

# B

## About the inspection (continued)

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

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

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

|    |  |
|----|--|
| 3  | Defects that are serious and/or need to be repaired, replaced or investigated urgently.  |
| 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.

This section provides our overall opinion of the property, highlighting 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

This property is generally in poor condition. There have been repairs identified however and these are listed further on in the report.

It is essential that competitive estimates are obtained in respect of all repairs listed in this report and remedial work revealed by further investigations, before exchange of contracts, so that you are fully aware of your liability before proceeding.

This report must, however, be read as a whole and although we have stressed certain items that we consider to be essential repairs, other items mentioned in the report must not be ignored. We must advise you that should you decide to exchange contracts without obtaining estimates and without waiting for responses from your legal advisers with regard to matters raised in this report, you have to accept the risk of adverse matters that may come to light and result in a need for expenditure.

You should allow a contingency sum for any defects identified once you have become the homeowner to mitigate financial loss where defects are identified at a later date.

We have assumed that you are reasonably familiar with the property and its general nature and layout. Descriptive details have been kept to a minimum and we have focussed remarks on matters that are central to your consideration as to whether to purchase the property. We have not attempted to list every trivial or minor defect nor gone into great detail over the internal decorations.

This property offers tired size living accommodation for a three-bedroom property.

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| Section of the report   | Element number | Element Name   |
|-------------------------|----------------|----------------|
| E: Outside the property | E4             | Main Walls     |
| F: Inside the property  | F3             | Internal walls |
|                         | F7             | Woodwork       |
| G: Services             | G1             | Electricity    |
|                         | G2             | Gas            |


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|  |    |               |
|--|----|---------------|
|  | G4 | Heating       |
|  | G5 | Water heating |

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| Section of the report   | Element number | Element Name                          |
|-------------------------|----------------|---------------------------------------|
| E: Outside the property | E3             | Rainwater pipes and gutters           |
|                         | E5             | Windows                               |
|                         | E6             | Outside doors (including patio doors) |
|                         | E7             | Conservatory and porches              |
|                         | E9             | Other                                 |
| F: Inside the property  | F2             | Ceilings                              |
|                         | F4             | Floors                                |
|                         | F5             | Chimney breasts                       |
|                         | F6             | Kitchen                               |
|                         | F9             | Other                                 |
| G: Services             | G3             | Water                                 |
| H: Grounds              | H3             | Other                                 |

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| Section of the report   | Element number | Element Name               |
|-------------------------|----------------|----------------------------|
| E: Outside the property | E1             | Chimney Stacks             |
|                         | E2             | Roof coverings             |
|                         | E8             | Other joinery and finishes |
| F: Inside the property  | F1             | Roof structure             |
|                         | F8             | Bathroom fittings          |
| G: Services             | G6             | Drainage                   |

## Summary of repairs (and cost guidance)

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

### Repairs

### Cost guidance (where agreed)

| Total |  | £103,720.00 |
|-------|--|-------------|
| R1    | Allow to clean vegetation from all gutters and downpipes and leave watertight.   | £300        |
| R2    | Remove and re-fix downpipe:<br>Take down any PVC downpipe, remove and re-fix brackets and re-fix downpipe to brackets to line and level including all angles, outlets, stop ends and remake all joints.  | £200        |
| R3    | External decorations are starting to deteriorate and would benefit from re-decoration. It is inevitable that some repairs and making good will be required when preparing to decorate, including isolated timber and masonry repairs.<br><br>We can facilitate these works and generate a quote if required. | £2000       |
| R4    | Allow to reconnect downpipe to the front.  | £50         |
| R5    | Boundary:<br>Take down and rebuild boundary brick wall, including cleaning bricks or providing new facing bricks to match the existing and rebuilding in gauged mortar, faced and pointed to match the existing, in same bond, and to match original.  | £3000       |
| R6    | Insulation: Allow to insulate external pipe to outside tap.  | £20         |
| R7    | Allow to restitch missing brickwork.<br><br>Brick pointing:<br>Rake out existing joints of brickwork minimum of 12mm and repoint brickwork in mortar to match existing.  | £200        |
| R8    | Remove and re-fix gutter:<br>Take down any PVC gutter, remove and re-fix brackets to fascia and re-fix gutter to brackets to line and level including all angles, outlets, stop ends and remake all joints.<br><br>Allow to clean vegetation from all gutters and downpipes and leave watertight.            | £200        |
| R9    | Render plinth:<br>Renew external rendering to plinth by hacking off the existing, raking out joints, hacking for key, and rendering in cement and sand, 15mm thick in two coats with steel trowelled surface, including flush joints including all necessary beads.  | £200        |
| R10   | Fencing:<br>Allow to replace rear fencing. Allow to remove defective fencing and erect interwoven/overlap fencing complete with 1.8x1.8m panels fixed to 100x100 Precast concrete posts. Allow for all excavation, concrete, backfill and remove surplus.  | £300        |
| R11   | Allow to remove redundant timber post.   | £50         |
| R12   | Allow to restitch missing brickwork.<br><br>Brick pointing:<br>Rake out existing joints of brickwork minimum of 12mm and repoint brickwork in mortar to match existing.  | £1000       |

|     |   |        |
|-----|---|--------|
| R13 | Allow to make good to rear external wall.   | £600   |
| R14 | <p>Tanking basement:<br/>This is subject to the nature of use of the basement, as most basements have damp. As long as you do not store items that can be damaged by damp, tanking will not be required.</p> <p>Clean off surfaces, prime surface and apply keying mix of cement: sand: slurry: apply 2 coats of asphalt to BS 6925, tanking and damp-proofing 20mm thick, internal angle fillets and make good.</p>                                    | £10000 |
| R15 | <p>Plastering Back To Brick:<br/>Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.</p>  | £500   |
| R16 | <p>Loose / Creaking Floors:<br/>Take up {creaking} floorboards in area including de-nail joists, clear debris, punch in nails, level wall plates and girders, make good including extra noggins as required and {relay} floorboards. This may simply be the result of poor workmanship.</p> <p>Floor Not Level:<br/>Allow for further investigation under the floor due to this not being level. This may simply be the result of poor workmanship.</p> | £300   |
| R17 | <p>Ease and Adjust;<br/>Allow to ease and adjust internal door including removing, lubricating and refitting of doors, refitting door stop or replacing, furniture or replacing for new and making good holes where necessary to frames and doors.</p>  | £100   |
| R18 | <p>Skim Ceiling:<br/>Prepare, scrim cracks and apply 3mm skim plaster to ceiling including all labours.</p>   | £300   |
| R19 | <p>Loose / Creaking Floors:<br/>Take up {creaking} floorboards in area including de-nail joists, clear debris, punch in nails, level wall plates and girders, make good including extra noggins as required and {relay} floorboards. This may simply be the result of poor workmanship.</p>   | £100   |
| R20 | Renew or fix new plaster vent size 225 x 150mm with fly screen including remove existing and fix new to wall including all making good.   | £100   |
| R21 | <p>Plastering Back To Brick:<br/>Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.</p>  | £500   |
| R22 | Making good is required.  | £400   |
| R23 | Renew or fix new plaster vent size 225 x 150mm with fly screen including remove existing and fix new to wall including all making good.   | £100   |
| R24 | <p>Plastering Back To Brick:<br/>Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.</p>  | £500   |
| R25 | <p>Loose / Creaking Floors:<br/>Take up {creaking} floorboards in area including de-nail joists, clear debris, punch in nails, level wall plates and girders, make good including extra noggins as required and {relay} floorboards. This may simply be the result of poor workmanship.</p>   | £100   |

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| R26 | Ease and Adjust;<br>Allow to ease and adjust internal door including removing, lubricating and refitting of doors, refitting door stop or replacing, furniture or replacing for new and making good holes where necessary to frames and doors.                                      | £100  |
| R27 | Floor Not Level:<br>Allow for further investigation under the floor due to this not being level. This may simply be the result of poor workmanship.   | £500  |
| R28 | Plastering Back To Brick:<br>Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.  | £500  |
| R29 | Plastering Back To Brick:<br>Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.  | £500  |
| R30 | Loose / Creaking Floors:<br>Take up {creaking} floorboards in area including de-nail joists, clear debris, punch in nails, level wall plates and girders, make good including extra noggins as required and {relay} floorboards. This may simply be the result of poor workmanship. | £100  |
| R31 | Monitor Movement:<br>There is evidence of movement in the form of rucking which requires further investigation to assess behind the wallpaper.  | £1000 |
| R32 | Plastering Back To Brick:<br>Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.  | £500  |
| R33 | Plastering Back To Brick:<br>Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.  | £500  |
| R34 | Plastering Back To Brick:<br>Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.  | £500  |
| R35 | Ease and Adjust;<br>Allow to ease and adjust internal door including removing, lubricating and refitting of doors, refitting door stop or replacing, furniture or replacing for new and making good holes where necessary to frames and doors.                                      | £100  |
| R36 | The tiles would benefit from being re-grouted.  | £200  |
| R37 | Floor Not Level:<br>Allow for further investigation under the floor due to this not being level. This may simply be the result of poor workmanship.   | £300  |
| R38 | Skim Ceiling:<br>Prepare, scrim cracks and apply 3mm skim plaster to ceiling including all labours.   | £300  |
| R39 | Plastering Back To Brick:<br>Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.  | £500  |
| R40 | Fire door:<br>Renew internal door of any size by taking off existing and replacing with HALF HOUR FIRE CHECK DOOR of similar pattern to existing  | £500  |

