was noted.

The lead was securely fixed and free from any signs of rips or tears where visible. Minor spalling was noted to the right-hand side of the chimney stack. No immediate repairs are required.

The rear chimney stack has had one chimney pot removed and this has been vented. The other pot was in a satisfactory condition. Some minor cracks were noted to the stonework.

Although no immediate repairs are required to the chimney stacks, you should budget for repairs in the short to medium term for any areas that have spalled or cracked as these will eventually cause damage to the internal roof voids.

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.

We noted staining and damp penetration to the chimney breast within the roof void (see section F1) to the rear right hand side. This indicates problems with, or lack of, a proper damp proof course arrangement within the chimney or defective flashings between the chimney and the adjacent roof tiling. Flashings are designed to provide a waterproof seal but are subject to wear or damage. Close inspection with the aid of a long ladder is advisable.

There is an aerial fixed to the stack. Rust was noted. Ongoing maintenance is required.

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.

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Outside the property

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.

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

Many parts of the UK are smoke control areas where you cannot emit smoke from a chimney unless you are burning an authorised fuel or using - exempt appliances -, for example burners or stoves. You should find out if the property is in a smoke control are by contacting your local council Smoke control areas: the rules - GOV. UK (www.gov.uk).



IMG_0323.JPG

E2 Roof coverings

3

The main roof is a double pitched roof clad with clay overlapping tiles. We were unable to visually inspect the front elevation due to visibility.

The listed building entry lists slate tiles, clay tiles where visible are now in place. Your legal advisor should confirm listed building consent was given for the change of tile.

Access was available from the rear roof void to the main property and the tiles were in a satisfactory condition. However, some spalling was noted to at least a dozen tiles and replacements will be required in the short term and you should budget for this.

Moss was evident to the roof. This should be carefully cleaned with a soft brush to prevent blockages to the gutters and drainage below. Further defects may become evident when the moss is removed.

The ridge was flat and level and free from any signs of significant defects. 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.

The lead was securely fixed and free from any signs of rips or tears where visible.

The centre valley was in a satisfactory condition and no significant defects were noted. Some minor debris was evident which should be cleared to prevent any blockages to the outlets.

The parapet walls and coping stones, where visible, were generally in a satisfactory condition. However, the one to the right-hand side of the property in the middle valley, directly over the outlet to the downpipe, has spalled and this requires replacement in the short term.

Property address

E

Outside the property

We would recommend that parapet coping stones are regularly inspected when access is gained during period terms of maintenance to ensure that they are a securely fixed.

The rear two storey Victorian addition and the rear of the main roof are clay overlapping tiles.

There is a glazed veranda to the front of the property which is single glazed roof panels and timber supports and surrounds.

Two cracked panes of glass were noted. These should be replaced immediately to prevent injury. This is a Category 3 defect. Some rot was noted on the right-hand side around the lead flashing and the downpipe from the orangery and to the right-hand side wall plate which appears to be below a possible minor leak from the stone cornice above. Some repairs have been carried out, however these appeared only to be temporarily.

The rest of the timber to the veranda was in a satisfactory condition and no defects were noted.

There is a mono-pitched roof to the rear of the orangery and garage. This is clad with clay overlapping tiles. At least three tiles have cracked and some minor spalling was noted. These should be replaced during the next term of maintenance. The roof is also covered in moss which should be removed to prevent blockages to the drainage below.

The room next to the studio is a mono-pitched roof clad with clay overlapping tiles. These were in a satisfactory condition and the lead was securely fixed with no signs of rips or tears.

There is a hidden valley between the main house and the rear of the studio. We were unable to access this. If you are at all concerned this should be inspected before purchase.

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

The roof should be checked periodically for any defects and if found, should be replaced to prevent any further damage to the property.



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IMG_0015.JPG

Property address

E

Outside the property



IMG_0006.JPG

E3
Rainwater pipes
and gutters

2

There is a valley to the front of the property which we were unable to inspect. This has been mentioned above in the Roof Coverings. If you are at all concerned you should have this inspected by a competent roofer, including the rear valley before purchase.

The plastic guttering to the rear of the orangery is blocked. This should be cleaned.

The downpipe on the right-hand side of the property appears to be in a satisfactory condition, although the walling beneath this is stained which would indicate that there is a problem or there has been a problem to this section. Whilst on the roof, there were no obvious signs of any defects. Even though it was raining at the time of our inspection it was not raining heavy enough for the valley to fill full of water. This should be regularly monitored and it is possible that there is an issue with the hopper at the top of the downpipe that needs clearing.

The staining may be due to the defected coping stone as mentioned above.

There is cast iron guttering to the two storey Victorian extension. This is in a fair condition, however some rust was noted and ongoing repairs and maintenance will be required.

The downpipe from the rear right-hand side corner which appears to take the waste from the en-suite on the first floor to the rear right-hand side, the hopper itself is not connected to the downpipe. Although no damp issues were noted, this should be reconnected.

We assume that all the gutters and downpipes either discharge directly into the underground drainage or into soakaways.

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.

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

E4
Main walls

2

The main property is of solid Bath stone ashlar construction and the two storey Victorian extension to the rear is of coursed solid Bath stone construction.

There is a paint wash on the ground floor to the front elevation. This was in a satisfactory condition.

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E

Outside the property

Staining was noted on the right-hand side wall as noted above in E3 - Rainwater Pipes.

