

Residential Building Survey

Address

Date



Address

Prepared for

Survey Date

Assisted by

Completed by

Email

Telephone

Mobile

Website

File reference

Version

Date of issue

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1.0 Summary

1.1 Property

1.1.1 Brief Description

The subject building is a semi-detached house and appears to be constructed in the pre-WW2 period, although you should seek verification from the council. We can not explicitly state with any certainty how the building has been constructed or what "frame" it utilises, due to the fact that the inspection is non-invasive and we can not see behind the face of the walls or expose the foundations.

1.1.2 Title Ownership

Please have your solicitor check whether the property is a freehold or leasehold and that full vacant possession will be granted upon completion, which your legal advisor must confirm.

1.1.3 No of Floors

The relevant property comprises two floor(s). There is no (known) basement.

1.1.4 Accommodation

Accommodation on the ground floor comprises a hallway (landing) a living/dining room, a kitchen, a shower room, and a separate toilet. There was storage space underneath the stairs.

Accommodation on the first floor comprises four bedrooms (one with an en-suite)

You should check the floor plan for verification purposes.

1.1.5 Storage

Storage is found in various cupboards and the loft space.

1.1.6 Levels of Maintenance

We would expect this property to require medium levels of maintenance throughout its occupation. Please contact the relevant competent person (certified building specialist) for each element described in the report in order to ascertain your maintenance requirements throughout the lifespan of the subject property prior to exchange, purchase and occupation.

Property Age

It should be appreciated that parts of the property may have aged. Accordingly, such parts of the structure and fabric should not be expected to be "as new" and due regard has to be given to natural deterioration due to the elements and usage. The report has been prepared having due regard to the age and type of building.

Maintenance

In view of the age and size of the building, continuing maintenance expenditure must be anticipated and these costs may be considerable.

Where any work is carried out now or in the future, it is recommended that only reputable and indemnified

contractors, installers or specialists are used. At least two competing firms should be asked to quote for the work. Before deciding, you should ask to see examples of recent work and references should be sought. Companies should be affiliated to recognised trade associations (e.g. Chartered Building Companies, Constructionline). Whilst these affiliations do not necessarily guarantee good workmanship, they usually provide a greater likelihood of adequate work.

1.1.7 Orientation

The property faces south and is surrounded by residential properties.

1.1.8 Transport

Transport links to the property are via Bat & Bali station and this is approximately 11 minutes' walk, although we recommend you have this checked for verification purposes.

1.2 Brief Summary and Recommendations

1.2.1 Overall Condition of the Property

This section provides our overall opinion of the property, highlighting worst areas of concern only. To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report.

Taking into account all the defects and potential defects highlighted within this report, we consider the overall condition of the property to be relatively fair.

Homeowners now have a legal responsibility under the Construction Design and Management Regulations 2015 to ensure that building work of repairs, alterations, extensions and decorations are carried out in a safe and practical manner. This could mean that the cost of building work is more expensive to carry out. In the event of an accident causing somebody to be injured, non-compliance with these regulations could result in a criminal prosecution in a magistrate's court.

1.2.2 Existing Planning Consent

If (structural) alterations have been carried out to a property without planning permission and/or building regulations compliance certification, this will require indemnity insurance in perpetuity, as the council might not provide retrospective lawful approval by planning and/or building control. We therefore recommend your solicitor checks the aforementioned prior to exchange.

Your solicitor should therefore, prior to exchange, check the existing planning consents to ensure that the designs of the building are approved, particularly in respect of any conservatories, extension(s) and/or outbuilding(s).

1.2.3 External Condition (Summary)

Externally, we observed one potentially significant defect(s).

- Repairs to the driveway is required to prevent causing damage to cars coming in and out of the property.

Movement (External)

We did not observe potentially significant (progressive) movement. Any cracking damage detailed in the

report should be further investigated by a structural engineer and monitored prior to exchange.

Timber Decay (External)

We did not observe signs of potentially significant timber decay. Any timber decay detailed in the report (including dry/wet rot or woodboring infestation) should be further investigated and remedied by a timber specialist prior to exchange.

Maintenance

Some external (maintenance) works will be required, including snagging (which this report does not cover). Where hairline cracking, flaking/faded paintwork, open joints and areas of receded mortar may be present, we recommend a set of external redecoration works to include repointing, repainting and resealing in order to limit any potential lateral damp penetration occurring.

Access

Most external areas were visible and/or accessible at the time of inspection.

1.2.4 Internal Condition (Summary)

Internally, we observed some areas of non-compliance and defects.

- The understairs area is to be boarded (exposed timbers) with a fire-rated material to comply with current building regulations and fire safety.
- Some textured ceilings were observed that could be asbestos. This will need to be tested before major works are carried out. This can make sure that any harmful materials are removed by a certified contractor. It was in a reasonable condition with no signs of damaged noted on the day of the survey.

Movement (Internal)

We did not observe potentially significant (progressive) movement. Any cracking damage or deviation detailed in the report should be further investigated by a structural engineer and monitored prior to exchange.

Damp

Rising damp was not detected as potentially significant. Any staining or moisture build-up (if detailed in the report) requires a damp proof specialist being instructed to inspect the ceilings, walls and floors of the property with a remedy (e.g. damp proof course injection) applied in the immediate term.

Penetrating damp was not detected as potentially significant. Any staining or moisture build-up (if detailed in the report) may be attributed to open joints in the brickwork and/or window surrounds and should be repointed/resealed in the immediate term to limit any potential lateral damp penetration.

Condensation was not detected as potentially significant at the walls/ceilings. Any staining or moisture build-up (if detailed in the report) requires remedy (e.g. improved ventilation) by a specialist in the immediate term.

Timber Decay (Internal)

We did not observe signs of potentially significant timber decay. Any timber decay detailed in the report (including dry/wet rot or woodboring infestation) should be further investigated and remedied by a timber specialist prior to exchange.

Decoration

Some internal (re-decoration) works may be required, including snagging (which this report does not cover).

Access

Most internal areas were visible and/or accessible at the time of inspection. It should be noted that because of the lack of boarding, we were unable to move around the loft space to carry out damp meter readings. We did not observe any staining, mould, or damage that would warrant the need for a damp specialist to attend.

1.2.5 Services

The services were not all operable at the time of inspection, as described in the report. We would recommend that a gas and electrical safety check is made prior to the exchange as the heating and hot water were not working on the day of the survey and the electric shower on the ground floor wouldn't switch on. Not only will the two checks ensure that errors are remedied, but a certificate will be generated to confirm that the property is compliant with current building regulations.

Tests on the services have not been applied, as these can only be undertaken by suitably qualified engineers. It is recommended that you commission your own specialist testing of all services prior to exchange of contracts.

2.0 Instruction

2.1 Date of Instruction

27th June 2023

2.2 Weather Conditions

During the inspection the weather was dry and warm, therefore we cannot confirm that rainwater goods are totally serviceable or that flashings, roof coverings etc. are watertight during periods of heavy and/or prolonged rainfall.

2.3 Furnished or Unfurnished

The property was unfurnished at the time of inspection and we would expect vacant possession to be provided upon purchase of the property, which your solicitor should confirm.

2.4 Occupancy

We will not move any furniture (if present) and will not accept any liability for any defects hidden behind it. Should you wish for us to report on areas concealed by furniture, we recommend you instruct a furniture removal company to remove the furniture and then organise a reinspection with us prior to exchange, purchase and occupation.

2.5 Orientation

The property faces south and is surrounded by residential properties.

2.6 Limitations

Standard

This service is delivered in accordance with the Home Survey Standard (1st edition) RICS professional statement and is equivalent to Level 3. In addition, this service has the following particular features in accordance with client requirements and specific instructions in writing.

