

RICS  
**HomeBuyer Report** ●●●

*3 Counties Surveying Ltd*

Property address

Calne

Client's name

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Date of inspection

8th April 2020



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# Introduction to the report

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This HomeBuyer Report 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 this report, you do this at your own risk.

The HomeBuyer Report aims to help you:

- make a reasoned and informed decision on whether to go ahead with buying the property;
- make an informed decision on what is a reasonable price to pay for the property;
- take account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase the property.

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

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS HomeBuyer Service' at the back of this report.

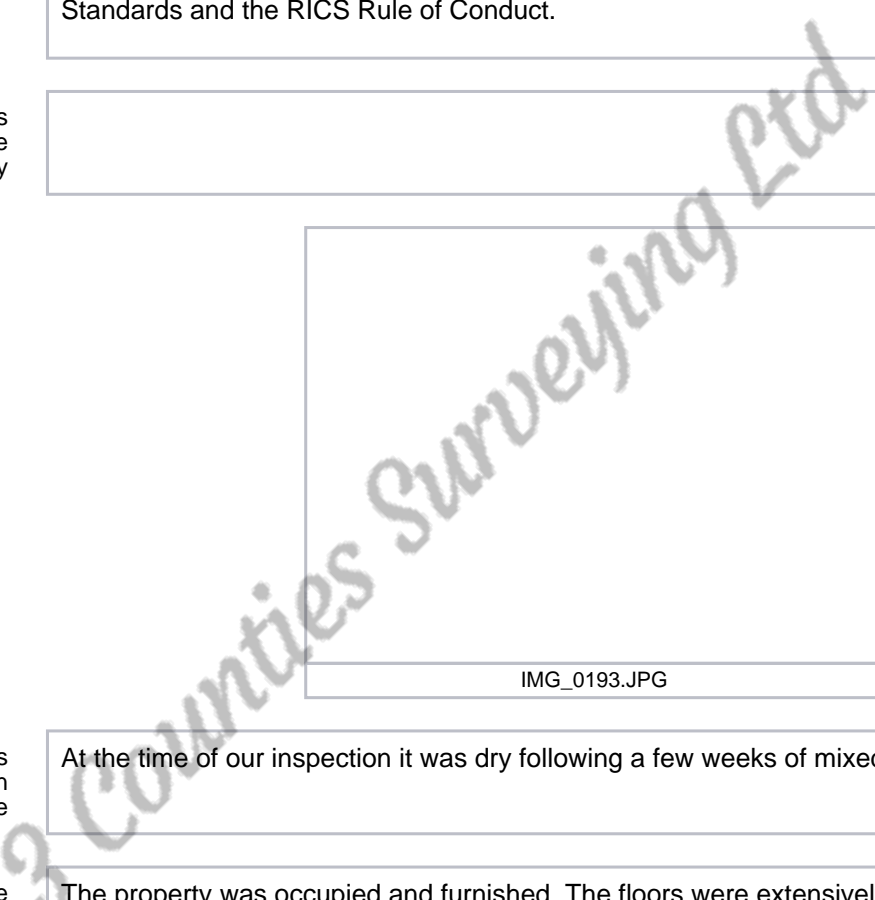

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the mark of  
property  
professionalism  
worldwide

RICS  
**HomeBuyer Report**...

|   |  |                                  |
|---|--|----------------------------------|
| Surveyor's name   | Tony McKenty   |                                  |
| Surveyor's RICS number                                    | 6800578  |                                  |
| Company name  | 3 Counties Surveying Limited   |                                  |
| Date of the inspection                                    | 8th April 2020   | Report reference number QA539813 |
| 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                 |  |                                  |
|   | <br>   |                                  |
| Weather conditions when the inspection took place         | At the time of our inspection it was dry following a few weeks of mixed weather.   |                                  |
| The status of the property when the inspection took place | The property was occupied and furnished. The floors were extensively covered and cupboards were full of stored items at the time of our inspection. This prevented a detailed inspection of some of the areas of the property. |                                  |
| Property address  |  |                                  |

## About the inspection (continued)

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

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

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

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

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

**Important note:** We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

We inspect the roof structure from inside the roof space if there is safe access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how repairs should be carried out. Some maintenance and repairs we suggest may be expensive.