Some minor cracking was noted to the stone surrounds on the right-hand side of the property around the window sections, especially the lintels. This is not uncommon in properties of this age and some minor filling will be required during the next term of maintenance to prevent any water penetration to the internal surfaces.

We would recommend that the cracking noted be monitored on a regular basis. In the event of further movement being identified in the future the matter should be referred immediately to a Chartered Structural Engineer, who should undertake a more detailed investigation on your behalf.

No signs of subsidence or any other significant movement 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 walls were approximately 600mm thick in places.

Some minor spalling was noted on the rear of the Victorian extension on the left-hand side corner. No repairs are required at present, however this should be regularly monitored and repairs may be required in the medium term.

The room next to the studio at the rear of the property appears to have been rebuilt on the front or the front section was possibly open before and this has since been filled in, as a plastic damp proof course was noted. We were unsure whether these sections have a cavity insulation or not. Your Legal Adviser should confirm if possible with the Vendor the works to this section.

The rear of this section and the studio and parts to the left-hand side of the studio are beneath the ground level behind.

Where walls which form part of the external wall of the property are retaining walls, you should be aware that moisture is generally kept at bay by tanking, for example with bitumen or similar material. This type of tanking can fail especially when penetrated. This may not be readily visible and dampness could be affecting the internal wall or may do so in the future, which may not have been apparent at inspection. Your Legal Adviser should request any guarantees available.

Generally the stonework to the property was in a satisfactory condition and no significant defects were noted.

All mortar joint cracks should be filled as they become apparent to help prevent water penetration.

Where external walls are formed from solid construction dampness is kept at bay by the thickness of the walls and the quality of the repairs and maintenance. Repointing and repairs to stone and brickwork are important to help prevent against internal damp penetration.

Parts of the main house appeared to have had a chemical damp proof course injected. Although this does appear to be low and has been injected directly into the stonework which probably would not have benefited the property at all. However, enquiries should be made with the Vendor whether any guarantees exist as damp was noted internally to some of these sections as noted in Section F3 - Walls and Partitions.

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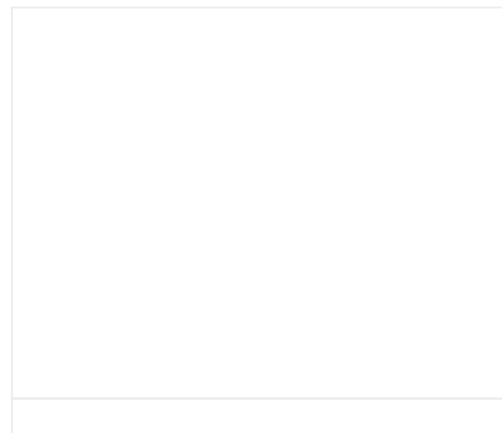
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E

Outside the property



IMG_0324.JPG



E5 Windows

3

The property has mainly timber sash windows.

Where these were able to, the majority opened and closed satisfactorily. Some were stiff where they just appeared to have not been opened for a while and some ease and adjustments will be required.

The rear left-hand side bedroom and the rear right-hand side bedroom are showing cracks on the panes of glass. These should be replaced immediately to prevent injury to people. This is a Category 3 defect.

Some of the windows on the first floor are benefitting from secondary glazing. This was working satisfactorily at the time of our inspection.

The decoration to the windows were fair. We would recommend that these are decorated within the next term of maintenance as paint is starting to flake in places and this will prevent any damage to the windows.

E6 Outside doors (including patio doors)

3

The main front door was of timber construction and was in a good condition and no defects were noted.

The timber door to the utility room had some minor rot to the bottom and some repairs and maintenance are now required.

The large glass double doors to the front and right-hand side of the property, we were unable to open these as they appeared to be stiff at the time of our inspection and it is possible that some of these are painted shut.

A cracked pane of glass was noted on the front right-hand side sitting room door. This should be replaced immediately to prevent injury. This is a Category 3 defect.

The left-hand side door to the rear is of timber construction and was in a satisfactory condition and no defects were noted.

All external timbers should be regularly maintained to prevent decay.

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E

Outside the property

E7
Conservatory
and porches

The property does not have a porch or a conservatory.

NI

E8
Other joinery
and finishes

The timber fascia board to the rear two storey Victorian extension has rotted in places and wood-boring beetle was noted.

The timber fascia to the rear of the orangery on the mono-pitched roof has rotted and the rear of the main property on the left-hand side looking from the front appears to have rotted, although it was raining heavily at this point.

This now requires replacement. This is a Category 3 defect.

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

You should instruct a competent contractor to carry out these works. This may include scaffolding.

3

E9
Other

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.

1

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F

Inside the property

Limitations to inspection

There are three roof voids. The two main ones to the front of the property, we were unable to fully inspect due to a double layer of insulation.

The mono-pitched roof to the rear of the property had limited head room which prevented a full inspection.

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 full of stored items which limited our inspection.

In older properties with suspended timber floors, these are often rotten in some areas to both floor and subfloor timbers. Where these floors are covered with carpet or other coverings and furniture is in place it is often extremely difficult to identify. You should therefore anticipate some repairs and replacements.

F1
Roof structure

1 2 3 NI

3

The main roof voids are accessed via hatches in the landing and the first floor right-hand side en-suite bedroom. There are no working ladders but there are working lights.