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|     | including renewing furniture, ironmongery, adjusting rebate as necessary and making good existing lining where old ironmongery removed excluding any piecing in of frame other than where old ironmongery removed Painted or stained and leave in full working order.   |        |
| R41 | Allow to secure loose tap.  | £100   |
| R42 | Pebble dashing:<br>Renew external pebble dashing to back elevation by hacking off the existing, raking out joints, hacking for key, and rendering in cement and sand, 15mm. thick in two coats with steel trowelled surface, including stone dashing, including all necessary beads and scaffolding.  | £1000  |
| R43 | Renew stepped lead apron flashing:<br>ne 300mm girth, clean out groove of brickwork, wedge with lead and repoint in cement mortar (1:3) including all labour.   | £200   |
| R44 | Pebble dashing:<br>Renew external pebble dashing to back elevation by hacking off the existing, raking out joints, hacking for key, and rendering in cement and sand, 15mm. thick in two coats with steel trowelled surface, including stone dashing, including all necessary beads and scaffolding. (Covered in 42)  | £0     |
| R45 | Renew Windows:<br>Supply and fix uPVC windows comprising frame, sill, mullions and transom filled in with any number of fixed or opening lights complete with beads and/or gaskets as applicable and all necessary cover mouldings trims and window boards, beading and ironmongery and bedding and/or pointing in mastic and glazing with double glazed units and making good all work disturbed including removing and refitting bell wire, telephone wires, TV cables and curtain hooks as required. | £20000 |
| R46 | Monitoring:<br>Allow a provisional sum for monitoring.<br><br>Potential Underpin:<br>Allow a provisional sum to potentially underpin the right-hand party wall and re-build subject to monitoring.  | £40000 |
| R47 | Allow for internal decorations throughout. (provisional sum).<br><br>We can facilitate these works and generate a quote if required.  | £4000  |
| R48 | Monitor Movement:<br>There is evidence of movement in the form of vertical cracks to the left-hand wall, we recommend this be monitored with a digital calliper to ensure this is not progressive. and we recommend this be monitored with a digital calliper to ensure this is not progressive.<br><br>As per BRE digest 251, the crack(s) have a category of damage rating 3. This cost is included in section R46.<br><br>(Covered in R46)   | £0     |
| R49 | Replace Ceiling:<br>Take down plasterboard or lath and plaster ceiling, de-nail, prepare, Supply, cut and fix 12.5mm plasterboard, scrim joints and apply 3mm skim plaster to ceiling including additional support battens, noggins etc. to joists including all labours.   | £500   |
| R50 | Chemical damp proofing:<br>Allow provisional sum to prepare internal and external walls including all enabling works for a chemical damp proof to be installed. Install   | £1000  |

|     |   |       |
|-----|---|-------|
|     | chemical damp proof course including all associated internal plastering, external pointing and decorations.   |       |
| R51 | Chemical damp proofing:<br>Allow provisional sum to prepare internal and external walls including all enabling works for a chemical damp proof to be installed. Install chemical damp proof course including all associated internal plastering, external pointing and decorations.   | £1000 |
| R52 | Chemical damp proofing:<br>Allow provisional sum to prepare internal and external walls including all enabling works for a chemical damp proof to be installed. Install chemical damp proof course including all associated internal plastering, external pointing and decorations.   | £1000 |
| R53 | Chemical damp proofing:<br>Allow provisional sum to prepare internal and external walls including all enabling works for a chemical damp proof to be installed. Install chemical damp proof course including all associated internal plastering, external pointing and decorations.   | £1000 |
| R54 | Plastering Back To Brick:<br>Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.  | £500  |
| R55 | Plastering Back To Brick:<br>Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.  | £500  |
| R56 | New Door(s):<br>Supply and fix uPVC doors comprising frame, sill, mullions and transom filled in with any number of fixed or opening lights complete with beads and/or gaskets as applicable and all necessary cover mouldings trims and boards, beading and ironmongery and bedding and/or pointing in mastic and glazing with double glazed units and making good all work disturbed.   | £1500 |
| R57 | Allow to replace missing paving slabs.  | £200  |
| R58 | Rewire:<br>Rewire property complete with 12-way moulded consumer control unit with RCD protection, 100 amp DP switch, blank covers to spare ways, run new cables for cooker, lighting, ring main and smoke detection, make all tests, certify and make good.<br><br>Fan: Install fan with Vent Axia HR100W Extractor Fan or similar approved, to the bathroom with Auto Humidity Control, back-draught shutter, make connections, carry out earth loop impedance test and make good finishes. | £4000 |

## Further investigations

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

Ensure that the building is capable of being insured via a buildings insurance policy that includes adequate cover for subsidence and heave or damage to drains and foundations owing to the action of plants or trees nearby.

Confirm that insurance cover can be provided for an outbreak of Japanese knotweed, as this can affect the marketing of a house. There was no Japanese knotweed identified at time of inspection.

As stated in the limitations section of this report. Many parts of the building such as foundations and sub floor areas are concealed during construction and we do not disturb these. For practical reasons it follows that we have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect and therefore recommend further investigation by a damp and timber specialist to carry out an invasive survey subject to the permission of the vendor as this will be intrusive; with floor coverings and boards being removed.

A damp and timber specialist survey is recommended for this property.  
Clarke Preservation  
01375 360605  
info@clarkepreservation.co.uk

Further investigation is required to ascertain the condition of the high-pitched roof areas by means of a drone or roofer. We can offer a drone survey service for £300.00 inclusive of VAT.

Further investigation is required when the floorboards have been removed to ascertain why the floor is uneven in areas to all floors.

We recommend the cracks to the right-hand party wall and the landing walls be monitored by a structural engineer to ascertain if they are progressive.

Further investigation is required to ascertain the condition of the chimney stacks by means of a drone or roofer. We can offer this service for £300.00 inclusive of VAT.

## D

## About the property

|   |                                     |
|---|-------------------------------------|
| Type of property                              | Three-bedroom mid terraced property |
| Approximate year the property was built       | Circa 1910                          |
| Approximate year the property was extended    | N/A                                 |
| Approximate year the property was converted   | N/A                                 |
| Information relevant to flats and maisonettes | No items for consideration.         |

### Accommodation

|                        | Lower Ground | Ground | First | Second | Third | Other |
|------------------------|--------------|--------|-------|--------|-------|-------|
| <b>Basement</b>        | 1            | 0      | 0     | 0      | 0     | 0     |
| <b>Bedroom</b>         | 0            | 0      | 3     | 0      | 0     | 0     |
| <b>Bathroom</b>        | 0            | 0      | 1     | 0      | 0     | 0     |
| <b>Landing</b>         | 0            | 0      | 1     | 0      | 0     | 0     |
| <b>Separate Toilet</b> | 0            | 0      | 1     | 0      | 0     | 0     |
| <b>Living Room</b>     | 0            | 1      | 0     | 0      | 0     | 0     |
| <b>Dining Room</b>     | 0            | 1      | 0     | 0      | 0     | 0     |
| <b>Kitchen</b>         | 0            | 1      | 0     | 0      | 0     | 0     |
| <b>Conservatory</b>    | 0            | 1      | 0     | 0      | 0     | 0     |
| <b>Hall</b>            | 0            | 1      | 0     | 0      | 0     | 0     |
| <b>Porch</b>           | 0            | 1      | 0     | 0      | 0     | 0     |

### Construction

This property is a two-storey solid brick construction with pitched and hipped style roofs. There is a bay window to the front ground floor. There is a conservatory to the rear with a pitched roof.

### Means of escape

Means of escape is available via the external doors.



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# D

## About the property (continued)

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### Security

The main entrance door has a euro lock.

The secondary main entrance door has a night latch and dead lock.

The rear doors have euro locks.

The windows have locking handles.

## D

## 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 Efficient Rating

Currently 54 with potential to reach 81 with energy improvements.

### Services

Gas

Mains

☒

Other

Electricity

Mains

☒

Other

Water

Mains

☒

Other

Drainage

Mains

☒

Other

### Central heating

☒

Gas

☐

Electric

☐

Solid fuel

☐

Oil

☐

None

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

No items for consideration.

### Grounds

The property occupies a regular shaped plot.

The front apron occupies slabbed paving.

The rear garden mainly occupies a slabbed paving with brick-built walls which bed various vegetation.

### Location

The property is in an established residential area and the immediate neighbourhood includes similar property types. The property is close to the town with local shops.

## D

## About the property (continued)

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### Facilities

The property is within reasonable distance of the usual amenities. Public transport is readily available and there are state schools within easy reach.

### Local environment

We are not aware of adverse environmental factors. Your solicitor will be able to advise you as to any environmental issues through the searches.

It is not possible in the course of the inspection to determine whether radon is present in this building, as the gas is colourless and odourless. It is possible for radon tests to be carried out by an appropriate specialist organisation, but the tests should be carried out over a minimum three-month period.

Although many properties are in a medium to high-risk area with regards to ground conditions, this does not necessarily mean a property will suffer from subsidence. You will need to manage the risk with adequate building insurance.

### Other local factors

No items for consideration.

# Outside the property

## Limitations to inspection

There were limited views of the roof areas and chimney stack.

3 2 1 NI

E1  
Chimney  
stacks

### Single Stack:

The chimney stack was inspected with the aid of binoculars. There is one party chimney stack visible on the roof. This is finished in render and has lead flashing.