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

Property address

## C

# Overall opinion and summary of the condition ratings

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

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

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

## Our overall opinion of the property

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.

3

| Section of the report   | Element number | Element name                          |
|-------------------------|----------------|---------------------------------------|
| E: Outside the property | —              | —                                     |
| F: Inside the property  | F5             | Fireplaces, chimney breasts and flues |
| G: Services             | G1             | Electricity                           |
|                         | G2             | Gas/oil                               |
|                         | G4             | Heating                               |
|                         | G5             | Water heating                         |
| H: Grounds (part)       | —              | —                                     |

Property address

## C

# Overall opinion and summary of the condition ratings

2

| Section of the report   | Element number | Element name                |
|-------------------------|----------------|-----------------------------|
| E: Outside the property | E2             | Roof coverings              |
|                         | E3             | Rainwater pipes and gutters |
|                         | E4             | Main walls                  |
|                         | E9             | Other                       |
| F: Inside the property  | F1             | Roof structure              |
|                         | F2             | Ceilings                    |
|                         | F3             | Walls and partitions        |
|                         | F4             | Floors                      |
|                         | F6             | Built-in fittings           |
|                         | F7             | Woodwork                    |
|                         | F8             | Bathroom fittings           |
|                         | G: Services    | G3                          |
| G6                      |                | Drainage                    |
| H: Grounds (part)       | H2             | Other                       |

1

| Section of the report   | Element number | Element name               |
|-------------------------|----------------|----------------------------|
| E: Outside the property | E5             | Windows                    |
|                         | E6             | Outside doors              |
|                         | E8             | Other joinery and finishes |
| F: Inside the property  | —              | —                          |
| G: Services             | —              | —                          |
| H: Grounds (part)       | H1             | Garage                     |

Property address

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Type of property

The property is a detached house on two floors.  
All directions were taken facing the front of the property.

Approximate year the property was built

2005

Approximate year the property was extended

Approximate year the property was converted

Information relevant to flats and maisonettes

## Accommodation

| Floor        | Living rooms | Bed-rooms | Bath or Shower | Separate toilet | Kitchen | Utility room | Conser-vatory | Other | Name of other |
|--------------|--------------|-----------|----------------|-----------------|---------|--------------|---------------|-------|---------------|
| Lower ground |              |           |                |                 |         |              |               |       |               |
| Ground       | 1            |           |                |                 | 1       |              |               | 1     | Dining room   |
| First        |              | 3         | 1              |                 |         |              |               | 1     | En-suite      |
| Second       |              |           |                |                 |         |              |               |       |               |
| Third        |              |           |                |                 |         |              |               |       |               |
| Other        |              |           |                |                 |         |              |               |       |               |
| Roof space   |              |           |                |                 |         |              |               |       |               |

## Construction

The property is of cavity brick construction under a pitched roof with an outer fabric of plain concrete tiles.

The windows, doors and rainwater goods are of uPVC.

The ground floor is of solid construction and the first floor is of suspended timber construction.

Property address



## About the property (continued)

### Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

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

Energy-efficiency rating

D62

Environmental impact rating

D58

### Mains services

The marked boxes show that the mains services are present.

Gas

Electricity

Water

Drainage

### Central heating

Gas

Electric

Solid fuel

Oil

None

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

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

### Grounds

There is a small garden to the front of the property with the main garden to the rear.

### Location

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

### Facilities

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

### Local environment

We have not tested for radon during our inspection.

The property is not in a risk from radon.

Property address

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For further information on radon please visit [www.ukradon.org](http://www.ukradon.org).