The roof structures are of a typical design in a property of this age and type and the timbers are of an adequate size and spaces to carry normal light loads imposed upon them. The lofts should only be used, if at all, for light storage and most importantly none of the timbers should be cut as this could be considered to reduce the structural strength.

The roofs are of a traditional construction comprising timber rafters which are supported along their span by timber beams or 'purlins' which in turn support the roof covering. The rafters sit on the outer walls on top of timber wall plates to which they are secured. Timber ceiling joists support the ceilings to the internal rooms but also secure the rafter feet together thus preventing outward movement of the roof (roof spread). This is typical of properties of this age and type.

Water tanks are present in the rear roof space and we refer to our later comments in Sections G3 - Water and G4 - Central Heating & Hot Water.

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.

Note: Damage was noted to the insulation to the pipes surrounding the water tanks. These now require replacing.

The rear roof void has a skylight onto the internal valleys. This was opened and closed easily and no defects were noted.

There are lead secret valleys through both of the roof voids which are taking water from the front and rear sections into middle valley and then down to the downpipe to the rear right-hand side or so it appears. These were in a relatively good condition, however some minor debris was noted. These should be kept regularly clear, especially during times of heavy snow.

The roofing felt beneath the main roof covering is a type 1F sarking felt, commonly used in this situation and becomes brittle with age. It has a tendency to rot at the eaves if not properly supported, the rear of the fascia and top side of the soffit boarding will become damp and provide conditions for wet rot to occur if the felt is not properly fitted.

Overall, the felt where visible, were in a good condition. However, several holes were noted in the in the rear roof void these can benefit from an easy repair can be carried out to this

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Inside the property

section. No damp was noted internally. This would indicate the felt is starting to break down and further repairs or replacement will be required in the short to medium term.

Some damp was noted on the rear roof void on the right-hand side around the chimney stack and it is possible that some minor rot has occurred here. We were unable to fully inspect this.

This may indicate that there is a problem with the felt or the fact that there is a lack of a damp proof course to the chimney stacks themselves which does allow penetrating damp to the internal roof voids. When proper crawling boards are inserted, we would recommend a further inspection to this section and the chimney stack itself on the rear right-hand side is also checked as there is possible unseen damage.

Some repairs or replacement to this section may be required. You should budget for this.

There is boarding around the hatch to both of the roof voids.

There is approximately 250mm of loft insulation which is adequate and this should be kept clear of the eaves sections and below water tanks.

There is a large wasps nest noted in the front roof void on the right-hand side. We were unsure whether this is active. Confirmation should be confirmed from the Vendor and these should be removed by a specialist contractor if no works have been carried out.

Staining was noted on the valley boards, especially on the front roof void. We were unable to fully test this due to limitations of access, however this is possibly historic. Enquiries should be made with the Vendor before purchase for when the last time the valleys were renewed and whether any guarantees exist. Until proper crawling boards are inserted, these areas cannot be tested. We would recommend that when crawling boards are put in place and a further inspection should be carried out to ensure there are no unseen issues.

The rear mono-pitched roof is a traditional timber cut roof. There is a large wasps nest adjacent to the loft hatch. However, this appears to have been broken up. We assume this was carried out by a specialist contractor. Your Legal Adviser should confirm this with the Vendor.

Staining was noted to the valley section and the gable wall. However, the boards appear to be in a satisfactory condition and again we can only assume that this and the staining to the wall is historic as they did test reasonably dry at the time of our inspection. Your Legal Adviser should confirm if any works have been carried out to the roof and the timelines and any guarantees that may exist.

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

There was a lack of ventilation to the roof void in the rear mono-pitched roof on the first floor. Although no signs of any condensation was noted, you may wish to upgrade the roof with vent tiles to prevent any future problems to the timbers or felt with roof tiles.

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Inside the property



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IMG_0030.JPG



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IMG_0113.JPG

F2 Ceilings

2

The ceilings appear to be of lath and plaster construction to the main property, however some of the ceilings to the rear Victorian section are possibly of plasterboard construction.

Where the ceilings appeared to be of plasterboard construction, they were flat and level and free from and significant defects, some cracking was noted that should be filled before decoration.

Damp staining was noted in the room next to the studio with no evidence of current dampness. We assume that repairs have been carried out to rectify the cause of the problem. Your legal advisor should confirm with the vendor and leaks have been rectified. The stains will require stain-blocking before decoration.

Lath and plaster construction rely on the adhesion of the plasterwork to the supportive timber lath. Over time this can fail, especially if cracked or damaged. In some instances, failure results in a sudden collapse. There is accordingly a risk to people being injured or items damaged. We recommend regular monitoring of the ceilings for signs of movement. If found then you should arrange for a competent contractor to inspect them and quote for any necessary repairs or renewal.

The lath and plaster ceilings have some cracking and minor 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.

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F

Inside the property

The cornice and ceilings roses where applicable were all securely fixed and in a satisfactory condition.

F3
Walls and
partitions

3

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

High levels of damp and hollow sections of plaster were noted on the back wall of the kitchen, the right-hand side of the utility room, the WC in the utility room beneath the sink, to the rear left-hand side back door, the right-hand side and the internal wall of the studio and the doorway surrounding the room next to the studio.

The other areas in the rear sections were either covered with units, etc. or drylining and it is possible that further damp is evident.