1

### Stack Not Visible:

As there are two chimney breasts to the rear of the property, it can be assumed that there are chimney stacks to the rear roof area. There were no views of these, we recommend further investigation with a drone or by a roofer to ascertain whether any repairs are required.

Experience shows that on-going maintenance and repair expenditure will be required to the chimneys. Maintenance and repair costs will be high due to the need to provide suitable and safe access. Disused flues should be ventilated from inside the property to the outside, as the through draught will avoid a build-up of condensation that can cause dampness. The flaunching should be checked when annual maintenance is carried out and any pointing be done to prevent damp ingress to the chimney. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.

E2  
Roof  
coverings

### Roof description:

The main roof was inspected with the aid of binoculars. The roof is a pitched style construction and has a covering of interlocking concrete tiles laid on timber battens, including half round ridge tiles bed in cement mortar. The roof is sealed to the wall with lead flashing. The roof covering is suitable for the roof slopes. There is evidence of undulation to the front pitch of the roof, however we believe this to be historical. There were limited views of the rear roof area, we recommend further inspection with a drone or by a roofer to ascertain whether any repairs are required.

1

### Roof description:

The bay roof was inspected with the aid of ladders. The roof is a hipped style construction and has a covering of lead, including a lead sealed ridge. The roof is sealed to the wall with lead flashing. The roof covering is suitable for the roof slopes.

E3  
Rainwater  
pipes and  
gutters

### uPVC gutter and uPVC/cast downpipes:

The gutters are of a uPVC variety, with half round guttering discharging rainwater from the main roof into uPVC downpipes on the front and rear elevations. There appeared to be adequate downpipes.

2

The gutters to the conservatory are also of uPVC variety, with square guttering discharging rainwater from the main roof into uPVC downpipes.

uPVC guttering will expand and contract during changes of temperature and this will place stress on the gutter joints. Repairs are likely to be required from time to time to ensure that the guttering remains completely watertight.

The gutters must also be maintained regularly to remove leaves and other debris to keep them from clogging. Gutters that are filled with debris can overflow and soak the foundation, damage the roof structure and cause water leakage into the building as the water backs up. Clogged gutters can also lead to a build-up of stagnant water, which allows mosquitoes to breed and also allows grasses and weeds to grow in the gutter.



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## Outside the property (continued)

Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.



(Condition Rating 2)

There is vegetation growing from the gutters to the front bay.

Cost of associated remedial work detailed in Section C, R1.



(Condition Rating 2)

There is evidence of a leaking downpipe to the front.

Cost of associated remedial work detailed in Section C, R2.



(Condition Rating 2)

The downpipe servicing the front bay is disconnected.

Cost of associated remedial work detailed in Section C, R4.

## Outside the property (continued)



(Condition Rating 2)

There is evidence of a leaking gutter to the conservatory.

There is vegetation growing from the gutter.

Cost of associated remedial work detailed in Section C, R8.

E4  
Main walls

Construction, insulation and finish:

The main external walls are solid brick construction and plastered internally. Solid brick walls have low thermal properties and are susceptible to condensation. No additional insulation appears to have been added to the walls since the property was built.

External walls can be subject to heavy driving rain and therefore need to be checked annually to ensure they are watertight especially around apertures. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.

The front elevation is finished in render. Render is a sand and cement external coating applied in two or three coats or layers to provide a weather tight seal, part finished in stonework and part finished in pebbledash. Pebbledash is a coarse plaster surface used on outside walls that consists of lime and sometimes cement mixed with sand, small gravel, and often pebbles or shells. The materials are mixed into slurry and are then thrown at the working surface with a trowel or scoop. The idea is to maintain an even spread, free from lumps, ridges or runs and without missing any background.

The rear elevation is finished in pebbledash.

3



There is evidence of movement in the form of distortion to the front bay however, this does not appear to be progressive and we believe this to be historical.

Where there is evidence of previous movement to the property, it would be prudent to maintain insurance cover to ensure there is cover in the event of any future claim of movement.

## Outside the property (continued)



(Condition Rating 2)

There is a missing brick adjacent to the conservatory to the rear.

Pointing:

The cement mortar has worn away from the face brickwork and this needs to be replaced to ensure the brickwork remains weather tight. This is known as pointing.

Cost of associated remedial work detailed in Section C, R7.



(Condition Rating 2)

Blown plinth:

There is a traditional sand and cement plinth to the base of the external walls. This has blown on the rear elevation adjacent to the conservatory. When it is blown it means that the cement is not sticking to the wall in places. This can be caused by dampness getting underneath or by deteriorating older cement that is literally falling off the walls.

Cost of associated remedial work detailed in Section C, R9.



(Condition Rating 3)

There is missing brickwork to the parapet wall to the rear at the time of inspection. This is likely to be due to the works carried out by the neighbouring property.

Pointing:

The cement mortar has worn away from the face brickwork and this needs to be replaced to ensure the brickwork remains weather tight. This is known as pointing.

Cost of associated remedial work detailed in Section C, R12.

## Outside the property (continued)



(Condition Rating 2)

Making good:

There are areas of the rear wall that would benefit from being made good.

Cost of associated remedial work detailed in Section C, R13.



(Condition Rating 2)

Pebbledash:

The pebbledash has been poorly applied to the rear elevation.

Cost of associated remedial work detailed in Section C, R42.



(Condition Rating 2)

Structural movement:

There is evidence of movement in the form of vertical cracks to the rear elevation however, this does not appear to be progressive and we believe this to be historical.

As per BRE digest 251, the crack(s) have a category of damage rating 2.

Where there is evidence of previous movement to the property, it would be prudent to maintain insurance cover to ensure there is cover in the event of any future claim of movement.

Cost of associated remedial work detailed in Section C, R44.

## Outside the property (continued)



(Condition Rating 3)

### Structural movement:

There is evidence of movement in the form of vertical cracks to the right-hand party wall found in the rear roof space, we recommend this be monitored with a digital calliper to ensure this is not progressive.

As per BRE digest 251, the crack(s) have a category of damage rating 4.

Where there is evidence of previous movement to the property, it would be prudent to maintain insurance cover to ensure there is cover in the event of any future claim of movement.

Cost of associated remedial work detailed in Section C, R46.

E5  
Windows

This property has single and double-glazed uPVC, powder coated aluminium and timber casement and fixed windows.

2

We highly recommend that all windows are serviced annually to ensure they are safe and functional. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.

Since 2002, double-glazing should have either building regulation approval or should have been installed by a contractor registered with FENSA (a government approved trade association). If the double-glazing was installed before April 2002, enforceable guarantees for the installation should be available. Your legal adviser should check this. If no approvals or guarantees exist and a FENSA registered firm was not involved in the installation, then the glazing should be considered suspect.



(Condition Rating 2)

**Powder Coated Aluminium Window Replacement:** Although functional, the powder coated aluminium windows are generally at the end of their life cycle and would benefit from full replacement.

Cost of associated remedial work detailed in Section C, R45.

### Bedroom 1

The windows to this area are double-glazed uPVC casement windows with locking handles.

### Bedroom 2

The windows to this area are double-glazed powder coated aluminium casement windows with locking handles. These windows require replacement.

## Outside the property (continued)

### Bedroom 3

The windows to this area are double-glazed powder coated aluminium casement windows with locking handles. The windows are in poor condition and require replacement.

### Bathroom 1

The windows to this area are double-glazed powder coated aluminium casement windows with locking handles. The windows are in poor condition and require replacement.

### Separate Toilet 1

The windows to this area are double-glazed powder coated aluminium casement windows with locking handles. The windows are in poor condition and require replacement.

### Living Room 1

The windows to this area are double-glazed powder coated aluminium casement windows with locking handles. The windows are in poor condition and require replacement.

### Dining Room 1

The windows to this area are double-glazed powder coated aluminium casement windows with locking handles.

### Kitchen 1

The windows to this area are double-glazed uPVC casement windows with locking handles.

### Conservatory 1

The windows to this area are double-glazed uPVC casement and fixed windows with locking handles.

### Hall 1

The window to this area is a single-glazed timber fixed window.

E6  
Outside doors  
(including  
patio doors)

The main entrance has a double-glazed powder coated aluminium door with a euro lock. 2

The secondary main entrance door has a single-glazed timber door with a night latch and dead lock.

The rear has double-glazed uPVC doors with euro locks.

The rear also has a double-glazed powder coated aluminium door with a euro lock.

We highly recommend that all doors are serviced annually to ensure they are safe and functional. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.

## E

## Outside the property (continued)



(Condition Rating 2)

#### Replace Door(s):

Although functional, the powder coated aluminium doors to the front and rear are generally at the end of their life cycle and would benefit from full replacement.

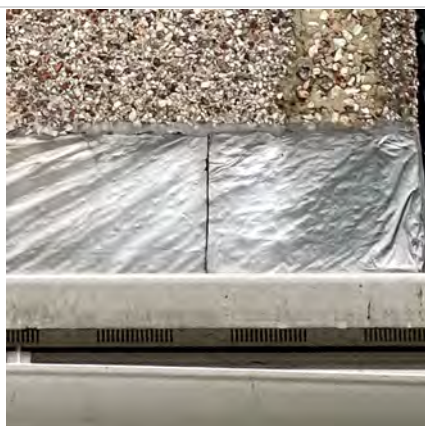
Cost of associated remedial work detailed in Section C, R56.