Schedule

A schedule of limitations is appended to this report (see Terms and Conditions as well as other parts of the report under each element). To reiterate, no electrical, heating, plumbing or drainage tests have been carried out. Intermittent faults of services may not be apparent on the day of inspection. We do not lift flooring or fixed panels. Furthermore, we are unable to comment on the load-bearing capabilities of the walls, chimney breasts/stacks or supports (existing or removed), for which the advice of a structural engineer should be sought.

Roof Inspection

We inspect the outside main roof of the property from ground level and any flat roofs with a ladder (no more than 3m above ground) or from a window. We inspect the internal roof structure from inside the loft if there is safe access. We are not able to assess the condition of the inside of any chimney, boiler or other flues.

Maintenance Repairs

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.

Past Work

Where work has been carried out to the property in the past, the surveyor cannot warrant that this has been done in accordance with manufacturers' recommendations, British and/or European Standards and Codes of Practice, Agreement Certificates, and/or Statutory Regulations. You must therefore seek verification of the aforementioned (via the relevant certified specialist).

Concealed Defects

Comment can not be given on areas that are covered, concealed or not otherwise readily visible. It must not be assumed in reading this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

Purchaser's Risk

You are made aware in the report of certain risk areas relevant to the property which have not been fully investigated at this stage. You proceed to purchase in full knowledge of these risks. You are made aware that in circumstances where essential repairs or works by certified specialists are not carried out, further deterioration and damage may occur with subsequent increased risk and increased costs.

Where the term "significant" is used, this is defined as anything serious from the surveyor's perspective.

Inaccessible & Concealed Areas

It is not possible to comment on the condition of parts of the building or any potential liability for defects in inaccessible areas. Consequently, we are unable to comment fully upon the condition of these concealed areas and, therefore, you must accept the risk of unseen defects, should you wish to proceed without further investigation.

It must be accepted that this report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection.

Services

The inspection of the services will be limited to those areas which are visible. The inspection will not assess the efficiency or safety of electrical, gas, water (including pressure) or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. No comment can be made as to the soundness of any services which are not visible. Services (including swimming pools, saunas, jacuzzis, etc.) need not be tested by us and should be inspected by a certified specialist contractor prior to exchange.

Costing

We will not include any budget costs unless otherwise agreed as an additional service. You should obtain quotes for any repair advice recommended in this report.

Flats

For surveys on flats, the extent and depth of reporting on the condition of external areas is limited, as we will not cover parts of the building that are relatively remote to the relevant flat being surveyed. The external condition will focus on the area in relatively close proximity to the flat in question. Any references to areas beyond this are to be treated as very general comments.

2.7 Local Planning Authority

The property is located within Kent County Council and Sevenoaks District Council.

The property is not a Listed Building.

Listed Building Consents should be obtained in the case of Listed Buildings (where designated). No alterations, repairs, either internally or externally, should be made without first checking the need for Listed Building Consent from the Local Planning Authority. Maintenance of the building fabric and attached details, such as outbuildings, boundary walls and other items, would typically be included in such matters. The Local Authority can issue a Listed Building Enforcement Notice requiring the correction of any unauthorised works.

The cost of repairs to a Listed Building can be more expensive than normal building repairs. The local authority conservation officer and/or English Heritage may instruct that traditional building skills and materials be used to carry out the repairs, which should be performed by contractors with the relevant experience. The History England (English Heritage) website offers detailed advice on Listed Buildings at <https://historicengland.org.uk/listing/the-list>

The property is not located within a Conservation Area.

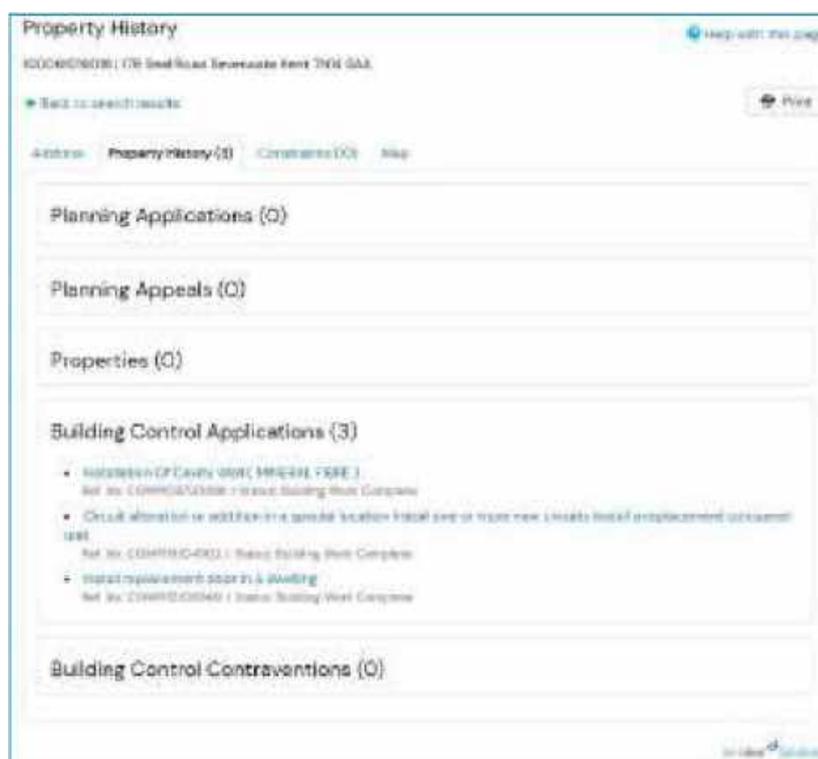
These are designated areas in which there are legal restrictions on what changes can be made to buildings, greenery and street furniture in order to preserve the unique character of the area. Conservation Area Consent required for such additions or alterations if a property is situated in a Conservation Area.

We have checked the council's website and we advise that there are no planning applications that may be relevant to the property.

We have checked the council's website and we advise that there are building control applications that may be relevant to the property.

The above is subject to verification by the Council, which is the responsibility of your legal advisor. You should obtain confirmation from the Local Authority that Building Regulations and Town and Country Planning Approvals have been obtained in respect of any additions or alterations. If you wish to undertake such work, it is recommended that you discuss your proposal with the Local Town Planning and Building Control Officers. In the event of you or your legal advisor becoming aware of non-compliance, the matter should be immediately referred to us for consideration.

The Highways Authority may provide confirmation on whether there are any proposed road developments within the vicinity of the property, which your legal advisor should clarify.



2.8 Condition Ratings

Please note the condition ratings are relative to the age of the property.

All advice and recommendations in this report should be followed prior to exchange, purchase and occupation. We will not be held liable for any failure on your part to adhere to the aforementioned.

This report is a Level 3 Building Survey and is not a Level 2 Homebuyer's Report, meaning it does not employ the traffic light system or numbered condition ratings. Due to the varied and bespoke format of this report, the condition ratings ordinarily found in a Level 2 Homebuyer's Report will instead be translated as follows:

Condition Rating 1 - no repair is currently needed (i.e. the property must be maintained in the normal way): described as being in "good" condition.

Condition Rating 2 - defects that need repairing or replacing but are not considered to be either serious or urgent (i.e. the property must be maintained in the normal way): described as being in "reasonable" or "fair" condition

Condition Rating 3 - defects that are serious and/or need to be urgently repaired, replaced or investigated: referred to as "poor" condition.

NI - Not Inspected: usually described as our being unable to inspect a particular area.

The phrase "significant defect" shall mean that a defect is so serious and/or urgent in terms of health and safety that it may render the property uninhabitable if unremedied. Any defects not described as "significant" are to be regarded as maintenance-related.