As chemical injection holes were noted as previously mentioned above, your Legal Adviser should check with the Vendor whether any existing guarantees are in place and whether the remedial company can return to remedy these areas.

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 advice from a damp specialist should be sought, especially if guarantees are in place. You should budget for some form of remedial works including re-plastering to the sections above.

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.

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.

Settlement or subsidence appears to have affected the property with some internal distortion and cracking occurring to walls and door openings, especially in the kitchen and the first floor right-hand side bedroom. The movement appears to be an established feature and is not considered unusual in buildings of this age and type. These sections should be carefully filled, especially to the ceilings and monitored.

If you 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.

The property has been extended with a single garage, double garage and orangery. The front wall at least to the room adjacent to the studio has been built or renewed.

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Inside the property

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.

Latent/inherent defects may exist which we have been unable to identify during our visual inspection and include in this report. A latent defect, otherwise known as an inherent defect, is a defect in the design or construction of a building, or the materials used, which exists on completion of the building works but is not apparent on inspection. It is essential that your Legal Adviser obtain all the relevant documentation pertaining to the alterations/extension including but not limited to Listed Buildings, Building Regulation Approval, Structural Warrantees such as a Professional Consultants Certificate (or similar) where applicable, Planning Permission, etc. We must advise you, that if you should 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.

It does not appear that any other recent structural alterations have been carried out to the property. The two storey extension to the rear appears to be late Victorian and at least one of the walls to the room adjacent to the studio has been replaced.

In a property of this age it is difficult to confirm the original configuration. However, your Legal Adviser should confirm with the Local Authority that if any alterations have been carried that all the necessary approvals were obtained as there may be complications if you proceed without the relevant documentation for any possible works that have been carried. (Please see Section I1 - Regulations).

It is possible that some internal alterations have been carried out to the Victorian section, especially the studio, as this seem to be a large room possibly divided beforehand.

Some of the walls have a panelled finish and we cannot comment on the condition of the concealed plasterwork or walling behind this.

The left-hand side and rear wall of the studio are constructed with drylining, meaning that the plasterboard has a gap between it and wall structure. There are no indications of significant defects, however this modern construction arrangement may conceal defects. We are unable to inspect behind the drylining or comment on the condition of the hidden wall structure.

Note: These walls are retaining walls as the outside levels here are higher and we can only assume that some form of remedial tanking work has been carried out. Your Legal Adviser should confirm this with the Vendor. No signs of damp were noted to these sections, however we cannot comment on the integrity of the wall or any fixings behind.

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.

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.

It is possible that some of the walls have a lath and plaster finish. Please see Section F2 regarding lath and plaster.

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F

Inside the property



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F4
Floors

2

A full inspection of the floors was restricted due to floor coverings, furniture or stored items and we cannot categorically confirm that they are free from defects.

The ground floor is of suspended timber construction to the front three reception rooms and the hallway. The remainder of the rooms to the rear appear to be of solid construction.

The hallway is tiled. These were in a satisfactory condition, however there were at least three cracked tiles that appear to have been repaired and no immediate repairs are now required.

There are sections of parquet flooring to the property. This was in a satisfactory condition and no significant defects were noted. However, the room adjacent to the studio at the rear of the property has had a section of parquet flooring removed and it appears that some drainage has been fixed to this area. We did notice that there is an inspection chamber to the front of this in a courtyard which we were unable to lift.

Your Legal Adviser should check with the Vendor the nature of the works carried out to this section. The floor here appears to be modern in construction as a damp proof membrane was noted beneath. This has now been punctured with the drain section coming through the top of the floor itself. This should be made good by a competent contractor to ensure that no damp can penetrate into the floor surfaces.

There is an access hatch in the studio adjacent to the door between the studio and the lobby. We were unable to lift this. We were unsure what is beneath. We did briefly speak to the Vendor who says that there is some pipework below here, although he has not opened this himself.

The first floor is of timber construction. Some minor undulations were noted which is not unusual in a property of this age.

Some of the timbers were visible in the cellar. Minor staining was noted around the fuse box area where a section of the ceiling is missing. No signs of rot were noted, however this section should be regularly inspected and if this becomes worse, further sections of ceiling should be removed and a closer inspection carried out as future repairs may be required.

The remainder of the timbers, where visible, although this was limited, appeared to be in a satisfactory condition.

When coverings and boards are lifted, further defects may become apparent.

Wood floor coverings are prone to seasonal movement which can cause distortion. Although

Property address

F

Inside the property

there is no evidence in the current atmospheric conditions seasonal changes cannot be ruled out. We recommend enquiries are made as to when the floor was laid and whether distortion has been a problem in the past.



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F5
Fireplaces, chimney
breasts and flues

3

The front right-hand side and front left-hand side ground floor rooms have gas fires.

We would recommend that the gas fire is checked before use by a competent Gas Safe engineer. The checks should also include checking of the flues and the chimney pots.

The dining room has an open grate fire place which is not in use. No defects were noted.

The fire breast to the rear studio is either behind the drylining or has been removed. The vendor should confirm.

The kitchen fire breast appears to have been removed and no supports above were evident.

Your legal advisor must ensure proper supports were installed to support the breast above and that building regulations and listed building consent was given. This may affect any resale or movement in the future if these are not in place.

The front left-hand side bedroom has an open grate fireplace which was not in use. No defects were noted.