It does not appear that the property is situated in a coal mining area. However, it would be prudent to seek confirmation from your Legal Adviser.

<https://www.groundstability.com/public/web/log-order?execution=e1s6>

The property is in a no flood risk area. The nearest low flood risk area is 1.1km away in SN11 0EH

<https://www.getthedata.com/flood-map/SN11-9UP>

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

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

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Property address

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## Limitations to inspection

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

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

1 2 3 NI

E1  
Chimney stacks

There are no chimney stacks attached to the property.

NI

E2  
Roof coverings

The roof is a pitched roof with an outer fabric of plain concrete tiles. The tiles are all securely fixed and free from any breakages or slippages, apart from one chipped tile on the front right-hand side corner which should be replaced during the next term of maintenance. 2

The ridge is securely fixed and free from any signs of defects. Some minor moss was noted that should be cleared to prevent any blockages to the gutters and drainage below. A closer inspection may reveal further defects.

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

There is a timber door canopy to the front of the property clad with plain tiles. The tiles were securely fixed and free from any signs of defects.

The lead was securely fixed and free from any signs of rips or tears. The timber was in fair condition.

Some minor rot was noted to the trellises at ground level and this requires some maintenance.

E3  
Rainwater pipes  
and gutters

The rainwater goods, including the gutters and downpipes, are constructed of plastic. 2

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

The rainwater goods were in satisfactory condition. However, the guttering to the rear has dipped in the middle. This should be refixed to ensure a proper flow of water to the downpipe.

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.

Property address



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E4  
Main walls

2

The walls are brick cavity. The walls were all in satisfactory condition and free from any significant defects. Some minor crystallised salting was noted on the rear left-hand side corner. If this is brushed off it should not reappear. This is possibly where the bricks were too wet during construction.

A section of newer pointing in was noted above the rear kitchen window. No defects were noted, however it maybe worth enquiring with the Vendor whether any repairs have been carried out or this was just part of the original construction.

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. Properties of more recent construction should at least have complied with the Building Regulations in force at the time of construction. 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 280mm thick.

In cavity construction the inner and outer leaves of the walls are bonded together by means of ties. The cavities have not been inspected and we cannot comment on the condition of these ties, nor on the presence of waste material, which may block or obstruct the cavity.

We are unsure whether the cavity walls contain any insulation, although due to its recent construction we assume they are as building regulations for cavity wall insulation began in Approx.1993. This cannot be confirmed without damaging the wall itself which is beyond the scope of this report. Your Legal Adviser should have this confirmed during their searches.

The property has a plastic damp proof course.

The ground levels to the front are too high. It is recommended that the ground levels should be 150mm below the existing damp proof course to prevent bridging. We would recommend that this area is lowered by a competent contractor.

Property address



IMG\_0179.JPG

E5  
Windows

The windows are PVCu with double glazed units. These were free from any signs of defects. The majority of the windows opened and closed easily. The sills were all in satisfactory condition. You should ensure keys are available for all windows. 1

The quality of double glazed units can vary. Whilst the units in the property appear sound at present, no comments can be made about their long term durability. As double glazing has a limited life and is prone to deterioration at edge seals. Enquires in respect of any guarantees available would be prudent as failure can occur at any time.

Any double glazed windows or doors installed after 2002 should have the required FENSA certification or Building Regulations certificate. We would recommend that this is sought by your Legal Adviser.

E6  
Outside doors  
(including patio doors)

The doors are PVCu with double glazed units. These were free from any signs of defects. The majority of the doors opened and closed easily. The weather sills were all in satisfactory condition. You should ensure keys are available for all doors. 1

Where replacement doors have been installed. We would expect the supporting lintels to have been exposed and where necessary to have been upgraded. Whilst there are no obvious indications to suggest serious defect without disruption investigations we are unable to confirm the adequacy of the lintels above the openings. If you are at all concerned, you should refer to the original installation contract or arrange for the lintels to be exposed prior to purchase. It is a requirement today that replacement windows and doors are installed subject to Building Regulations approval or by a FENSA Registered contractor.