For references to "cracking", please see below estimated crack size with associated expression:

Up to 0.1mm "Hairline"
0.1mm to 1.0mm "Very slight"
1.1mm to 5.0mm "Slight"
5.1mm to 15mm "Moderate"
15.1mm to 25mm "Severe"

Where paragraphs have a double asterisk () at the front, these are for the special attention of your solicitor. However, your solicitor should read the entirety of this report and ensure you have considered our findings and followed all our recommendations. We will not be held liable for you or your solicitor failing to do so, and this includes, but is not limited to, carrying out all searches and obtaining all relevant documentation on the property prior to exchange.

This report does not claim to provide legal advice and your surveyor is not a legal advisor. You should consult your legal advisors about this survey report before entering into any binding contract or purchase of the property.

2.9 General Terms

The terms "left" and "right" are relative to facing the element in question. The "left" and "right" elevations are relative to the main entrance of the property. For the purposes of this report, the terms "immediate", "short", "medium" and "long" are defined as follows:

Immediate term: Within 1 year
Short term: Within 1- 3 years
Medium term: Within 3 - 5 years
Long term: Within 5 - 10 years

Please keep the report confidential, disclosing its contents only to your professional advisors or other parties agreed between us. In particular (but without limitation) you must not disclose the whole or any part of the report to any person (other than a professional advisor) who may intend to rely upon it for the purpose of any transaction.

The general condition and particular features of the property are covered, but the report focuses on matters that the Surveyor judges to be urgent or significant. The report need only cover the visible structural condition of the building, but does not include an assessment of compliance with Building Regulations or building design, which the subject property may not currently be in compliance with. We therefore recommend you instruct an Approved Inspector to check for compliance and/or obtain Building Regulations certification prior to purchase.

We will not list every single superficial defect, as this report is not intended to be a snagging list.

It is important that the report should be considered in its entirety before proceeding. If there are any points in the report which require clarification or on which you require further advice, please do not hesitate to contact the surveyor.

The Surveyor will consider his or her advice carefully, but is not required to advise on any matter relevant to the property which is not apparent at the time of the inspection.

The Surveyor will inspect diligently but is not required to undertake any action which would risk damage to the property or injury to their body.

The Surveyor will not undertake any structural or other calculations.

You, the client, are expected to read the report in order to make a reasoned and informed decision in respect of purchasing the subject property, or when planning for repairs, maintenance or upgrade. If you decide not to take into consideration the findings and/or act on the advice in the report, you do so at your own risk.

In the event of a conflict between these General Terms in the building survey report and our Terms and Conditions, the Terms and Conditions shall prevail.

Please note that "General Information" has been provided throughout the report as we wish to educate our clients on matters which may be applicable now or in the future. This information should be read in conjunction with any elements and/or defects described. It may also serve you well in respect of any other properties you may wish to purchase. All recommendations and "General Information" described in relation to the main building is applicable to any present annexe, summer house and garage (as we wish to avoid duplicating text). We appreciate there is a lot of information to consider; however, properties have many specialist areas outside of our remit and there is no end to the level of due diligence you and/or your solicitor should carry out.

3.0 Construction and Condition of the External Areas

3.1 Roof Structure

We had limited/partial visibility from street level. The shape of the building and site constraints restrict external inspection.

The roof of the main building appears to be hipped and appears to be laid with concrete interlocking tiles, although this can only be verified on closer inspection.

We did not observe receded/cracked mortar to the (hip) tiles and any defective areas should be re-bedded by a competent roofer in the immediate term to reduce water ingress.

The roofing materials may have lifted, cracked and/or slipped in some areas throughout all elevations (see photos where applicable) and we recommend any such tiles are fixed/renewed at the next set of external refurbishment works to limit any later damp penetration. Minor repairs still require scaffolding access to allow a contractor to do the work in a safe manner in compliance with the Construction Design and Management Regulations 2015 and the current Working at Height Regulations.

Roofing has varying life expectancies (as detailed at the end of this section). They are also prone to sudden failure and leakage. Continuous maintenance and periodic recovering will, therefore, be necessary. When this is undertaken, the supporting structure may also need some attention. Minor undulations in the roof and rippling may be present.

Any roofing may therefore be due for renewal, regardless of the severity of defects (if any) and we recommend you check its remaining life expectancy prior to exchange.

FRONT ELEVATION

At the front elevation, the roof generally appeared in relatively reasonable condition at the time of inspection with minor defects noted.

A small amount of moss growth was observed to the front elevation roof that will need to be cleared at the next set of external refurbishment.

SIDE ELEVATION (RIGHT)

At the right hand side elevation, the roof generally appeared in relatively reasonable condition at the time of inspection with no significant defects noted.

To the side elevation, we observed a lower projecting roof above the side entrance door. It appeared to be made from plastic. It would benefit from being cleaned at the next set of external refurbishment works.

REAR ELEVATION

At the rear elevation, the roof generally appeared in relatively reasonable condition at the time of inspection with no significant defects noted.

Balcony

We did not observe a balcony.

Extensions (Ground)

We had limited/partial visibility from street level. The shape of the building and site constraints restrict external inspection.

Flat Roofs (General Information)

For flat roofs, if there is any ponding, then this could lead to early failure due to excess weight and/or water penetration. We advise that this is monitored if present and any detritus should be removed in the immediate term. The roof fall should be 1:80.

Roof abutments (General Information)

Roof abutments (with mortar fillets) and upstands (with felt) are rarely fully watertight and are prone to cracking and leakage. When replacement is needed, lead flashings are recommended which, when properly dressed into position, will be far more durable and watertight. The correct code weight classification should be used and lap-joints should not be more than 1.5m apart. Minor open joints may be present, which we recommend are sealed at the next set of external refurbishment works to limit any potential lateral damp penetration.

Dormers (Roof Extensions)

We did not observe roof (dormer) extension(s).

Skylights

We did not observe rooflights/Velux (style) windows and/or skylight(s).

Solar Panels

We did not observe solar panels installed.

Lead

We did observe leadwork.

If any lead becomes unpinned from the main wall, this should be redressed and repointed in the immediate term to prevent water ingress. Lead preservative (patination oil) should be applied to all leadwork.

Any leadwork should be installed in the correct code and lengths for its application. The code of lead can only be confirmed by measuring its thickness, which we are unable to achieve during a surface inspection.

Valley Gutters

We did not observe valley gutters.

Moss

We did observe moss growth, although moss may be present in less visible areas.

Moss and other vegetation inhibit the efficient disposal of rainwater and may affect the lifespan of roof tiles. In addition, the moss can become dislodged and roll off the roof slope into the gutters, causing blockages. Any moss growth should be removed (using a biocide cleansing agent to prevent regrowth of the moss) and the roof slopes thoroughly cleaned and treated, at the next set of external refurbishment/redecoration works, with a suitable fungicide or herbicide to prevent regrowth occurring.

Example Types of Roofing (General Information)

Slate: these are vulnerable to gale damage and nail sickness (rusting of the tangles), leading to tile slippage. Patch repairs can be made, but if the problem becomes more extensive, then full re-roofing would be required. The life expectancy of slates varies from around 40-100 years depending on type. Welsh slate tends to last the longest, whereas some older forms of manufactured slates tend to have shorter life spans.

Stone tiles: these are vulnerable to gale damage and nail sickness (rusting of the tangles), leading to tile slippage. Patch repairs can be made, but if the problem becomes more extensive, then full re-roofing would be required. The typical life expectancy of stone tiles is around 100 years.

Concrete: these (interlocking) tiles can be heavy for roofs designed for lighter loads, meaning roof strengthening may be required if sagging, dishing or bowing occurs. The typical life expectancy of concrete tiles is around 60 years.

Clay: these are often double roman, plain or pan tiles. These may be subject to degradation by frost and water (delamination). Clay tiles can last as little as 30 years although this is normally in the form of isolated failure due to where they were placed in the kiln when they were fired. With patch repair clay tiles can last nearly indefinitely, however can be considered relatively high maintenance.