The right-hand side front fireplace has an open grate and is not in use and no defects were noted.

The rear right-hand bedroom has an open grate fireplace which was not in use. No defects were noted.

There is a fire breast in the En-suite to the front right-hand side bedroom, however this is covered with the sinks and we were unable to inspect this.

The rear bedroom has an open grate fireplace which was not in use and no obvious defects were noted.

If you intend to use any of the existing fireplaces, we recommend 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

Property address

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Inside the property

see Section J - Risks).

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

2

The kitchen fittings were modern in design. Some minor wear and tear was noted.

Note: The worktops, which appears to be granite or the like, has dropped slightly. Your Legal Adviser should check with the Vendor whether this is progressive. This is possibly settlement from when the kitchen was originally fitted, because of this the seals have come apart in places and these should be reapplied to prevent any damage to the units behind.

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.

The utility room fittings were modern in design. Some minor wear and tear was noted.

The wardrobes appeared to be in a generally adequate condition.



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F7
Woodwork
(e.g. staircase
and joinery)

3

The general condition of the doors, stairs and other joinery is fair with the usual signs of wear and tear.

The glazing to the borrowed light over the rear right-hand side bedroom and the stained glass to the vestibule over the front door has cracked. These require replacement immediately to prevent injury. These should be upgraded with a toughened safety glass carrying the BS Kitemark or similar. Please see Section J3 - Risks to People. This is a Category 3 defect.

The internal decorations are satisfactory.

The stairs were of equal treads and risers and free from any signs of defects. However, the banister on the first floor is loose. This requires refixing to prevent any possible injury.

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Inside the property

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.

F8
Bathroom and
kitchen fittings

2

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

The seals between the sanitary fittings, walls and floors should be maintained in good condition in order to prevent any water reaching any of the adjacent timbers or ceiling surfaces.

We noted no evidence of significant condensation within the bathrooms. 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.

All the tiling was securely fixed and free from any signs of cracking or missing grout.

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

No mechanical fan was noted in the rear right-hand side bathroom. We recommend one is fitted by registered electrician with a run off timer from the light switch.

F9
Other

2

There is a cellar which covers the front of the main property.

The cellar walls were generally in a satisfactory condition. Some attempts at damp proofing works have been carried to approximately 1.2 metres high. This has kept the damp back reasonably well, however this is starting to break down in places.

The floor itself appears to have been renewed and this was dry and free from any significant defects.

On the right-hand side of the cellar on the wall to the right of the garage door, there is a lintel directly above an extract fan. This has rotted and although no significant movement has occurred above, this should be taken out and replaced with a concrete lintel.

Where visible, the plasterboard ceilings were in a satisfactory condition and some holes were evident around certain areas which gave some inspection to the floors as noted above.

It does appear that the underside of the floors have been insulated with a fibreglass insulation.

Some minor woodworm was noted to the ends of some of the joists. As noted above, the property has not been treated in the past and you may wish to have a full inspection carried out, although no significant areas of woodworm were noted where visible.

An area of concrete block wall was noted on the rear left-hand side. We were unsure whether this had blocked up an original gap. However, this was in satisfactory condition and no defects were noted.

Mains smoke detectors are recommended in all properties, particularly outside kitchens and in circulating areas at floor level. Smoke detectors were noted, however we were unsure

Property address

F

Inside the property

whether these were mains connected or battery operated. These have not been tested by ourselves.

No loft conversions were noted within the property.



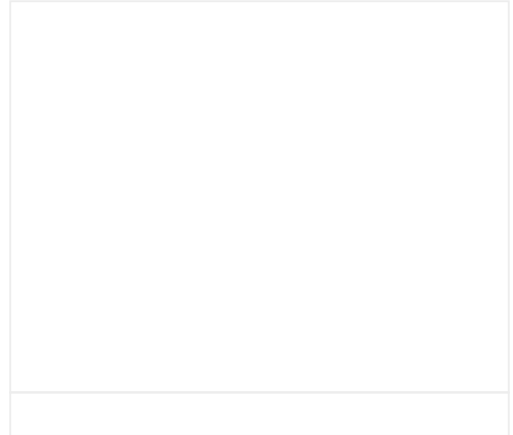
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IMG_0248.JPG



IMG_0247.JPG



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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 cellar.

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.

An exposed cable was noted in the left-hand side of the orangery adjacent to the doorway. We were unsure whether is live or not. This should be immediately tested to prevent possible injury.

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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IMG_0308.JPG

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G Services

G2 Gas/oil *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.*

3

The gas meter and shut off valve were located in the cellar.

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.



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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.

There are water tanks in the roof void. Some of the insulation has been eaten away by vermin to the pipework. At least one of the tanks has no proper insulation.

We would recommend that the water tanks are drained and cleaned and insulated correctly before use.

The water tanks should be on a marine ply or similar and spread at least three joists. We were unable to fully inspect this at the time of our inspection to confirm whether these are in place. They are currently sat on chipboard.

The WCs and taps were turned on. These appeared to operate satisfactorily within the limitations of our inspection.

We assume cold water is supplied from the mains.

No internal or external stopcock was noted. Your Legal Adviser should confirm with the existing Vendor whether these exist. If not, they should be fitted by a competent plumber or the local Water Board.

A water softener was noted in the pantry. This not been tested by ourselves.

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.

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G

Services

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.