Please see comments in Section E5 - Windows, regarding the potential failure of sealed double glazed units.

E7  
Conservatory  
and porches

The property does not have a porch or a conservatory.

NI

E8  
Other joinery  
and finishes

The fascias and soffits are of uPVC construction. These appear to be securely fixed and in reasonable condition. 1

The soffits have vents installed which is good building practice as this keeps the roof void ventilated.

Property address

## Outside the property

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E8  
Other joinery  
and finishes

Exterior uPVC should be kept clean to prevent discolouration in the future.

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. **2**

No other significant areas were of concern to the exterior.

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Property address

## Limitations to 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 fully of stored items which limited our inspection.

1 2 3 NI

F1  
Roof structure

The roof structure is made up of preformed timber trusses with waterproof felt above. 2

All timber truss roofs should be braced to prevent movement. This normally takes a form timbers laid diagonally across from the ridge to the eaves and spanning at least seven trusses on either gable end, twice nailed to the trusses. Gable walls should also be connected physically to the roof structure by galvanised metal brackets.

We can confirm that this is all in place and no defects were noted.

The roof structure is 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 loft 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 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.

The felt was in good condition, no significant defects where visible were noted.

Three tears were noted to the rear right-hand side of the roof lining. This is possibly either something that has been stored in the roof or was torn during construction. No signs of any damp was noted but we would recommend that some localised repairs are carried to ensure the integrity of the felt. This should be carried out by a competent roofing contractor.

Our inspection revealed no evidence of any significant rot or active wood-boring beetle infestation. However, due to its recent construction we would not expect wood-boring beetle to be present.

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

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

Some of the roof timbers were tested with an electronic damp meter and no significant dampness was detected.

The gable ends are of block construction. These were all flat and level and free

Property address

## F

# Inside the property

F1  
Roof structure

from any signs of defects.

There are water tanks in the roof void. Please see Section G3 - Water.



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IMG\_0130.JPG

F2  
Ceilings

The ceilings are plasterboard construction. They were flat and level and free from and significant defects, some minor cracking was noted that should be filled before decoration.

2

F3  
Walls and partitions

Tests were taken with a moisture meter at regular intervals in a structured methodical manner to internal wall, floor and other surfaces. No evidence of any significant dampness was detected although you should be aware that bathroom, kitchen units, wall tiles, furniture and floors coverings restricted our ability to test all areas.

2

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

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

Damp can manifest itself in many ways:

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

The walls are a mixture of concrete block/brick and stud construction and the external walls have all been drylined. They were all in reasonable condition. Some minor cracks need filling before decoration.

It does not appear that any structural alterations have been carried out to the property. However, your Legal Adviser should confirm with the Local Authority that if any alterations have been carried that all the necessary approvals were obtained

Property address



## F

# Inside the property

F3  
Walls and partitions

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).

F4  
Floors

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. 2

The ground floor is of solid construction.

The first floor is of suspended timber construction.

Where inspected, the floors were generally level and firm and free from any signs of defects. However, when coverings and boards are lifted defects may become apparent.

Some minor movement was noted to the laminate floor, especially in the sitting room. At present there is a rug covering some of these minor cracks. We assume that this was settlement after the laminate floor was laid. However, your Legal Adviser should check with the existing Vendor that this movement is not progressive.

F5  
Fireplaces, chimney  
breasts and flues

There is a gas fire in the sitting room. 3

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.

See Section G2 - Gas

F6  
Built-in fittings (built-in  
kitchen and other fittings,  
not including appliances)

The kitchen fittings were modern in design. Some minor wear and tear was noted. 2

The seals were in satisfactory condition. These should be maintained to prevent any water ingress to the rear of the units and causing any swelling of the carcasses.