E7  
Conservatory  
and porches

#### Conservatory:

There is a conservatory added to the rear of the property. This is uPVC framed on a brick plinth and has a polycarbonate roof, sealed to the wall with flash band. There are uPVC double-glazed windows and doors.

This structure is an addition to the property and is not as robust as the original build. These types of structure often suffer from subsidence and warping of window / doorframes. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind. Life expectancy for this type of structure is fifteen to twenty years. You should also budget for its replacement at the end of its lifecycle.



(Condition Rating 2)

The roof is dressed to the wall with flash band which is typically use only as a temporary solution.

Cost of associated remedial work detailed in Section C, R43.

E8  
Other joinery  
and finishes

The property has timber (assumed) fascia and soffits to the front and rear elevations.

This property also has timber fascias to the rear elevation. The horizontal fascia board caps the end of the rafters outside a building and supports the gutter brackets.

The underside of the eaves is filled with a horizontal soffit board fixed at right angles to the wall. The soffit may be decorative, but it also has the function of sealing the gap between the rafters from vermin and from the elements. The horizontal fascia board that caps the end of the rafters outside a building supports the gutter brackets.

The fascia and soffit boards have been maintained in reasonable condition. They require regular decoration approximately every five years to provide on-going weather protection. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.

## E

## Outside the property (continued)

E9  
Other



(Condition Rating 2)

2

External decorations are starting to deteriorate and would benefit from re-decoration. It is inevitable that some repairs and making good will be required when preparing to decorate, including isolated timber and masonry repairs.

We can facilitate these works and generate a quote if required.

Cost of associated remedial work detailed in Section C, R3.

## Inside the property

### Limitations to inspection

The floors could not be fully inspected due to floor coverings. Not all areas could be inspected due to furniture and other belongings. We cannot rule out that some defects may come to light once stored items have been removed and floorcoverings lifted.

Many parts of the building such as foundations and sub floor areas are concealed during construction and we do not disturb these. For practical reasons it follows that we have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Any refurbishment of a building will inevitably expose parts of the structure currently hidden from view and so unseen defects requiring expenditure may come to light. It would therefore be prudent to include within your budget an additional sum of money for unexpected items.

3 2 1 NI

#### F1 Roof structure

##### Roof space:

The roof space is accessed via two loft hatches on the landing. There is a fixed loft ladder to the front hatch. The roof is a cut and pitched timber construction. There is evidence of undulation to the front pitch of the roof, however we believe this to be historical. Water ingress is evident on the ceiling within the cupboard space on the landing, however this was dry at the time of inspection.

##### Partially Boarded Loft:

The space to the front of the loft has been partially boarded. Mineral fibre quilt loft insulation has been laid between and across the ceiling joists to a depth of about 270mm. This is adequate to current standards to minimise heat loss from below.

1

#### F2 Ceilings

##### Ceilings General:

The ceilings in the property are assumed to be plasterboard construction.

Although some ceilings have minor cracks this is not unexpected in a property of this age and these are caused by vibrations and thermal movement. Repairs should be carried out as required before redecoration.

##### Bedroom 1

The ceiling is plasterboard construction, plastered to a smooth finish and papered. There is coving to this ceiling.

2

## Inside the property (continued)

### Bedroom 2

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is coving to this ceiling.



(Condition Rating 2)

#### Skim Ceiling:

The ceiling is poorly finished and would benefit from being skimmed.

Cost of associated remedial work detailed in Section C, R18.

### Bedroom 3

The ceiling is plasterboard construction, plastered to a smooth finish and papered. There is coving to this ceiling.

### Bathroom 1

The ceiling is plasterboard construction, plastered to a smooth finish and papered. There is coving to this ceiling.

### Landing 1

The ceiling is plasterboard construction, plastered to a smooth finish and papered. There is coving to this ceiling.

### Separate Toilet 1

The ceiling is plasterboard construction, plastered to a smooth finish and papered. There is coving to this ceiling.



(Condition Rating 2)

#### Replace Ceiling:

There is evidence of bowing to the ceiling at the time of the inspection. The ceiling was secure however this movement is likely to be subject to the movement to the right-hand party wall (see sections R31, R46 and R48). The ceiling would benefit from being taken down, plaster boarded and skimmed.

Cost of associated remedial work detailed in Section C, R49.

### Living Room 1

The ceiling is plasterboard construction, plastered to a smooth finish and papered. There is coving to this ceiling.

### Dining Room 1

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is coving to this ceiling.



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## Inside the property (continued)

### Kitchen 1

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is coving to this ceiling.



(Condition Rating 2)

#### Skim Ceiling:

The ceiling is poorly finished and would benefit from being skimmed.

Cost of associated remedial work detailed in Section C, R38.

### Hall 1

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is coving to this ceiling.

### Porch 1

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is no coving to this ceiling.

F3  
Walls and  
partitions

#### Walls General:

The walls in the property are mainly solid construction.

3

Some walls had scuffmarks, hairline cracks and small dents due to wear and tear, which can be addressed as part of the internal decorations.

Note: The condition has been commented on only for areas that were visually accessible. You should therefore budget a provisional sum for repairs accordingly.

#### General notes for homeowners:

Condensation is simply the moisture caused by everyday living. Moisture is absorbed into the warm atmosphere of your house and when the house cools down the moisture condenses on cool surfaces. The result is condensation, an extremely underestimated cause of damage to homes and is almost certainly the most common form of dampness within a building.

Condensation is largely the result of improved standards of insulation, double glazing and draught proofing of properties that all give the benefit of better heat retention, but results in a lack of air ventilation, stale air and trapped moisture. Without regular ventilation, condensation often results in unhealthy living conditions with the possibility of unsightly black mould growth, peeling decorations, damage to clothing or fabrics and unpleasant musty damp smells within a property. In its severest form, a long-term condensation problem can result in permanent damage to plaster work and timbers in the home.

#### Plaster In Older Properties:

It is not uncommon to have defective plaster in a property of this age and you can expect plastering once decorating commences. A number of the internal walls are the original mortar and consequently there are areas of blown and hollow internal plasterwork that

## Inside the property (continued)

will require renewal. It appears in some cases the original mortar walls have been skimmed over and this is a generally poor building practice. Areas of internal plasterwork are uneven and hollow etc. and you may wish to upgrade.

### Wall Removal:

The original walls have been removed on the ground floor to open up the kitchen. Without opening up the structure of the building it is not possible to ascertain whether these have been removed correctly and you should ensure that Building Regulation approval was given for this work.

A professional Consultants Certificate (PCC) is essential as a warranty for the alterations. You should ask your legal advisor to ensure this is available for this property. A PCC, previously known as an Architects Certificate, confirms a property has been built in accordance with drawings and instructions approved under building control, or the building contract.

### Basement 1



(Condition Rating 3)

#### Penetrating Damp:

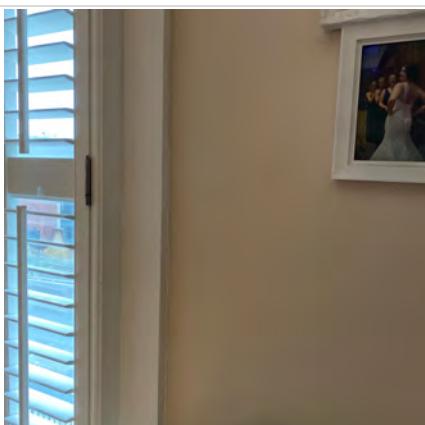
Tests carried out to all walls with a damp meter revealed readings as per the attached photograph. This is caused by penetrating damp.

A reading above 20% WME (wood moisture equivalent) is a cause for concern.

Cost of associated remedial work detailed in Section C, R14.

### Bedroom 1

The internal walls are solid, plastered to a smooth finish and decorated.



(Condition Rating 2)

#### Defective Plaster:

There is blown plaster that would benefit from being re-plastered.

Cost of associated remedial work detailed in Section C, R15.

## Inside the property (continued)

### Bedroom 2

The internal walls are solid, plastered to a smooth finish and decorated.



(Condition Rating 3)

#### Penetrating Damp:

Tests carried out to the external walls with a damp meter revealed readings as per the attached photograph. This is caused by penetrating damp.

This is the result of the window.

A reading above 20% WME (wood moisture equivalent) is a cause for concern.

Cost of associated remedial work detailed in Section C, R21.



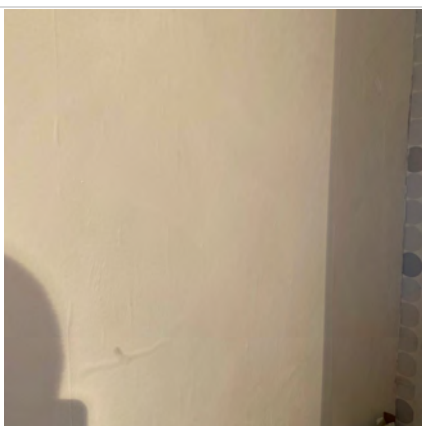
(Condition Rating 2)

Making good required to the rear wall.

Cost of associated remedial work detailed in Section C, R22.

### Bedroom 3

The internal walls are solid, plastered to a smooth finish and papered.



(Condition Rating 2)

#### Defective Plaster:

There is blown plaster that would benefit from being re-plastered.

Cost of associated remedial work detailed in Section C, R24.

## Inside the property (continued)

### Bathroom 1

The internal walls are solid and plaster board, plastered to a smooth finish and decorated. The walls are part tiled.