Felt: often used for flat roofs. This is made of natural (such as wood cellulose) or synthetic material (such as fiberglass or polyester), and then coated or saturated with a protective coating, such as bitumen (asphalt), which repels water but still allows the product to breathe. Modern elastomeric felts have better durability and resistance to splitting than traditional felt. Movement details should be incorporated into abutments. Whilst patch repairs can be undertaken, they are rarely satisfactory and we therefore recommend that the roof is totally re-covered if damage exists.

Thatch: straw or reed (the latter preferred) is often covered with wire netting to prevent loss and damage by birds. Restrictions on materials by the council may apply. The typical life expectancy of thatch is around 25-45 years and varies significantly depending on the material used.

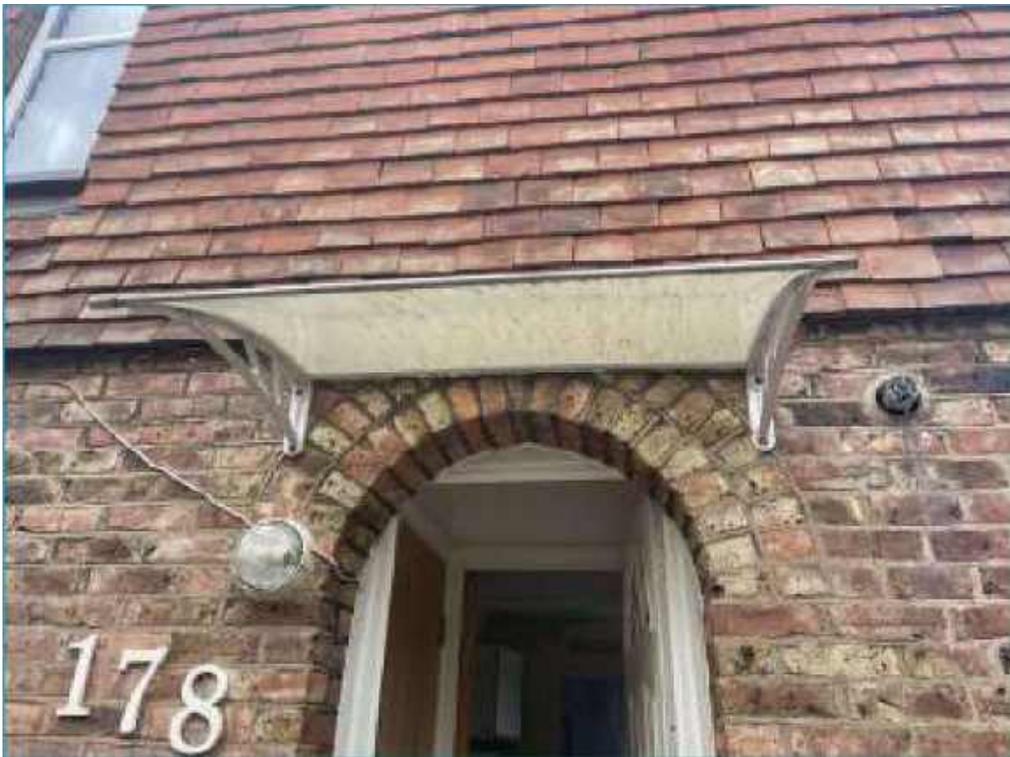
All roof coverings require regular maintenance. All life expectancies as detailed above are approximate and rely on a good standard of installation.

Further Consultation

We recommend that a certified roofing specialist is consulted to verify the above and below findings, and inspect any other possible defects in the roof and/or any chimney flue/stack in the immediate term, which are to be remedied as and when required, prior to exchange, purchase and occupation. Open joints in the tiling, notably at the ridge tiling, or slipped, cracked, or missing tiles may be present and should be remedied in the immediate term.



Front elevation - roof



Side elevation - projecting roof

3.2 Chimneys

It should be noted that we had limited/partial visibility from street level.

We observed one chimney(s) at the subject property.

The chimney stack(s) are of brick masonry construction with lead dressed at the base and with some chimney pot(s) placed atop.

Some areas of receded mortar may be present (see photos where applicable) and we recommend these are re-pointed at the next set of external refurbishment works.

We did not observe the installation of a chimney cowl and recommend these are installed to all chimneys to reduce penetrating damp.

FRONT ELEVATION

At the front elevation, the chimney(s) appeared in relatively reasonable condition at the time of inspection with no significant defects noted.

REAR ELEVATION

At the rear elevation, the chimney(s) appeared in relatively reasonable condition at the time of inspection with no significant defects noted.

We did not observe any significant leaning, although we recommend you have this verified by a certified roofing specialist prior to exchange, purchase and occupation.

Flue Height (General Information)

Chimney flues must pass at least 1000mm above the top of a (window) opening. The top of the flue should be above the height of the building to prevent any wind from interfering with the draw of the chimney and the evacuation of the smoke. Chimney height is measured to the termination of the chimney or flue and does not include any rain caps, bird guards, spark inhibitors, etc. that may be fitted. We recommend consulting a chimney sweep prior to exchange to ensure the current flue meets the guidance set out in Approved Document J - Combustion appliances and Fuel Storage systems.



3.3 Rainwater goods

We had limited/partial visibility from street level. If it is not raining at the time of inspection (see weather conditions), we will not be able to confirm whether the guttering has any leaks present.

Where no gutters are present, we recommend their installation. Otherwise, water may discharge directly to the ground close to the walls of the house, which will result in water saturating the ground close to the foundations. This may lead to problems with subsidence and rising damp. Each downpipe should be properly fixed to the wall and taken to an underground drain.

Any joinery, where present, should be redecorated/treated where necessary to preserve the integrity of the timber, as may be due.

FRONT ELEVATION

At the front elevation, the rainwater goods appear to comprise PVC and these appeared in relatively fair condition. We did not observe (potential) leaks. We did not observe blockages.

The fascias and/or soffits appear to be of timber construction and appeared in reasonable condition.

SIDE ELEVATION (RIGHT)

At the right hand side elevation, the rainwater goods appear to comprise PVC and these appeared in relatively fair condition. We did not observe (potential) leaks. We did not observe blockages.

The fascias and/or soffits appear to be of timber construction and appeared in reasonable condition.

REAR ELEVATION

At the rear elevation, the rainwater goods appear to comprise PVC and these appeared in relatively fair condition. We did not observe (potential) leaks. We did not observe blockages.

The fascias and/or soffits appear to be of timber construction and appeared in reasonable condition.

Drainage (General Information)

Where a downpipe is being drained directly onto a lower roof, this may lead to excess water onto the roof covering. We would recommend that such a downpipe is chased into another gutter or has its own drainage system in a separate gully.

Water Butts (General Information)

Where downpipes may discharge directly into a water butt, we advise this is not considered best practice and will require regular observation to ensure the water butt does not overflow which could potentially cause internal damp issues. Downpipes should run directly into a gully/drain.

Leaking (General Information)

For any possible leaks observed at the guttering (e.g. staining), we recommend you have these verified (with any defects repaired if found) by a certified gutter specialist prior to exchange, purchase and occupation.

Blockages (General Information)

For any blockages observed (e.g. vegetation growth) to the gutters, please note that we have not inspected the full run of the gutters, which we recommend you instruct a certified gutter specialist to do prior to exchange, purchase and occupation.

Blocked gutters and hopper heads, particularly at their joints and stop-ends, can overflow, causing damp

problems within the building and also resulting in water saturating the ground close to the foundations, which may lead to problems with subsidence.

Maintenance (General Information)

Any joinery or metalwork should be redecorated with preservative coating every 2-3 years. This is to preserve their integrity and prolong their lifespan.