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

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

F7  
Woodwork (for  
example, staircase  
and joinery)

The general condition of the doors, stairs and other joinery is fair with the usual signs of wear and tear. 2

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

The stairs were of equal treads and risers and free from any signs of defects. The banisters, balustrades and spindles were all tested and were securely fixed and free from any signs of defects.

F8  
Bathroom fittings

The sanitary fittings are of modern design and appear satisfactory, although subject to wear and tear. This consists of a main bathroom and an en-suite. 2

The seals between the sanitary fittings, walls and floors should be maintained in

Property address

F8  
Bathroom fittings

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 bathroom. However, many properties are affected to some degree by condensation. In order to minimise the problem, it is necessary to achieve a balance between insulation, ventilation and heating.

Where showers are situated over acrylic baths the additional point loading on the bath can lead to distortion or even cracking of the bath. It is important to check and maintain the seals around the bath and check that no cracking has occurred in order to prevent water damage to floors and ceilings below.

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

There are mechanical fans in both the en-suite and the main bathroom. These were tested and were working at the time of our inspection.

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

The vinyl floor to both bathrooms were securely fitted and working at the time of our inspection. The fan to the WC was working at the time of our inspection.

F9  
Other

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

Mains smoke detectors were noted to the property. However, these have not been tested by ourselves.

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

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

### 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.

1 2 3 NI

#### G1 Electricity

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

The electrical meter is located on the front elevation and the consumer unit is in the hallway. 3

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

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

#### 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.*

The gas meter was located on the front elevation. The box appeared to be securely fixed at the time of our inspection. 3

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

#### G3 Water

Cold water is stored in a plastic cold water storage tank located in the roof void. 2

The tanks were securely fitted on ply wood. No signs of any leaks were noted. The insulation is all satisfactory. One small section of insulation to the pipework was missing and this should be fitted.

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.

Property address

# G Services

|                             |   |
|-----------------------------|---|
| <p>G3<br/>Water</p>         | <p>The external stopcock was found in the pavement to the front of the property and the internal stopcock was found under the kitchen sink.</p> <p>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.</p>  |
| <p>G4<br/>Heating</p>       | <p>Central heating is provided by the means of a conventional gas boiler located in the kitchen serving pressed steel radiators within the property. <span style="float: right; border: 1px solid red; border-radius: 50%; padding: 2px 6px; color: white; font-weight: bold;">3</span></p> <p>The central heating was not in use at the time of our inspection. Your Legal Adviser should enquire with existing Vendor about the maintenance records for the installation.</p> <p>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.</p> <p>The radiators were all securely fitted. Some minor rusting was noted to the WC radiator. This should be decorated with a proper radiator paint to prevent it from causing further damage.</p> |
| <p>G5<br/>Water heating</p> | <p>There is a copper hot water cylinder which is factory insulated located in the airing cupboard on the first floor. We would recommend that this is tested before use. <span style="float: right; border: 1px solid red; border-radius: 50%; padding: 2px 6px; color: white; font-weight: bold;">3</span></p> <p>There is an electrical immersion heater fitted to the hot water cylinder that should be tested prior to use. Please see Section G1 – Electricity.</p>  |
| <p>G6<br/>Drainage</p>      | <p>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. <span style="float: right; border: 1px solid orange; border-radius: 50%; padding: 2px 6px; color: white; font-weight: bold;">2</span></p> <p>The main soil and vent stack is of plastic construction and is located in the roof void of the property and appeared to be in satisfactory condition.</p> <p>Rainwater is believed to be taken to the main drains or connected to soakaways. These have not been inspected.</p> <p>An inspection chamber was noted adjacent to the front door. This was lifted and the plastic drains and drainage cover were all in satisfactory condition and no defects were noted.</p>  |

Property address



IMG\_0186.JPG

G7  
Common services

The property is not a flat.

NI

3 Counties Surveying Ltd

Property address

## 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.

The boundary walls/fences/hedges have not been inspected in detail.

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  
Garage

The property has a single garage attached to the neighbours garage.