(Condition Rating 2)

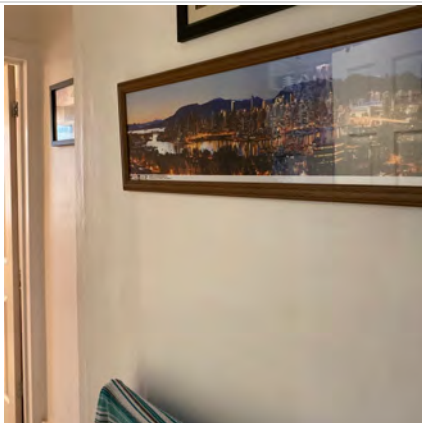
#### Defective Plaster:

There is a poorly plastered area that would benefit from being re-plastered.

Cost of associated remedial work detailed in Section C, R28.

### Landing 1

The internal walls are solid and plaster board, plastered to a smooth finish and decorated.



(Condition Rating 2)

#### Defective Plaster:

There is blown plaster that would benefit from being re-plastered.

Cost of associated remedial work detailed in Section C, R29.



(Condition Rating 3)

#### Potentially Progressive Movement:

There is evidence of movement in the form of rucking to the dividing master bedroom on the party wall and we recommend further investigation to assess behind the wallpaper.

Cost of associated remedial work detailed in Section C, R31.

## Inside the property (continued)



(Condition Rating 3)

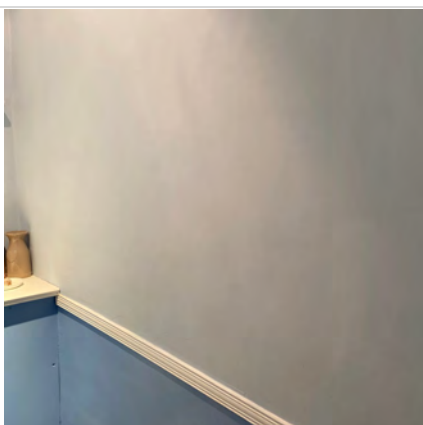
**Potentially Progressive Movement:**  
Subject to the movement to the right-hand party wall, there is also evidence of movement in the form of vertical cracks to the left-hand side wall of the hall. We recommend this be monitored with a digital calliper to ensure this is not progressive.

As per BRE digest 251, the crack(s) have a category of damage rating 3.

Cost of associated remedial work detailed in Section C, R48.

### Separate Toilet 1

The internal walls are solid, plastered to a smooth finish and decorated.



(Condition Rating 2)

**Defective Plaster:**  
There is blown plaster that would benefit from being re-plastered.

Cost of associated remedial work detailed in Section C, R32.

### Living Room 1

The internal walls are solid, plastered to a smooth finish and decorated.



(Condition Rating 2)

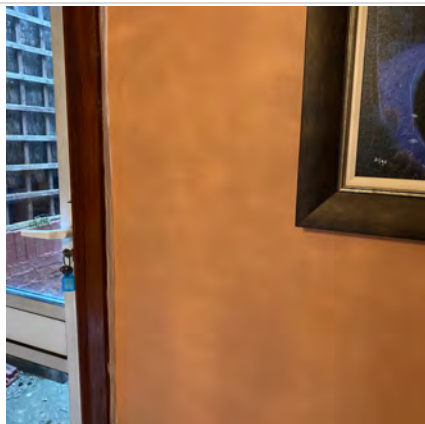
**Defective Plaster:**  
There is blown plaster that would benefit from being re-plastered.

Cost of associated remedial work detailed in Section C, R33.

## Inside the property (continued)

### Dining Room 1

The internal walls are solid, plastered to a smooth finish and decorated.



(Condition Rating 2)

#### Defective Plaster:

There is blown plaster that would benefit from being re-plastered.

Cost of associated remedial work detailed in Section C, R34.



(Condition Rating 3)

#### Rising Damp:

Tests carried out to the external wall with a damp meter revealed readings as per the attached photograph.

A reading above 20% WME (wood moisture equivalent) is a cause for concern and is caused by rising damp. This will require a chemical damp proof course injection. Note: there may be further defects including wet rot under the floor as a result of the damp and further investigation is recommended.

Cost of associated remedial work detailed in Section C, R53.

### Kitchen 1

The internal walls are solid, plastered to a smooth finish and decorated. The walls are part tiled.



(Condition Rating 2)

#### Defective Plaster:

There is a poorly plastered area that would benefit from being re-plastered.

Cost of associated remedial work detailed in Section C, R39.

## Inside the property (continued)



(Condition Rating 3)

### Rising Damp:

Tests carried out to left-hand external wall with a damp meter revealed readings as per the attached photograph.

A reading above 20% WME (wood moisture equivalent) is a cause for concern and is caused by rising damp. This will require a chemical damp proof course injection. Note: there may be further defects including wet rot under the floor as a result of the damp and further investigation is recommended.

Cost of associated remedial work detailed in Section C, R50.



(Condition Rating 3)

### Rising Damp:

Tests carried out to the dividing conservatory wall with a damp meter revealed readings as per the attached photograph.

A reading above 20% WME (wood moisture equivalent) is a cause for concern and is caused by rising damp. This will require a chemical damp proof course injection. Note: there may be further defects including wet rot under the floor as a result of the damp and further investigation is recommended.

Cost of associated remedial work detailed in Section C, R51.



(Condition Rating 3)

### Rising Damp:

Tests carried out to the party wall with a damp meter revealed readings as per the attached photograph.

A reading above 20% WME (wood moisture equivalent) is a cause for concern and is caused by rising damp. This will require a chemical damp proof course injection. Note: there may be further defects including wet rot under the floor as a result of the damp and further investigation is recommended.

This work also requires a Party Wall Notice.

Cost of associated remedial work detailed in Section C, R52.

## Inside the property (continued)

### Rising Damp:

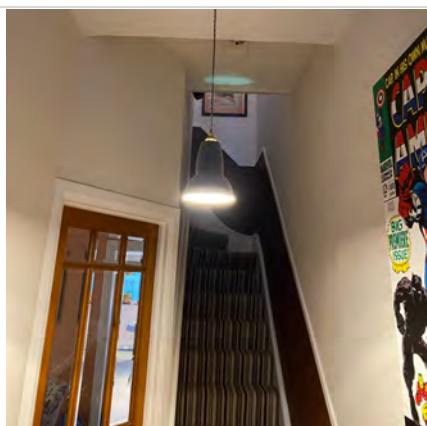
Practically all buildings are surrounded by natural moisture that is trying to get into the dry structure of the building. Materials such as stone and brick are naturally porous and will soak up moisture like a sponge without the aid of a damp proof treatment. When a building is constructed, a preventative course of rising damp treatment is generally installed in the form of a damp proof course into the walls to prevent rising damp appearing however, when this treatment does not exist or becomes damaged the most common result is rising damp.

Damp will rise by capillary action through the pores of the masonry until it reaches a height where, if it cannot evaporate, gravity takes over and pulls it down again. This height is not normally more than 1.20m, although deposits of salts may be found higher if non-breathing plasters, renders, 'tanking', paints or vinyl wall papers have been used on the wall.

Damp can be still experienced even if the DPC is functioning well. The DPC may be breached. There may be something attached to the walls that is allowing water to travel around the DPC and continue moving upwards. It may be that there is an area of ground next to the external wall that is higher than the DPC, or there is an outside structure (such as steps or paving) which is attached above the DPC, allowing water to travel up through this and cross to the wall over the DPC.

### Hall 1

The internal walls are solid, plastered to a smooth finish and decorated.



(Condition Rating 2)

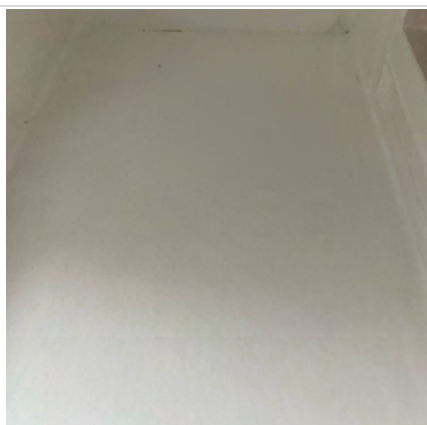
#### Defective Plaster:

There is blown plaster that would benefit from being re-plastered.

Cost of associated remedial work detailed in Section C, R54.

### Porch 1

The internal walls are solid, plastered to a smooth finish and decorated.



(Condition Rating 2)

#### Defective Plaster:

There is blown plaster that would benefit from being re-plastered.

Cost of associated remedial work detailed in Section C, R55.

## Inside the property (continued)

**F4 Floors** **Floors General:** This property has a suspended timber floor throughout. The floor to the conservatory and porch are solid concrete. 2

Whilst every effort is made to check the floors, there are limitations to this survey as we are not at liberty or insured to remove furniture and floor coverings; and we are therefore unable to report that any such part of the floors are free from defect. You should therefore budget a provisional sum accordingly for repairs.

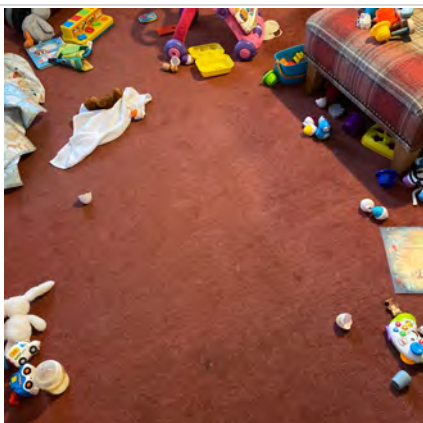
**Ventilation:**

There is ventilation to the sub-floor void visible in the form of airbricks. Care should be taken to ensure airbricks are not blocked as lack of ventilation can cause problems such as dry rot.