Ali gutters should be checked, cleaned out and tested for leaks, blockages and repairs regularly (bi-annually) as part of an ongoing maintenance plan for the building, as moss and vegetation growth can block gutters. This causes rainwater to run down the brickwork, leading to water ingress and dampness on the internal surfaces of the wall and finishes. We therefore recommend a certified gutter specialist inspects the rainwater goods and applies any necessary remedy in the immediate term, prior to exchange, purchase and occupation.

Moisture build-up can occur in various parts of the walls, particularly where there are rainwater goods, overflow systems and other pipework. We have not been able to check whether these are all fully functioning and without leaks.

We also do not test the moisture content of the external walls. We therefore recommend that the relevant certified (plumbing or gutter) specialist undertakes a full inspection (using scaffolding or hydraulic platforms) with the necessary repairs to these areas and/or re-directs the flow of water in order to best minimise penetrating damp if these elements are or become a concern. Such areas should be regularly checked, and remedied where necessary prior to exchange, purchase and occupation.

It is important to keep these gutters and hopper heads in watertight condition, to prevent rainwater seeping into the fabric of the building. Regular inspection of the gutter linings is recommended, together with resealing as may be found necessary.

Types of Gutters (General Information)

PVC: plastic is the most common type of gutter and requires less maintenance than other types. They commonly suffer from minor leaks at the junctions which periodically require repair and renewal. They are also relatively weak and should be regularly inspected for breaks.

Metal: these (cast iron) gutters are prone to rust, which allows leaks to occur, especially at the joints. They can also fall without warning which could cause significant injury.

Asbestos: these gutters are prone to cracking, which allows leaks to occur, especially at the joints. They can also fall without warning.

Finlock: prefabricated concrete sections built into the tops of walls, they may act as lintels above the windows to support the roof structure. If they are not properly reinforced into the recesses, the weight is transferred to the window frames, which may affect them. They often suffer from leaks at the junctions and can exacerbate condensation via cold-bridging.

3.4 Soil and vent pipes

Function (General Information)

Plumbing vents remove gas and odours from the drains. They also regulate the air pressure in the plumbing system. Without vents, water and waste can not move from place to place in an efficient manner. The plumbing vent pipe is a vertical pipe that often attaches to the drain line and runs through the roof outside on the wall. The pipe leading to the main roof vent is called the vent stack. It helps maintain proper atmospheric

pressure in a building's waste system and channels the exhaust gasses to the vent.

Condition

We had limited/partial visibility from street level. The soil/vent pipe(s) (SVP) are located at the right hand side elevation and appeared to comprise PVC. The condition generally appeared fair at the time of inspection.

Termination (General Information)

If a soil vent pipe is within 3m of an opening, current regulations require the discharge to be 900mm above any opening. In such a case, we would recommend that the soil stack is cut back and a time saver coupling is fitted, which should be extended above the roof line. You would also have to install a cowl on top of this pipework to prevent debris or animals from nesting.

For air admittance valves (AAV), these allow fresh air to be drawn into the system to mitigate pressure. AAVs generally require greater maintenance than a traditional soil/vent pipe and should be observed for any defects/odours.

Construction (General Information)

The top end of a soil and vent pipe should be capped with a grating to prevent the ingress of birds and debris. The bottom of a soil and vent pipe should be provided with a rodding point to allow access to the drains for cleaning purposes, as and when necessary.

If rainwater is directed into foul drains, this may be acceptable if there is a combined foul and storm water drain. If, however, there is a separate surface water drainage system, it is not permissible to discharge surface water into the foul drain and vice versa.

Older cast iron waste stacks can be vulnerable to corrosion, especially to their inside face, which can lead to cracking. This can then leak and penetrate into the walls of the property. This is not always visible during a surface inspection.

Guarantee (General Information)

We can not comment on the sections of waste pipes or the soil stack running internally or within ducts and voids or its compliance with Building Regulations; therefore, we recommend that a certified plumbing specialist includes this element in checking and verifying whether all elements relevant to plumbing are fully working and in good condition and are compliant with Building Regulations standards in the immediate term, prior to exchange, purchase and occupation.



3.5 Drainage

Foul Water

We observed one manhole cover(s) at the property.

We did not observe a septic tank or cesspit.

We were able to lift one manhole cover(s). Significant defects were not visible at the time of inspection. The manhole appeared to be clear of blockages. The cover and frame was also in a reasonable condition with no signs of damage noted.

Any manhole covers built over or situated inside the building (if present) may cause disruption if they need servicing. Moving these to outside grounds is always impractical and expensive.

Surface Water

Drains to manage surface water run-off were observed.

We recommend you consult a certified specialist in order to verify whether adequate drainage is present to manage surface water run-off with a view to future weather events, which we would not be able to predict. These should be regularly cleaned out to allow free flow of surface water.

Drain Maintenance (General Information)

Where manholes are not found, we recommend you ascertain their location (via the vendor) prior to exchange. Any manholes and drains should be cleaned and rodded on a regular basis to prevent any blockages to the ground drainage. We have not assessed the internal condition of the drains and no flow test has been undertaken. We therefore recommend a (CCTV camera) drainage survey and jetting is undertaken

by a certified drainage specialist prior to exchange, in order to verify the above findings and check for any other potential defects with a remedy applied in the immediate term. This is applicable to all manholes, particularly ones we could not find or lift. Any internal cracking or leaks may result in water percolating into the soil, compromising its integrity and causing subsidence in the property.

The absence of any obvious problems within the chambers does not necessarily mean that the concealed parts are free from defects. In the absence of a full inspection by a certified drainage specialist, you must accept the risk of such defects existing.

****Your legal advisor should confirm that the property connects directly to the public sewer and also establish whether there have been any past drainage problems at the property or in the immediate vicinity. Your legal advisor should also confirm that any repairs required to the foul drainage system would be a fully insured peril. In some cases, drains will be shared with neighbouring properties and you should ask your legal advisor to confirm whether this is the case and explain the implications.**

Soakaways (General Information)

Suitable underground drainpipes and garden soakaways may exist to collect the surface water and disperse it into the surrounding subsoil. However, no excavations have been made to establish the existence, position or condition of any such pipes and soakaways and, therefore, it can not be confirmed that a satisfactory disposal system exists.

Public Sewers (General Information)

For drains believed to be connected to the public sewer, we would not be able to establish the presence and exact depth and position of a public sewer. However, this should be verified, as the area water authority has the responsibility to maintain sewers and will have power of access over the property. This could involve digging up and replacing the pipes if necessary. Because of the space needed for mechanical diggers, a strip of at least 3 metre width is normally required to both sides of the line of a sewer pipe. The authority would not normally permit the erection of any new buildings or extensions within this zone. For this reason, you may wish to move any drains located inside the property to outside.

Rural Areas - Septic Tanks & Cesspits (General Information)

Rural properties can have septic tanks or cesspits instead of a normal sewer connection. These can have a monthly, quarterly or annual service charge with the local public utility sewage treatment company. There may also be an annual maintenance charge/s on these appliances for cleansing and/or repairs which the householder has to pay.

Cesspits simply collect the effluent in an underground storage tank and are to be emptied regularly by a registered waste handler, whereas septic tanks use a simple treatment process which allows the treated wastewater to drain away to a soakaway or stream.

The vendor should provide you with a description of the treatment plant and drainage system, the location of the main parts and discharge point, details of any changes made plus maintenance manual and records. Septic tanks require a ventilation pipe to reduce a build-up of gases within the system.

You should have the septic tank or cesspit cleansed prior to occupation and also ensure that they comply with the General Binding Rules. If found to be polluting, the environmental agency can take legal action against you under the Water Resources Act 1991.

Installing a new septic tank or cesspit requires planning permission and building regulations approval.