There is a reasonably foreseeable legionella risk in your water system if:

- Water is stored or re-circulated;
- The water temperature in some part of the system is between 20-45°C;
- There are sources of nutrients such as rust, sludge, scale and organic matters; and
- It is possible for water droplets to be produced (for example, in showers);
- Water temperatures in the boiler must reach at least 60°C and the cold water in the system must stay below 20°C. The tanks may have to be moved or better insulated;
- Water tanks should be checked for debris and should have tight fitting lids. Dirty tanks may have to be cleaned out and the system flushed through;
- Water outlets (for example, taps and showers) in parts of the buildings remote from the heating appliances that are not frequently used could also be at risk. In certain circumstances, these may have to be used weekly to remove stagnant water. Where outlets are no longer required, the 'dead-leg' pipework should be cutback.

All shower heads should be removed, cleaned, descaled (if necessary) and disinfected every three months.

G4
Heating

3

The central heating to the main house is supplied by a conventional gas boiler in the utility room serving pressed steel radiators within the property.

There is a further boiler in the studio. This appears to be a Combination boiler which serves the radiators to the studio and the adjacent room on the rear right-hand side.

Some of the pipework is microbore pipes. Where microbore pipework is identified you should be aware that this is likely to be of some age and given the small diameter of the pipes it is more likely to suffer from blockages and require remedy, particularly in hard water areas.

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.

The central heating was on at the time of our inspection and within limitations of our inspection it appeared to operate satisfactory and the radiators were warm to touch. However, some of the radiators were turned off in some of the rooms so we cannot confirm whether these are working, especially the rear section to the studio and the adjoining room.

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.

Our limited inspection of the system revealed no evidence to suggest any serious defects but we would nevertheless recommend that a test and overhaul of the installation be undertaken prior to purchase and that a regular maintenance contract be placed with an approved heating engineer. Please see Section J1 - Risks to People.

G5
Water heating

3

There is a copper hot water cylinder located in the rear right-hand side bathroom. We would recommend that this is tested before use.

There is an electrical immersion heater fitted to the hot water cylinder that should be tested prior to use. Please see Section G1 - Electricity.

You should instruct a competent contractor to carry out an inspection of the hot water cylinder and carry out any repairs or replacement as appropriate. Please see Section J1 -

Property address

G

Services

Risks.

G6
Drainage

2

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 soil and vent stacks appear to be internal, as one was noted in the rear right-hand side bathroom which took the bathroom and the en-suite behind and an air admittance valve was noted.

The remainder within the roof level itself are mainly concealed internally and because of this we cannot confirm the connections to any underground drainage is adequate. If you are at all concerned, a more intrusive inspection will need to be carried out by a plumber. However, no obvious defects were noted when the toilets were flushed.

There are several inspection chambers to the property. There are two on the rear right-hand side. These were lifted and were clear and free from any obstructions.

There is a tile inset one in the courtyard to the rear of the utility room. This was too heavy to lift.

There is an inspection chamber by the kitchen window. This was opened and appears not to be in use or connected.

There is a further one on the rear left-hand side of the property, however this was covered in gravel and we were unable to lift this without causing possible blockages to the drains below. This area should be clear of gravel completely before this section is lifted.

The gulleys surrounded the property were blocked where the downpipes emptied. These should be unblocked and kept regularly cleared to prevent any splash back of water penetration to the internal surfaces.

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.

The drain from this property possibly joins with those from the neighbouring properties before it connects to the main sewer. This combined drain is called a private sewer. Because all the dwellings were built before 1937, the local sewerage undertaker is usually responsible for the maintenance of the private sewer. To make sure, you should ask your legal adviser to check this and explain the implications (see section I3).

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Services



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G7
Common services

The property is not a flat.

NI

G8
Other
services/features

A security alarm was noted to be fitted to the property. However, it has not been inspected or tested. Any certification should be obtained by your Legal Adviser.

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

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

NI

Property address



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Building Survey...

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 double garage below the orangery to the front right-hand side of the property. This is constructed from concrete block walls with a block and beam ceiling and a concrete floor. No damage was noted to these sections.

However, the bottom areas are showing signs of damp and these areas externally are underground. Depending on what you wish to store into the garages, you may wish to carry out some remedial works to these sections.

Your Legal Adviser should make enquiries to the Vendor of how much of a problem this is and whether it has affected their storage capabilities or limitations. The rear of the garage is under the mono-pitched roof. The roof internally was of timber construction under a 1F felt. No defects were noted.

The electric door was tested and was working correctly at the time of our inspection. Electrics were noted within the garage. These should be tested as part the electrical test. Please see Section G1.

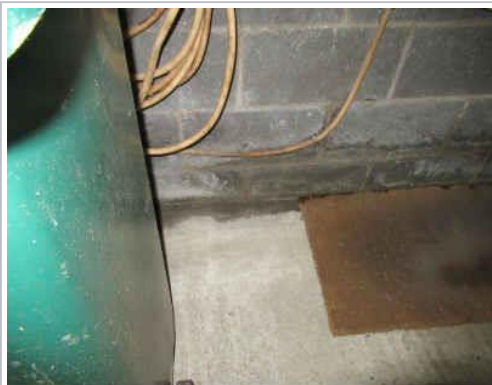
There is a further detached single garage to the left-hand side of the driveway. This is constructed from stone and concrete block under a trussed roof with an outer fabric of slate.