Dry rot is a term used to describe a very specific and unique type of wood rot. It is a wood destroying fungus that digests the part of the wood that gives it its strength and integrity. This leaves the wood in a brittle state that is unsafe in any property. What makes dry rot dangerously unique is its ability to progress extensively through a property. As timber accounts for anywhere up to 70% of the fabric of a house, a dry rot outbreak is an issue that should not be overlooked.

**Bedroom 1**

This area has a suspended timber floor.



(Condition Rating 2)

**Loose Floorboards:**

The floor would benefit from having the floorboards secured once floor coverings have been removed as there are loose floorboards resulting in creaking floors. This may simply be the result of poor workmanship.

**Sloping Floors:**

There is evidence of movement in the form of sloping floors to the left-hand side. This may simply be the result of poor workmanship.

Cost of associated remedial work detailed in Section C, R16.

## Inside the property (continued)

### Bedroom 2

This area has a suspended timber floor.



(Condition Rating 2)

#### Loose Floorboards:

The floor would benefit from having the floorboards secured once floor coverings have been removed as there are loose floorboards resulting in creaking floors. This may simply be the result of poor workmanship.

Cost of associated remedial work detailed in Section C, R19.

### Bedroom 3

This area has a suspended timber floor.



(Condition Rating 2)

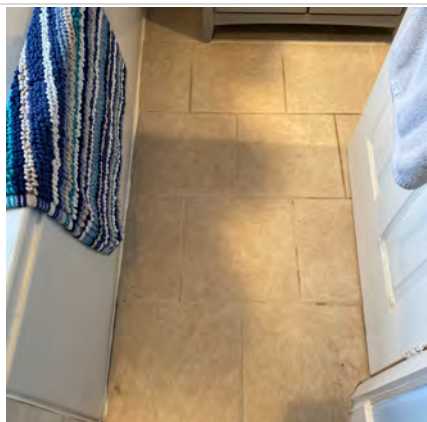
#### Loose Floorboards:

The floor would benefit from having the floorboards secured once floor coverings have been removed as there are loose floorboards resulting in creaking floors. This may simply be the result of poor workmanship.

Cost of associated remedial work detailed in Section C, R25.

### Bathroom 1

This area has a suspended timber floor.



(Condition Rating 2)

#### Sloping Floors:

There is evidence of movement in the form of sloping floors to the back. This may simply be the result of poor workmanship.

Cost of associated remedial work detailed in Section C, R27.

## Inside the property (continued)

### Landing 1

This area has a suspended timber floor.



(Condition Rating 2)

#### Loose Floorboards:

The floor would benefit from having the floorboards secured once floor coverings have been removed as there are loose floorboards resulting in creaking floors. This may simply be the result of poor workmanship.

Cost of associated remedial work detailed in Section C, R30.

### Separate Toilet 1

This area has a suspended timber floor.

### Living Room 1

This area has a suspended timber floor.

### Dining Room 1

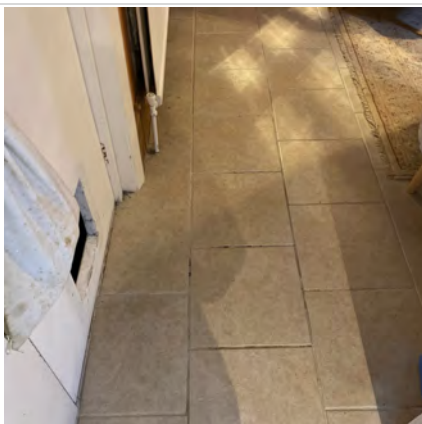
This area has a suspended timber floor.



(Condition Rating 2)

Grouting to tiles. Rake out old grouting and repoint with waterproof grout and leave watertight.

Cost of associated remedial work detailed in Section C, R36.



(Condition Rating 2)

#### Sloping Floors:

There is evidence of movement in the form of sloping floors to the right-hand side. This may simply be the result of poor workmanship.

Cost of associated remedial work detailed in Section C, R37.

## Inside the property (continued)

### Kitchen 1

This area has a suspended timber floor.

### Conservatory 1

This area has a solid concrete floor.

### Hall 1

This area has a suspended timber floor.

### Porch 1

This area has a solid concrete floor.

F5  
Fireplaces,  
chimney  
breasts and  
flues

There are three chimney breasts to the property.

2

If a chimney breast is to be used for an open fire, it is imperative that the chimney be swept at least twice a year by a competent person, which will reduce the risk of carbon monoxide poisoning. We also recommend using a carbon monoxide / fire alarm detector and testing this regularly. Note: The condition has been commented on what can be seen only due to limitations. You should therefore budget a provisional sum for repairs accordingly.

Risks cannot be removed altogether but can be substantially reduced by a proactive system of checks and sweeps.

The party chimney breast to bedroom three and kitchen has been removed.

The party chimney breast to the kitchen, below the landing breast has been removed.

The party chimney breast to the dining room, below bedroom 2 has also been removed.

Without opening up the structure of the building it is not possible to ascertain whether this work has been carried out correctly and the chimney breasts above adequately supported. You should ensure that Building Regulation approval was granted for these works.

### Bedroom 1

The chimney breast has a flush blocked finish.



(Condition Rating 2)

No ventilation to chimney breast. We recommend this be vented with a plaster vent.

Cost of associated remedial work detailed in Section C, R23.



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## Inside the property (continued)

### Bedroom 2

The chimney breast has a flush blocked finish.



(Condition Rating 2)

No ventilation to chimney breast. We recommend this be vented with a plaster vent.

Cost of associated remedial work detailed in Section C, R20.

### Landing 1

The chimney breast has a flush blocked finish.

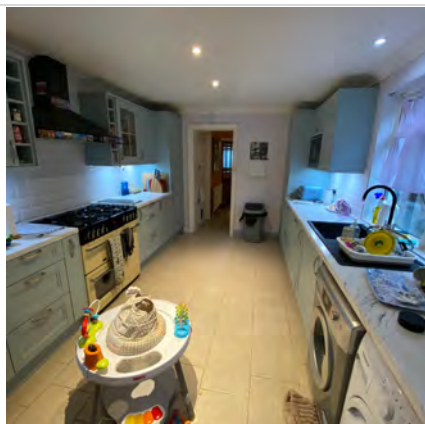
### Living Room 1

The chimney breast has an opening for a solid fuel fire.

### Kitchen 1

2

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



Used:

The kitchen has a range of wall and base units with laminate worktops, a composite sink and a mixer tap. There are the following integrated appliances: dishwasher, extraction hood and fridge-freezer.

The kitchen units and components in general are showing wear and tear, but are functional.



(Condition Rating 2)

The sink tap is loose, we recommend this be secured.

Cost of associated remedial work detailed in Section C, R41.

## Inside the property (continued)

F7  
Woodwork (for  
example,  
staircase and  
joinery)

Internal joinery includes doors, frames, architraves and skirting boards. Skirting board is a board covering the lower wall and is usually moulded. It covers the uneven edge of a floor by a wall and also protects it from kicks, knocks and furniture. Architrave is usually a plain or elaborate moulding used to frame a doorway, panel, niche or window.

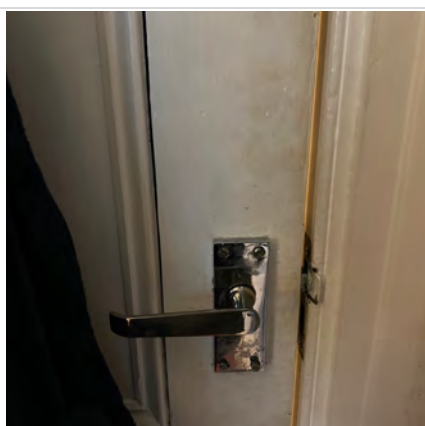
3

This property benefits from profiled architrave and skirting. The internal doors are panelled and part-glazed doors with door handles.

Note: The condition has been commented on what can be seen only due to limitations. You should therefore budget a provisional sum for repairs accordingly.

### Bedroom 1

The door is a panelled style with door handles.



(Condition Rating 2)

The door does not close correctly and needs to be eased and adjusted.

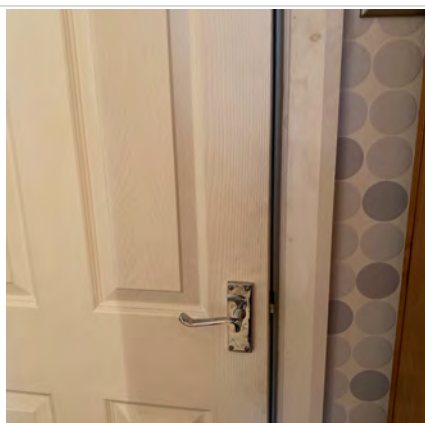
Cost of associated remedial work detailed in Section C, R17.

### Bedroom 2

The door is a panelled style with door handles.

### Bedroom 3

The door is a panelled style with door handles.



(Condition Rating 2)

The door does not close correctly and needs to be eased and adjusted.