1

The walls are constructed of concrete block and reconstituted stone and were all in satisfactory condition. No defects were noted. The roof is a pitched roof with a plain concrete tile.

The roof was level and free from any signs of slipped, cracked or missing tiles.

The rainwater goods are all in satisfactory condition and no defects were noted.

The door to the garage is of steel construction and was working at the time of our inspection.



IMG\_0180.JPG

H2  
Other

There are no permanent outbuildings. However, there is a shed to the rear of the garden which does require some maintenance and repairs.

2

H3  
General

The fences to the rear were in reasonable condition, however some ongoing maintenance and decoration is required. Please note, the fences to the very rear of the garden are leaning. There may be rot to the posts and some repairs or replacement are required..

The pavements to the rear were all flat and level and free from any signs of any significant defects.

There is a pond to the rear of the garden. This is a potential hazard for small children.

Property address

H3  
General

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.

3 Counties Surveying Ltd

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, we may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

11  
Regulation

We assume that Amberley Close is adopted and maintained by the Local Authority.

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

We are not aware that the property is Listed or in a Conservation Area but your Legal Adviser should confirm this and any limitations that may exist if it proves otherwise.

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.

From the 1st April 2018 under the minimum energy efficiency standard (MEES) 2015. It became illegal to rent a property with an F or G rating on an Energy Performance Certificate. In the residential market the regulations extend to all existing rental properties with a valid EPC on the 1st April 2020. This report does not provide extended advice on minimum energy efficiency (MEES Regulations 2015) and is not designed to be used as evidence for the PRS Exemption Register. The responsibility for complying with the MEES is allocated to the Landlord and/or the owner of the property.

12  
Guarantees

Your Legal Adviser should ensure that any other guarantees relevant to the property such as replacement double glazing or repair works to the property, should either be transferred over to you.

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

4



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 the building

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

- Electricity – Please see Section G1
- Gas – Please see Section G2 (Gas Fire F5)
- Heating – Please see Section G4
- Water Heating – Please see Section G5

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

J2  
Risks to the grounds

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

J3  
Risks to people

There is a pond to the rear which is a potential hazard for small children. You should be aware of this.

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>

No other hazards were noted.

J4  
Other

No other risks were noted.

Property address

In my opinion the Market Value on  as inspected was:

£

(amount in words)

Tenure

Area of property (sq m)\*

\* Approximate gross external / internal area of the building or flat.

In my opinion the current reinstatement cost of the property (see note below) is:

£

(amount in words)

In arriving at my valuation, I made the following assumptions.

With regard to the materials, construction, services, fixtures and fittings, and so on I have assumed that:

- an inspection of those parts that I could not inspect would not identify significant defects or a cause to alter the valuation;
- no dangerous or damaging materials or building techniques have been used in the property;
- there is no contamination in or from the ground, and the ground has not been used as landfill;
- the property is connected to, and has the right to use, the mains services mentioned in the report; and
- the valuation does not take account of any furnishings, removable fittings or sales incentives.

With regard to legal matters I have assumed that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term);
- the condition of the property, or the purpose the property is or will be used for, does not break any laws;
- no particularly troublesome or unusual restrictions apply to the property, that the property is not affected by problems which would be revealed by the usual legal inquiries and that all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with; and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

**Any additional assumptions relating to the valuation**

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking those concerning legal matters.

My opinion of the Market Value shown here could be affected by the outcome of the enquiries by your legal advisers (section I) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

**Other considerations affecting value**

**Note:** You can find information about the assumptions I have made in calculating this reinstatement cost in the 'Description of the RICS HomeBuyer Service' provided. The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

Property address



# Surveyor's declaration

"I confirm that I have inspected the property and prepared this report, and the Market Value given in the report."