The electric door was tested and was working at the time of our inspection.

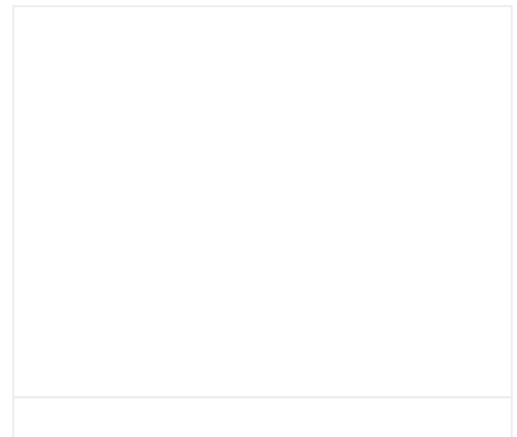
There was no defects at all to the roof. The roof was properly strapped to the walls and the gable ends.

The slate roof was in a satisfactory condition and no defects were noted.

The gutters are blocked in places and we would recommend that these kept clear to prevent any possible damage to the internal timber or below ground drainage.



IMG_0275.JPG



Property address

H

Grounds (including shared areas for flats)

H2
Permanent outbuildings
and other structures

3

There is an orangery to the front of the property on the right-hand side directly on top of the garage.

The garage is steel framed and timber construction with single glazed windows and roof.

The decorations to the timber work are poor in places and we would recommend that decoration is carried out in the short term. Some minor rot was noted and repairs will be required. You should budget for this.

One of the small coloured panes of glass on the front has cracked. This should be replaced immediately to prevent injury to people. Some obvious signs of rot was noted on the front left-hand side corner on the wall plate. You should budget for some repairs here.

We were unable to fully inspect the glazing due to the blinds. Although these were tested, they were quite stiff and we were worried about causing any possible damage and therefore they were not opened.

The windows themselves, due to the poor decoration and minor rot in places, were not tested.

The exterior is of Bath stone and concrete block construction. This was in a satisfactory condition.

H3
Other

There is a large retaining wall to the rear of the property. Obvious signs of movement has occurred in the past and two concrete block buttresses have been installed along with some other smaller stone buttresses.

The left-hand side section was in a fair condition. However, the very top of this section which is above the car park on the ground level to the rear is leaning slightly.

The far right-hand side section is suffering from spalling to the stonework. Repairs and replacement are required here to ensure the integrity of the wall.

The centre section has drainage holes underneath, however the left and right-hand side sections do not. We would recommend that further drainage sections are installed to release any pressure at the base of the wall.

There is section of brick walling to the middle and we assume that this has replaced some of the poorer stonework previously. This is in a fair condition, however this is starting to spall and break down in places.

We would recommend that a Structural Engineer inspects the retaining wall before purchase and draws up a specification for repairs or further strengthening to these walls so that you aware of your future liabilities as this could prove expensive and dangerous if the wall collapsed.

The steps to the rear of the property were in a satisfactory condition. There is a smaller retaining wall to the rear where some movement and spalling was noted, especially on the corner. This is behind the room to the studio. You should budget for repairs and replacement here.

The remaining of the paving slabs were in a satisfactory condition and no significant defects were noted.

On the front right-hand side of the property, there is a large Magnolia tree. This has caused damage to the walling which has now moved and is collapsing in places next to the orangery.

Property address

H

Grounds (including shared areas for flats)

We understand that the trees in the garden have a Tree Preservation Order.

We understand that all the trees within the garden have been regularly maintained. Although only damage has been caused to the garden wall next to the orangery, this is quite close to the orangery and the property itself.

We recommend that an arborist inspects the trees to the property and within the terms of the Tree Preservation Orders (TPOs) advises you on the extent of any cutting back that can be achieved.

If the wall to the right-hand side of the Magnolia tree continues to move you should budget for some repairs or replacements to this section.

There is a Cherry Laurel adjacent to the room next to the studio. This does not appear to have caused any damage, however it should be kept at his current height.

The right-hand side stone wall between the neighbouring property was in a satisfactory condition. No defects were noted.

The hedges to the left-hand side were in a satisfactory condition. Ongoing maintenance and pruning will be required.

The front wall onto the lane to the front of the property was in a satisfactory condition and no defects were noted.

The walling on the left-hand side of the property which is more obvious from the car park to the left of the property was in a satisfactory condition and no significant defects were noted.

There was a large Conifer in the right-hand side garden to the neighbouring property. This is within influencing distance of the garage and possibly the house. Your Legal Adviser should confirm whether any damage has occurred to the property next door and what measures are kept in place to keep the tree pruned.

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 were unsure whether Toll Road to the property is adopted and maintained by the Local Authority. Your Legal Adviser should confirm this.

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 and in a Conservation Area. Your Legal Adviser should confirm this and any limitations that 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 drainage, 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.

We were not sure when the garage and utility room and any internal alterations have been carried out. Latent/inherent defects may exist which we have been unable to identify during our visual inspection and include in this report. A latent defect, otherwise known as an inherent defect, is a defect in the design or construction of a building, or the materials used, which exists on completion of the building works but is not apparent on inspection. It is essential that your Legal Adviser obtain all the relevant documentation pertaining to the alterations/extension including but not limited to Listed Building, Building Regulation Approval, Structural Warrantees such as a Professional Consultants Certificate (or similar), Planning Permission, etc. We must advise you, that if you should 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.