Cost of associated remedial work detailed in Section C, R26.

### Bathroom 1

The door is a panelled style with door handles.

### Landing 1

The staircase runs from the hall to the first-floor landing and consists of timber treads and risers covered with a closely fitted carpet. Whilst no evidence of significant defect was noted, just some minor creaking of stair treads. You should be aware that older



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## Inside the property (continued)

staircases in particular can be prone to problems such as loosening of stair treads and occasional maintenance may be required.

The staircase has an open balustrade with lathed spindles and timber handrails.

### Separate Toilet 1

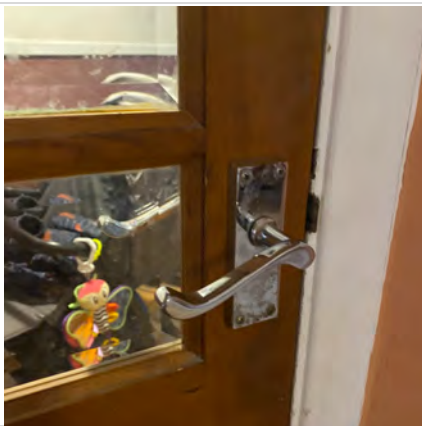
The door is a panelled style with door handles.

### Living Room 1

The door is a part-glazed style with door handles.

### Dining Room 1

The doors are a part-glazed style with door handles.



(Condition Rating 2)

The door does not close correctly and needs to be eased and adjusted.

Cost of associated remedial work detailed in Section C, R35.

### Kitchen 1



(Condition Rating 3)

Allow to replace missing door.

Cost of associated remedial work detailed in Section C, R40.

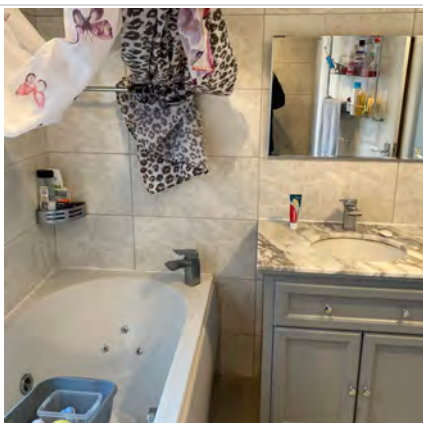
## Inside the property (continued)

F8  
Bathroom  
fittings

We recommend that the mastic joints be monitored to ensure these do not let water penetrate outside the wet areas.

1

### Bathroom 1

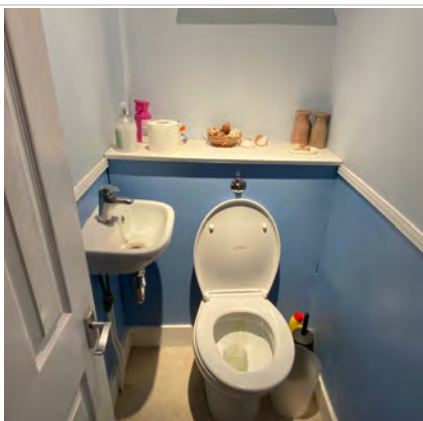


Used:

The bathroom has the following components: bath, wash hand basin, close-coupled WC, shower valve with shower head attachment and a shower curtain and rail.

The bathroom fittings and components in general are showing wear and tear, but are functional.

### Separate Toilet 1

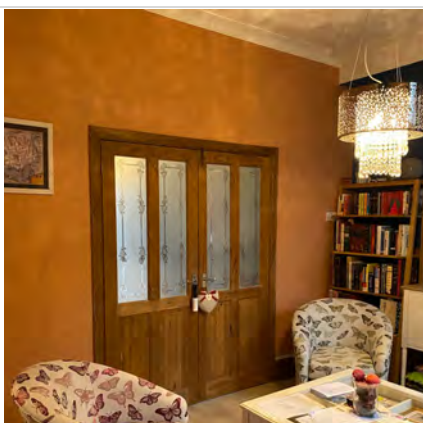


Used:

The separate toilet has the following components: wash hand basin and close-coupled WC.

The separate toilet fittings and components in general are showing wear and tear, but are functional.

F9  
Other



(Condition Rating 2)

2

This property would benefit from internal decorations.

We can facilitate these works and generate a quote if required.

Cost of associated remedial work detailed in Section C, R47.

## Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests.

The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

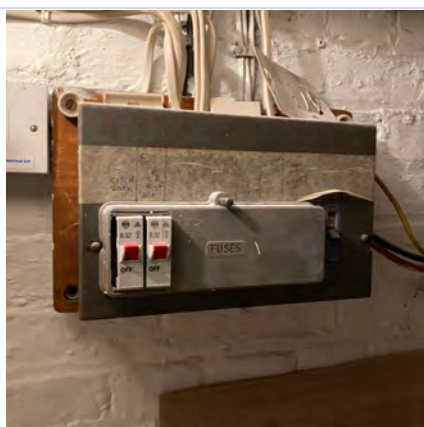
### Limitations to inspection

We are not qualified to give you any detailed reports on the services that are connected to this property and must emphasise that no formal tests have been dealt with. We have of course carried out visual checks and will comment as appropriate below, but if you require a detailed report or assurances as to the quality and condition of any of the services, further separate specialist inspection(s) will need to be commissioned. The choice of specialist(s) will be a matter for you, but they should be properly qualified in their field and should hold membership of an appropriate professional body. Your appointed specialist(s) will be able to guide you on any costs that may be necessary to bring the installation(s) into a proper state.

3 2 1 NI

Safety warning: The Electricity 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 works undertaken after 1<sup>st</sup> January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

### G1 Electricity



There is a mains supply and the electricity was on when we inspected. The consumer board and electricity meter are located in the basement. The consumer unit is a relatively old unit with old style electric fuses.

Please note: Although electrics work and look safe, it does not mean that they are safe. The only way to be absolutely certain is for a qualified electrician to test the circuits and provide a Periodic Inspection Report.

This property has a variety of light fittings and there appeared to be adequate socket outlets.



(Condition Rating 3)

We recommend a full rewire be carried out to this property.

Cost of associated remedial work detailed in Section C, R58.

There was no up to date Periodic Inspection Report for the electrics at the time of inspection and therefore a Condition Rating 3 has been applied.



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## Services (continued)

### Bathroom 1



This area has an electric towel radiator.

### Hall 1



This area has a battery-operated smoke alarm.

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.

G2  
Gas/oil

There is a mains gas supply to the property. The gas meter is located in basement.

3

There was no up to date Gas Safe certificate visible at the time of inspection and therefore a Condition Rating 3 has been applied.

## G

## Services (continued)

G3  
Water



There is a mains water supply to the property. The main stopcock and the water meter are located on the front path.

2

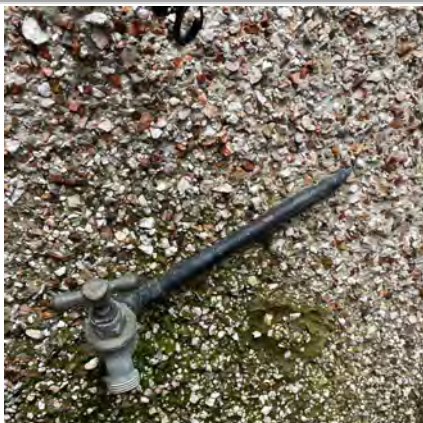


There is an outside tap located to the front.



There is a second outside tap located to the rear.

## Services (continued)

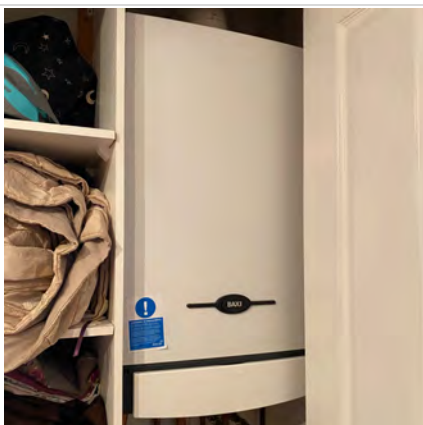


(Condition Rating 2)

There is no insulation to the third outside tap on the rear elevation. This needs to be insulated to protect the tap from freezing.

Cost of associated remedial work detailed in Section C, R6.

G4  
Heating



Adequate Heating System:

The gas fired, combination boiler in the bedroom 3 provides central heating throughout the accommodation. The central heating system was not in operation at the time of inspection and although the boiler is a relatively modern appliance, we cannot confirm that it is in safe working order. The boiler has an integral programmer.

The flue for the boiler exits through the rear.

We recommend that you establish the service history of the system prior to your commitment to purchase the property as only regular servicing by a competent person can ensure its future efficiency and safety. If your enquiries indicate that previous maintenance has been inadequate, then the whole system should be checked by a competent engineer prior to purchase.

This property benefits from a variety of single and double panel radiators.

There was no up to date Gas Safe certificate visible at the time of inspection and therefore a Condition Rating 3 has been applied.

3

## Services (continued)

### Landing 1



This room has a towel rail radiator.

#### G5 Water heating

##### Combination Boiler:

The gas-fired boiler also provides hot water. There is no hot water storage cylinder. Hot water is provided directly to water outlets on demand by heating water directly from the mains supply.

This makes it an economical solution, as it only heats the water that is used. As there is no need to store water, there is no need for a cold-water tank or for space for a hot water cylinder. This makes it a good option for a smaller home where space is limited.