Old Drains (General Information)

Inevitably, drains will deteriorate during the life of the building and may suffer damage. Leaking drains can

cause soil erosion and affect foundations. If a manhole is rendered internally with cement mortar, then such coatings can come loose and fall into the drain, causing blockage. A test by a certified drainage specialist before exchange of contracts is advised.



Manhole - lifted

3.6 Walls

We can not verify the exact construction of each wall without opening it up. For multi-storey buildings (first floor and higher), we will have limited/partial visibility from street level.

Access/visibility to all elevations was not restricted (e.g. by vegetation growth, storage units, etc.).

The walls of the main building are brick masonry construction.

The brick bonding is stretcher.

The walls are mostly fair-faced.

The walls have been partially clad with vertical wall-hung tiles. Areas of pitted, cracked and/or slipped tiles were present and any such defective tiles should be fixed/renewed at the next set of external refurbishment works, as may be due. Areas of slipped tiles were observed that will need to be secured/replaced in the medium term.

The thickness of the main building walls was measured at approximately 300 mm.

We would suspect the main building walls are of cavity construction, given the thickness of the walls, the bonding and age of construction. If any walls are too thin, the property can be unmortgageable.

Cavity Wall (Insulation)

**We did not see signs of cavity wall insulation (filled holes in the brickwork). You should confirm with your legal advisor whether cavity wall insulation has been provided. Ordinarily, signs of cavity fill insulation are visible from the repointed holes at the junction between perpendicular and bed mortar joints serving the brickwork.

You can expect cavity brick wall construction if the brick bonding is stretcher, the property was built after 1920s and the wall thickness approximates 300mm and above (including standard decorative finishes), otherwise the walls are likely solid. We recommend you verify such wall construction with your legal advisor and by checking your Energy Performance Certificate (EPC).

The retrospective insulation of cavity walls can result in problems of damp penetration, particularly on exposed sites and exposed walls. Only installers with a proven track record should be employed for this purpose. They should also be prepared to provide fully indemnified guarantees covering both materials and workmanship.

Wall Condition

Hairline cracking, pitting, receding mortar and/or spalling were present in some areas throughout all elevations (see photos where applicable), which require filling, repointing and repair where necessary at the next set of external redecoration works, as may be due, in order to limit issues such as lateral damp penetration.

FRONT ELEVATION

At the front elevation, the walls appeared to be in relatively fair condition at the time of inspection with minor defects noted.

Minor cracking, receding mortar, and spalling brickwork was observed, that will need to be repaired, and repointed in the medium term. Over time, these defects can allow moisture to penetrate and get into the inside of the property (penetrating/rising dampness).

SIDE ELEVATION (RIGHT)

At the right hand side elevation, the walls appeared to be in relatively fair condition at the time of inspection with minor defects noted.

Some spalling of brick and receding mortar was observed to the side elevation wall and will require repairs and repointing in the medium term. This is to prevent creating vulnerabilities for penetrating dampness to occur.

REAR ELEVATION

At the rear elevation, the walls appeared to be in relatively fair condition at the time of inspection with minor defects noted.

Areas of spalling and receding mortar were observed that will need to be repaired in the medium term.

Climbing Plants

We did not note wall-climbing plants. Where present, these obscure parts of the walls, which we can not comment on. We recommend all overgrowth is removed from the walls. Otherwise, the walls may be damaged and penetrating damp can occur.

Wall Ties

Walls were generally found to be level and upright.

No evidence of wall tie failure was visible at the time of inspection.

Cavity walls (where relevant) are formed in two leaves, which are usually held together with metal wall ties. In older properties, brick or slate ties may have been used. The metal ties used in properties built before 1982 are prone to corrosion (particularly in coastal locations) which, if significant, can lead to structural movement (e.g. bulging walls, horizontal hairline cracking throughout the pointing, etc.).

Replacement work may involve the isolation or removal of the original ties if they are not a wire type, followed by the insertion of stainless steel ties which are drilled in and either mechanically or chemically bonded to the inner and outer leaves of brickwork.

We have not been able to inspect wall ties, given their presence within the walls. We therefore recommend that a certified building specialist is consulted in the immediate term to verify the above findings and check for any other potential defects, which are to be remedied as and when required, prior to exchange, purchase and occupation.

Timber Beams (General Information)

For any internal or external (exposed) timber beams, these may be prone to woodworm/rot and we recommend these are inspected further by a joinery specialist prior to exchange, with the necessary remedy applied in the immediate term.

Vegetation (General Information)

Where present, we will not be able to see behind creeper plants or other vegetation growth obscuring parts of the property. Should you wish for us to inspect these areas, the vegetation growth would need to be cleared and then we would have to re-visit upon your instruction.

Pointing (General Information)

The material holding the bricks or stonework together is referred to as the mortar. The smooth outer edge of the mortar joint between bricks, stones, etc., is called the pointing. As part of regular maintenance, we advise that the masonry paintwork applied to any rendering and the pointing in the brickwork is maintained in good order throughout the property's lifespan. Failure to do so will allow cracking and general deterioration, leading to an increased chance of water ingress.

When repointing is carried out, it is essential that the joints are raked out sufficiently, usually to a depth of 25mm and not less than 20mm, so that the new mortar is given sufficient key. Failure to do this can result in the new pointing simply cracking and falling out over a relatively short timescale. The new mortar should not be too weak. Conversely, it should not be stronger (i.e. too much cement) than the bricks to which it is applied.

Any recessed joints should be repointed flush to improve weather resistance. Expansion joints (vertical gaps filled with mastic) should be installed in walls longer than 12 metres to limit cracking.

Spalling (General Information)

A lime-based mortar should be used, as this allows for the walls to breathe. Cement-based mortars can pose greater damp problems to a property. Walls lose their moisture content through the mortar joints. If this breathability is blocked through the use of cement, the wall can become damp. Water is then trapped and the only way it can escape is via the brick or stone. In winter, the damp brickwork then freezes, and the familiar rotting and spalling starts to appear.

Spalling occurs when masonry becomes wet due to rain. If freezing conditions occur before the masonry dries out, the entrapped moisture expands (via freeze-thaw cycle) and forces off the hard face of the masonry, thus exposing the softer inner core. Over time, this water damage causes the spalling masonry to crumble, flake, and even pop completely out, creating a vulnerable spot which needs to be remedied in the immediate term.

Cavity Trays (General Information)

When an extension/conservatory is added to existing cavity walls, it is very important to ensure that a cavity tray is fitted within the cavity of the original part of the building, above the line of the extension roof. This is to ensure that any water running down the cavity is prevented from passing into the internal areas of the building. It is good practice to include weep holes (vertical slots in the perpendicular joints of the brickwork) immediately above the line of the cavity tray, to allow any water to escape. We are unable to ascertain whether cavity trays have been fitted and we recommend you seek clarification from the present owner.

Efflorescence (General Information)

White efflorescence is a common visible sign in walls and this is where water evaporates from the brickwork/blockwork, leaving salts behind. This is not usually a concern, but does indicate moisture build-up.

Deliberate Covering of Faults (General Information)

Where extensive renovation has been carried out, the more likely defects may have been covered by applied coatings and decorations. Any rendered surfaces may obscure defects such as movement cracks or defective brickwork. The existence of such defects can only be established by hacking back the render, which is beyond the scope of this survey, and therefore the risk of defects existing must be accepted.

Painted walls (General Information)

Painting of external wall surfaces can increase the risk of dampness and frost damage. This is because rainwater can find its way through tiny cracks in the paint to saturate the wall, but it is then prevented from freely evaporating into the atmosphere by the paint film, which acts as a cloak to entrapped moisture. High levels of internal humidity can also lead to a build-up of entrapped moisture in painted external walls, increasing the risk of spalling in the brickwork.