|                        |   |                               |               |
|------------------------|---|-------------------------------|---------------|
| Signature              | Security Print Code [525453 = 3496 ]        |                               |               |
| Surveyor's RICS number | 6800578                                     | Qualifications                | AssocRICS     |
| For and on behalf of   |   |                               |               |
| Company                | 3 Counties Surveying Limited                |                               |               |
| Address                | Squirrels Drey, Kingsdown Grove, Kingsdown, |                               |               |
| Town                   | Corsham                                     | County                        | Wiltshire     |
| Postcode               | SN13 8BN                                    | Phone number                  | 07792 638402  |
| Website                | www.3countiesurveyorslimited.com            | Fax number                    |               |
| Email                  | tonymckenty@gmail.com                       |                               |               |
| Property address       |   |                               |               |
| Client's name          | .   | Date this report was produced | 14 April 2020 |

## RICS Disclaimers

1. This 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 this 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 sign 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.

2. This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

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



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

Property address



the mark of  
property  
professionalism  
worldwide

RICS  
**HomeBuyer Report**...

# What to do now

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## Getting quotations

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

You should also:

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

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

## Further investigations

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

## Who you should use for these further investigations

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

## What the further investigations will involve

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

## When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- Condition rating 2 – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- Condition rating 3 – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

## Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

Property address

# Description of the RICS HomeBuyer Service

## The service

### The RICS HomeBuyer Service includes:

- an **inspection** of the property (see 'The inspection');
- a **report** based on the inspection (see 'The report') and
- a **valuation**, which is part of the report (see 'The valuation').

### The surveyor who provides the RICS HomeBuyer Service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property;
- make an informed decision on what is a reasonable price to pay for the property;
- take account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase the property.

## The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings. If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible.

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

## 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. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

## Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment, 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 areas (for example, shared hallways and staircases). The surveyor inspects roof spaces only if they are accessible from within the property. The surveyor does not inspect drains, lifts, fire alarms and security systems.

## Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, he or she should recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that 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 2006*. 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 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

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

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

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 does not report on the cost of any work to put right defects or 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 HomeBuyer Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency and environmental impact ratings in this report. The surveyor does not check the ratings and cannot comment on their accuracy.

## 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).

Continued...

## Description (continued)

### Risks

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

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

### The valuation

The surveyor gives an opinion on both the Market Value of the property and the reinstatement cost at the time of the inspection (see the 'Reinstatement cost' section).

### Market Value

'Market Value' is the estimated amount for which a property should exchange on the date of the valuation between a willing buyer and a willing seller, in an arm's length transaction after the property was properly marketed wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the Market Value, the surveyor also makes the following assumptions.

### The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects or cause the surveyor to alter the valuation;
- no dangerous or damaging materials or building techniques have been used in the property;
- there is no contamination in or from the ground, and the ground has not been used as landfill;
- the property is connected to, and has the right to use, the mains services mentioned in the report; and
- the valuation does not take account of any furnishings, removable fittings and sales incentives of any description.

### Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term);
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws;
- no particularly troublesome or unusual restrictions apply to the property, that the property is not affected by problems which would be revealed by the usual legal enquiries and that all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions; and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply.

If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

### Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques and in line with current Building Regulations and other legal requirements.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

### Standard terms of engagement

**1 The service** – the surveyor provides the standard RICS HomeBuyer Service ('the service') described in the 'Description of the RICS HomeBuyer Service', 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:

- costing of repairs;
- schedules of works;
- supervision of works;
- re-inspection;
- detailed specific issue reports; and
- market valuation (after repairs).

**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, value and report on the property.

**3 Before the inspection** – you tell the surveyor if there is already an agreed or proposed price for the property, and if you have any particular concerns (such as plans for extension) about the property.

**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 a building survey and a valuation, rather than the RICS HomeBuyer Service.