Property address



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I

Issues for your legal advisers

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.

Property address



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J 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
- Roof - Please see Section E2
- Windows - Please see Section E5

External Doors - Please see Section E6

- Other Joinery - Please see Section E8
- Fireplaces - Please see Section F5
- Woodwork - Please see Section F7
- Electricity - Please see Section G1
- Gas - Please see Section G2
- Heating - Please see Section G4
- Water Heating - Please see Section G5
- Outbuildings - Please see Section H2
- Other - Please see Section H3

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

Several areas of glazing as noted above are cracked. These should be replaced immediately to prevent injury to people.

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.

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 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>

Property address

J

Risks

Part J of the Building Regulations to require that carbon monoxide alarms are fitted alongside the installation of fixed combustion appliances of any fuel type (excluding gas cookers). We strongly recommend that you install a smoke alarm and a Carbon Monoxide (CO) detector in your home. Carbon monoxide alarms detect and warn of the presence of dangerous levels of the gas.

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.

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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	<p>The roof voids were well insulated.</p> <p>We were unsure whether there is any cavity wall insulation in the orangery, the front wall to the room adjacent to the studio or whether any of the drylined walls to the studio itself contained any insulation. It may be possible to upgrade these.</p> <p>Properties of solid walls result in a poor thermal performance if compared to a modern cavity wall construction.</p>
K2 Heating	<p>The property is centrally heated by gas fired boilers, one in the utility room and one in the studio, serving steel press radiators throughout property.</p> <p>Please see Section G4 - Heating.</p>
K3 Lighting	<p>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.</p>
K4 Ventilation	<p>No condensation was noted to the property. Some minor areas of mould were noted.</p> <p>There was a lack of ventilation to the roof void in the rear mono-pitched roof on the first floor. Although no signs of any condensation was noted, you may wish to upgrade the roof to prevent any future problems to the timbers or felt with roof tiles.</p> <p>The control of condensation is important to prevent any wetness or mould throughout the property and the following notes are provided for assistance:</p> <ul style="list-style-type: none"> • 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	<p>The surveyor was not aware of any other energy sources.</p>

Property address



Surveyor's declaration

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

Signature

Security Print Code [563940 = 6057]

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

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Property address



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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.

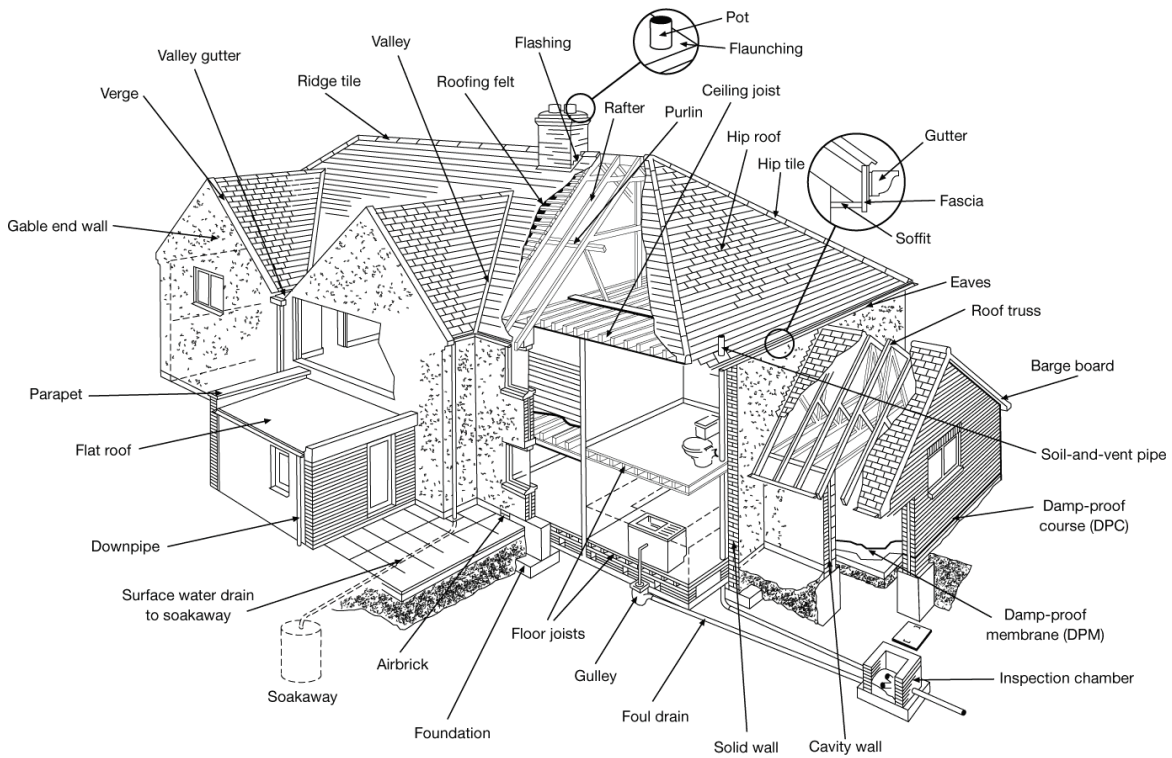
Complaints handling procedure

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 aerials 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.

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