Other Types of Wall (General Information)

Stone walls: these contain inner and outer leaves of stonework with a loose infill of rubble. The outer leaf may not be well bonded to the interior. It can therefore suffer from movement, depending on the quality of original workmanship and subsequent maintenance.

PRC: pre-cast reinforced concrete wall panels may have a built-in sandwich layer of insulation and were factory built around the mid-1970s as a fast and cheap solution to erect on site. Building societies are normally reluctant to give mortgages on this type of construction for blocks of flats. You may need a specialist firm to issue a certificate of structural stability (prchomes.co.uk). Without this certificate, you may fail to obtain a mortgage.

Clunch: this is a hard form of chalk. These walls are soft compared to other forms of stone walling and need to be kept in good repair. All repairs should be undertaken with the same material and only lime mortar should be used when re-laying clunch or repointing joints.

Bungaroosh: found predominantly in the south coast of the UK and used generally in the late-Georgian or early-Victorian period as a response to brick taxes eventually abolished in the middle of the 19th century. Bungaroosh was created by pouring lime into shuttering. Various aggregates, bricks, wood, flints and rubble are found in its construction. Bungaroosh walls are commonly used as garden walls but can be found in dwellings and hidden behind render. They can suffer from rising damp, penetrating damp and limited

structural capabilities.

EWS (General Information)

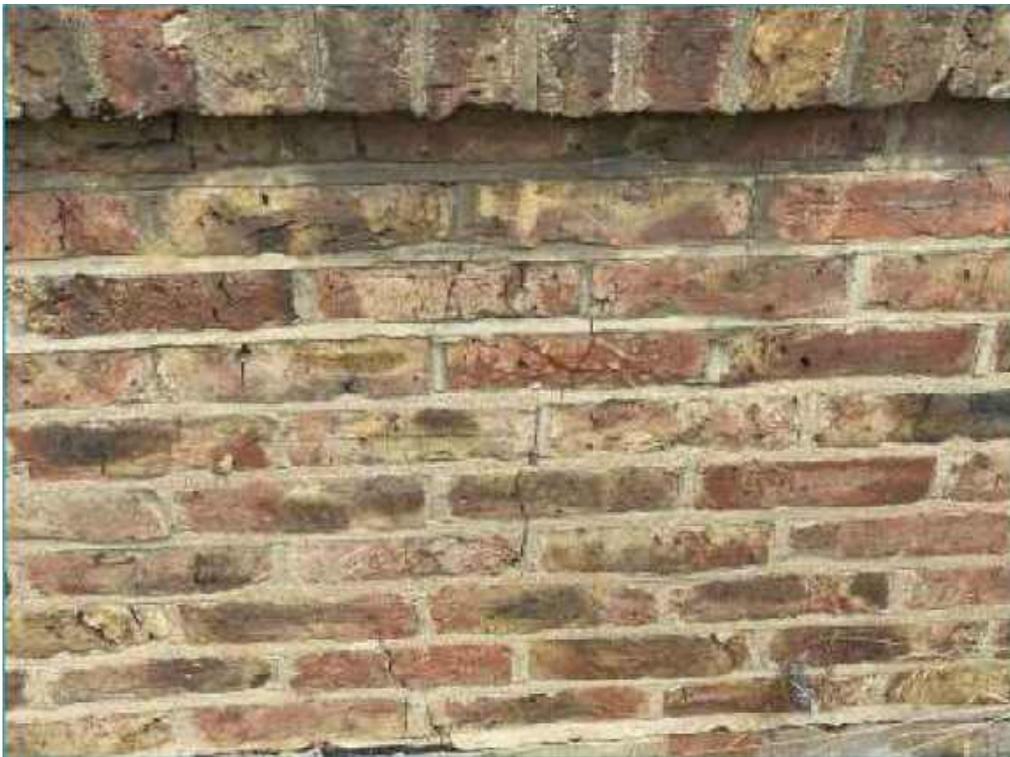
Since the tragedy at Grenfell Tower, the insurer, lender and relevant stakeholders (including government and regulatory bodies) are concerned about External Wall Systems (EWS) and the potential risks to residents from external fire spread. Guidance notes and papers have been issued to the public on how to safeguard their building. We recommend you verify with your legal advisor whether an EWS survey should be conducted prior to purchase.



Front elevation - loose tiles



Side elevation - loose tiles



Front elevation - crack to the wall



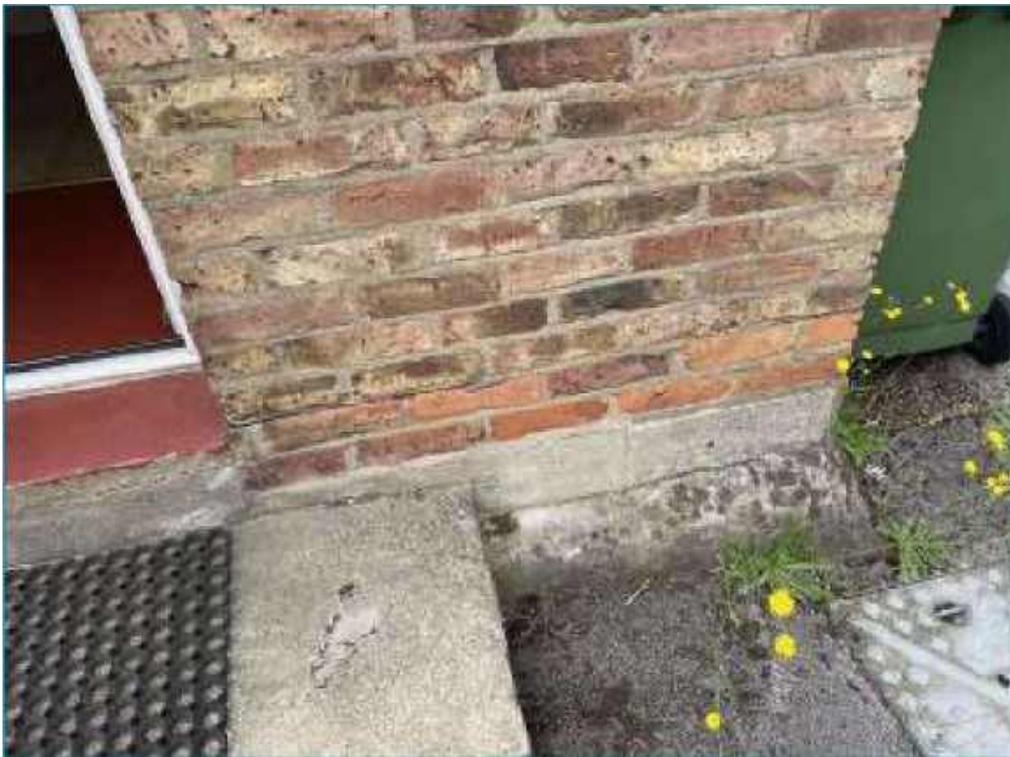
Side elevation - crack to the wall and receding mortar



Rear elevation - loose tiles



Side elevation - spalled brickwork and receding mortar



Side elevation - receding mortar and spalled brickwork



Rear elevation - spalled brickwork and receding mortar

3.7 Floors

We did locate sub-floor air bricks/vents at the property and these areas should have a clear gap above ground level and be kept clear at all times to allow sufficient ventilation of the timber floor.

The (ground) floors in the main building are therefore likely of a combination of screeded concrete and timber construction which we recommend you verify prior to exchange.

Many properties have a suspended timber/concrete floor and air vents are ordinarily provided around the base of the external walls in order to provide a through-flow of ventilation. It should be noted that we can not verify the exact construction of each floor without opening it up.