If more than one hot tap is used at the same time, the flow of hot water can be reduced, meaning combination boilers are not always suitable for larger homes with several bathrooms.

There was no up to date Gas Safe certificate visible at the time of inspection and therefore a Condition Rating 3 has been applied.

3

#### G6 Drainage

##### SVP:

The property has an underground foul and storm drain with a cast and plastic soil and vent pipe. This appeared to be functional when inspected but was not tested.

1

#### G7 Common services

No items for consideration.

#### G8 Other services/ features

No items for consideration.

## Grounds (including shared areas for flats)

### Limitations of inspection

Limitations include visibility of the property and grounds where there is vegetation and shrubbery screening parts of the property, fencing; and landscape.

The findings of this survey are the result of a visual inspection only and should not be taken as a guarantee that knotweed is not present on this property or neighbouring properties.

The presence of Japanese knotweed can sometimes be concealed by property owners / occupiers either deliberately or by accident by way of: physical removal of the plants stems and crowns, mowing lawns or covering the knotweed area with turf, hard standing, landscape fabric, ornamental gravel, bark mulch and so on.

During the winter knotweed goes into temporary dormancy, leaving no viable material above ground. On larger, more mature stands, the dead canes remain in place and provide a clear visual marker of the plant's location. On younger or disturbed growth however, canes can fall over and be blown away, leaving no indication of knotweed whatsoever. For these reasons, we recommend conducting surveys during the growing season (where possible), where knotweed presence is much more evident.

3 2 1 NI

H1  
Garage No items for consideration.

H2  
Permanent outbuildings and other Structures No items for consideration.

H3  
Other



Landscape to front.

2

## Grounds (continued)



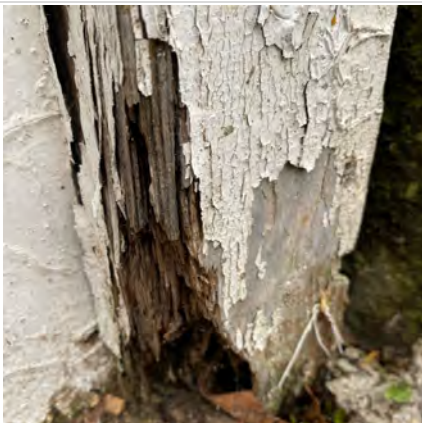
Landscape to front.



(Condition Rating 2)

The boundary wall is loose and needs to be re-built.

Cost of associated remedial work detailed in Section C, R5.



(Condition Rating 2)

The redundant timber post adjacent to the main entrance door is rotting.

Cost of associated remedial work detailed in Section C, R11.

## Grounds (continued)



(Condition Rating 2)

The hard standing to the front is uneven due to missing paving slabs.

Cost of associated remedial work detailed in Section C, R57.



Landscape to rear.



Landscape to rear.

## Grounds (continued)



(Condition Rating 2)

The fencing to the rear is in poor condition and needs to be replaced.

Cost of associated remedial work detailed in Section C, R10.



Rear elevation.

### No Risk From Trees:

Whilst there are some semi mature trees and shrubs within close proximity to the property, none are thought to pose a significant risk. Nevertheless, all trees and shrubs should be regularly maintained and pruned.

### Boundaries:

You should ask your legal advisor to look at the deeds and confirm which of the boundaries belong to the property and which you would be responsible for maintaining.

## Issues for your legal advisors

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

**11 Regulation** FENSA Certificate:  
You should ask your legal advisor to confirm that there was Building Regulation approval or a FENSA Certificate for the windows and doors.

Internal Wall Removal:

You should ask your legal advisor to confirm that there was Building Regulation approval for the removal of the internal wall.

Chimney Breast Removal:

You should ask your legal advisor to confirm that there was Building Regulation approval for the removal of the chimney breasts.

**12 Guarantees** Professional Consultants Certificate:  
A Professional Consultants Certificate (PCC) that covers the alterations to this property is essential. Ask your legal advisor to confirm there is a PCC for the property alterations and extension.

Heating System:

Ask your legal advisor to confirm whether there is any remaining warranty in respect of the heating system.

Damp Proofing:

Ask your legal advisor to confirm whether there is any remaining guarantee in respect of damp proofing work.

**13 Other Matters** We have been told by the selling agents that the home is Freehold. You should ask your legal advisor to confirm this and explain the implications.

# 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 the  
building

### Structural movement:

There is evidence of movement in the form of undulation to the pitched roof however, this does not appear to be progressive and we believe this to be historical.

Where there is evidence of previous movement to the property, it would be prudent to maintain insurance cover to ensure there is cover in the event of any future claim of movement.

### Dampness:

Visible. The walls were tested with a damp meter and high readings were recorded that gave cause for concern, as detailed in Section F3. Tests were conducted with an electronic moisture meter at appropriate positions throughout the property (except where impermeable surface finishes, furniture, fitted cupboards and stored goods prevented access to take readings). This will require further investigation as other elements may have suffered as a result such as sub floor timbers.

### Loft Storage:

The loft space is being used for storage and there is a risk of overloading causing distortion to the timbers and ceilings below.

### Structural movement:

There is evidence of movement in the form of vertical cracks to the right-hand party wall and the landing walls, we recommend this be monitored to ensure this is not progressive. We can offer this service, if so required and our standard fee for six months (six visits to monitor) is £995.00 inclusive of VAT paid in advance.

Where there is evidence of previous movement to the property, it would be prudent to maintain insurance cover to ensure there is cover in the event of any future claim of movement.

### Internal Wall Removal:

The original walls have been removed on the ground floor to open up the living rooms. Without opening up the structure of the building it is not possible to ascertain whether these have been removed correctly and you should ensure that Building Regulation approval was given for this work. At the time of inspection there were no signs that this work has compromised the integrity of the original building structure.

### Unsupported Chimney Breasts:

There is a risk of collapse to the chimney breasts due to inadequate support.

### Bowing Ceiling:

There is a risk of potential ceiling collapse due to the bowing ceiling.

## Risks (continued)

|                            |   |
|----------------------------|---|
| J2<br>Risks to the grounds | <p><b>Contamination:</b><br/>None-visible. We have not carried out any investigation into past or present uses of either the property or any neighbouring land to establish whether there is any potential contamination from these uses or sites to the subject property and we recommend that your Legal Adviser completes a full environmental search of the locality prior to purchase.</p> <p><b>Flooding:</b><br/>There is very low risk of flooding within the local area as per the environmental agency.</p>   |
| J3<br>Risks to people      | <p><b>Gas Safety:</b><br/>No gas safety certificate seen.</p> <p><b>Electricity:</b><br/>No electrical safety report seen.</p> <p>Electrical Solutions Group Ltd.<br/>01245 392013<br/>glen@es-group.info</p> <p><b>Fire:</b><br/>No fire door to kitchen. Consideration should be given to installing fire door with adequate smoke seals and doorstep.</p> <p><b>Safety:</b><br/>Potential structural collapse due to internal wall removal.</p> <p><b>Safety:</b><br/>Trip hazards to the external areas.</p> <p><b>Safety:</b><br/>There is a risk of collapse to the chimney breast due to inadequate support.</p> <p><b>Contamination (Pre-2000 property):</b><br/>None visible.</p> <p>It is not possible to say other than where specifically stated, whether asbestos based products have been used in the original construction or subsequent alterations and improvements because asbestos materials are often very difficult to identify, particularly if covered or painted. Asbestos has been incorporated into many building products, which include textured ceiling coatings, plastic floor tiles, water cisterns, internal and external pipe work, building board, parts of sanitary fittings and insulation material. These may be found in properties built up to the year 2000.</p> <p>You should be aware of the health hazard associated with this material and, once it is identified, the need for extreme care in operations involving its disturbance or removal which should never be undertaken on a DIY basis. There is not known to be a risk from asbestos cement-based products that are left undisturbed, but they should not be abraded, cut or broken up as this could release potentially dangerous and harmful fibres. Rigid surfaces should be sealed by paint. Before materials containing asbestos are removed or disposed of you should consult the Environmental Health Department of the Local Authority.</p> <p>Asbestos is considered a health hazard in certain circumstances and although commonly used in building in the past, its use now is severely curtailed and is only permitted in specialised and controlled conditions. Its use in asbestos cement products is not considered hazardous if the products are left undisturbed. However, workmen including decorators who carry out repairs and renovations should be advised of its presence so they may take</p> |

## Risks (continued)

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appropriate safety precautions. Similarly, safety precautions should also be taken when carrying out any DIY work. Further advice on this safety topic may be obtained from the Environmental Health office of your Local Council.

J4  
Other

No items for consideration.

## 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<br>Insulation  | <p>There is no insulation to the external solid brick walls. Unlike a cavity wall, these have no cavity that can be insulated. Instead, they have to be insulated externally or internally. Solid wall insulation is expensive and is best done when other work is required, for example if the face brickwork became weathered.</p> <p>The loft has approximately 270mm, which is adequate.</p> |
| K2<br>Heating     | <p>The controls for the gas central heating system are adequate to be able to have the heating on as and when needed.</p>  |
| K3<br>Lighting    | <p>There are a variety of light fittings to the property and the majority of these had high energy light bulbs installed.</p>  |
| K4<br>Ventilation | <p>There is evidence of passive vents to the walls that should be open and clean to allow the flow of air around the property.</p>   |
| K5<br>General     | <p>No items for consideration.</p>   |