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

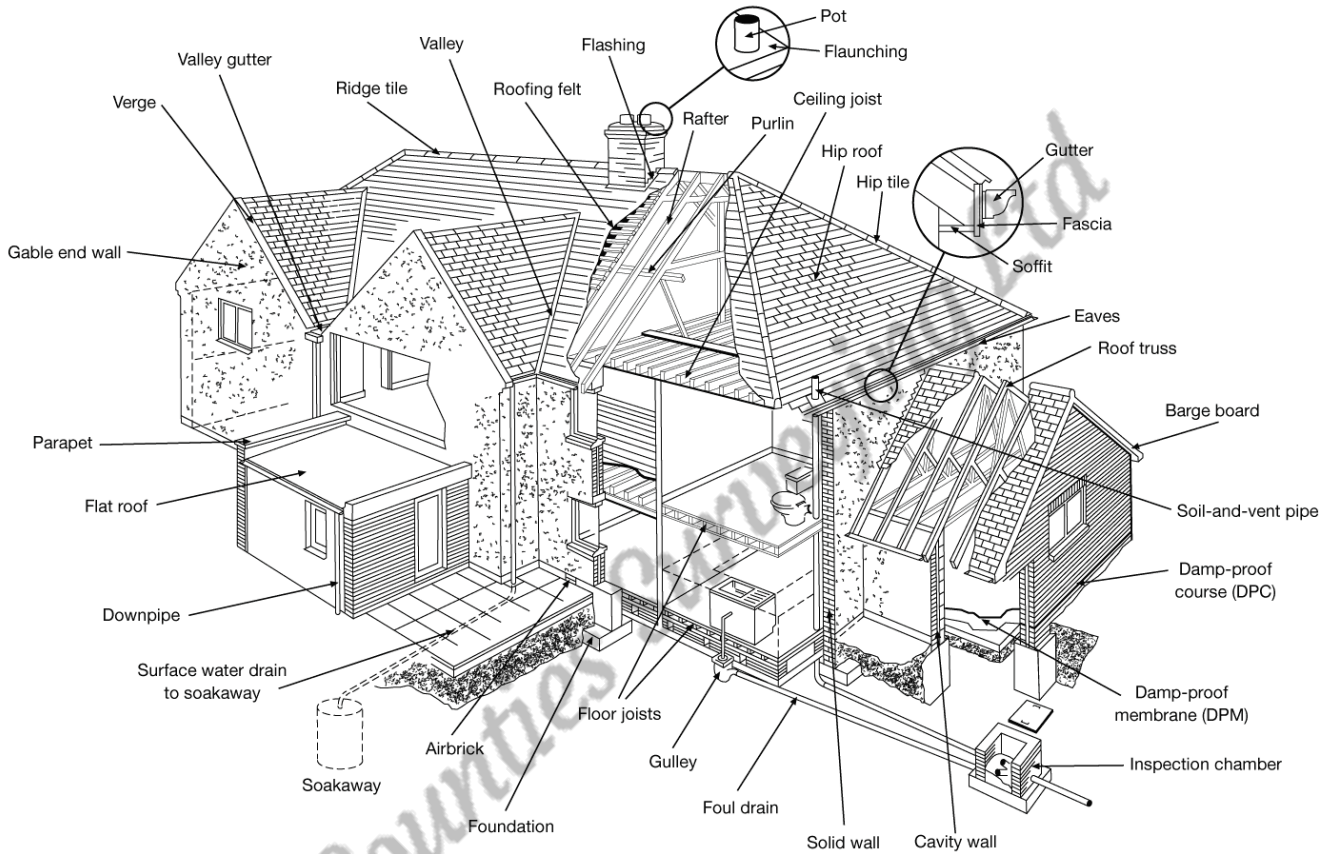
The surveyor will have a complaints handling procedure and will give you a copy if you ask.

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

This report is for use in England, Wales, Northern Ireland, Channel Islands and Isle of Man.

# Typical house diagram

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



Property address

# Maintenance tips

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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. Your 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 joinery and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.
-



## Maintenance tips

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### 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:** Check these when you are cleaning or redecorating. 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 cleaning or 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, woodwork and joinery:** 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 and when you are cleaning. 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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