Sub-floor air vents should be installed at least every 1.5m to at least two opposing elevations to ensure adequate through ventilation. Where this is not the case there is an increased chance of rot (especially dry rot) to any underlying suspended timber floors.

3.8 Damp Proof Course

A DPC was (partially) visible at the main building. It appeared to be made from bitumen but this to be confirmed prior to the exchange.

Function (General Information)

A Damp Proof Course (DPC) prevents moisture travelling up through the structure, which can lead to internal dampness, perished plaster, spoilt decorations and rot in skirting boards and other timbers. Damp can penetrate if there is no DPC, or if the damp proof membrane (DPM) in the flooring is not properly bonded to

the wall DPC at the edges.

Most domestic buildings constructed after approximately 1875 should have a DPC of bituminous felt, slate, etc. and this is normally incorporated in the main walls at ground level to prevent the natural ground moisture from rising up the walls by capillary action. The natural ground level outside the main wall of a house should be at least 150mm below the level of the damp proof course for it to be effective, otherwise the surrounding earth level should be lowered. Where a DPC is present, we would not be able to see the full extent of its installation and we recommend you have this verified.

Remedies (General Information)

Please note that DPCs are sometimes concealed within the construction of properties and not accessible for inspection. If no DPC is present, then remedies include:

Chemical injection: holes are drilled into external walls and a chemical barrier is injected. These are best carried out in late summer when water tables are at their lowest and the walls are relatively dry. The success of chemical damp proofing systems depends on the extent of fluid penetration into the wall structure. The repellent is injected or transfused into closely spaced holes. Treatment may need to be carried out at different depths in thick walls to ensure penetration through the entire thickness.

Electro-osmotic: operate by sending a small charge through a wire, which is run inside the walls of the building. The charge produces the same polarity as the charge on the ions within the rising damp water molecules. The theory is that like forces repel each other and, as a result, the water should be repelled downwards by the charge. Electro-osmotic damp proof courses have varying degrees of success.

Render (General Information)

Rendered surfaces which are in contact with the ground could allow surface water and moisture to bridge the DPC and transfer through to the internal surfaces. Ideally, external ground levels should be reduced to not less than 150mm below DPC level (if applicable). Any defective brickwork revealed by this work should be replaced as found to be necessary. We therefore recommend that a certified building specialist (contractor) is consulted in the immediate term to verify the above findings and check for any other potential defects, which are to be remedied as and when required, prior to exchange.

Rendered walls tend to cover any possible defects behind. As such, concealed defects must be accepted. Ongoing water penetration behind a rendered wall surface can lead to delamination/detachment of render and will eventually fall down and may cause injury to the occupier and/or public. In such cases, we recommend a small portion of render is hacked off when early signs appear in order to uncover any hidden defects.

3.9 Foundations

It has not been reported that underpinning has taken place, which is where supplementary foundations are added to a retrofit property.

We were unable to expose the foundations to the property. Older properties tend to have shallower foundations, but this can not be guaranteed.

Should you wish to ascertain the construction and depth of foundations, we recommend you consult a certified building specialist, for them to carry out trial pit digging and make the necessary inspection in the immediate term, particularly if past repair works have been carried out or significant signs of structural failure are present. If foundations are inadequate, this may make the property structurally unstable and may lead to subsidence.

Shrinkage (General Information)

The risk of structural movement is greater when foundations are shallow. This risk increases as the soil shrinks in hot dry summers. Roots from trees and shrubs can also have a significant contributory effect. The risk of foundation damage increases significantly when trees or shrubs are planted near buildings. As a general policy, it is recommended that no shrubs or trees with high water demand be planted close to any buildings. It should be ensured that your buildings insurance policy includes adequate cover for subsidence and heave damage. Specialist advice will be needed if planning any future planting within the boundaries.

Expansion Cracking (General Information)

Expansion cracks occur seasonally during periods of heating and cooling. They are often non-progressive and repair works are usually more intrusive than the cracks themselves. Still, we recommend monitoring if any such cracks are reported. Due to seasonal changes, the crack will likely reappear after redecoration.

Differential Settlement (General Information)

Differential settlement is the result of an uneven compaction of the soil beneath the foundation of a building that may lead to the "sinking" of different parts. This causes cracks and other structural problems, which should be monitored where reported. An extension, for example, and main building will have different imposed loads and different footings. If the crack continually widens during occupancy, advice should be sought from a structural engineer.

Underpinning (General Information)

The risk of any significant (potential) movement (if reported) can be eliminated by such measures as underpinning (effectively increasing the depth of the foundations), but this is a costly operation which is only needed when there is clear evidence of significant or progressive movement, as should be verified by a structural engineer whom we recommend inspects all internal and external cracks where reported.

Underpinning may potentially exacerbate an existing problem. Where an engineer recommends underpinning to stabilise the walls, this could affect your building insurance and re-sale of the house and so you may be advised to take out indemnity insurance, as should be discussed with your legal advisor prior to purchase.

3.10 Windows

We did not observe a bay window area. Bay windows should be regularly monitored for cracking joints and sagging.

A kitemark was stamped on none of the windows. We recommend you verify whether all windows have this quality standard, subject to planning permission and building control.

Minor open joints may be present at the window surrounds and we recommend that any such areas are resealed in the immediate term, to limit any potential lateral damp penetration as part of redecoration works, as may be due.

FRONT ELEVATION

The front elevation windows at the property are metal framed casement with double glazing and generally appeared in relatively fair condition at the time of inspection.

Lintel damage was not observed as potentially significant. Sill damage was not observed as potentially significant.

SIDE ELEVATION (RIGHT)

The right hand side elevation windows at the property are metal framed casement with double glazing and generally appeared in relatively fair condition at the time of inspection.

Lintel damage was not observed as potentially significant. Sill damage was not observed as potentially significant.

REAR ELEVATION

The rear elevation windows at the property are metal framed casement with double glazing and generally appeared in relatively fair condition at the time of inspection.

Lintel damage was not observed as potentially significant. Sill damage was not observed as potentially significant.

Locks

We observed that the windows have locking mechanisms installed. We recommend you instruct a locksmith to verify that all windows have working locking mechanisms prior to exchange, purchase and occupation, for security purposes (limiting the risk of break-ins, children falling out of windows, etc.).

Double Glazing Misting

For double-glazed units (if any), we did not observe signs of condensation between the double glazing panes at the time of inspection. It should be noted, however, that double glazing can be prone to this problem, which is caused by failure of the hermetic seals at the edges of the panes of glass. The seals will deteriorate, eventually causing unsightly condensation between the panes. When this happens, there is no remedy other than to replace the affected double-glazed panes.

Lintels & Sills (General Information)

Although we can not check if any or all windows have lintels properly fitted, if any lintels are absent then these should be installed for additional support.

Sealing & Double Glazing (General Information)

Little assurance can be provided regarding the longevity of sealed double-glazed units, whose lifespan is dependent upon a number of factors including the following: atmospheric conditions, quality of manufacture, date/standard of installation. Any unsealed areas in the windows should be resealed in the immediate term to limit any potential moisture penetration. Your legal advisor should confirm the existence of any guarantees available for such double-glazed units.

uPVC (General Information)

According to the BRE and the uPVC association, the typical lifespan of uPVC windows is around 25 years if unpainted and 35 years if painted. After this period, consideration should be given to their replacement.

Your solicitor should make enquiries as to when the uPVC windows were installed (if applicable). Trickle vents became mandatory in 2006 under the building regulations.

Planning (General Information)

** Your solicitor will need to verify the installation date of any recently installed windows and doors as having been approved by the local authority town planners, particularly if the property is a Listed Building and/or in a Conservation Area.

Regulations (General Information)

**Legal enquiries should be made by you or your legal advisor to confirm the existence of (FENSA and/or

Building Regulations) guarantees for double glazing and any specific requirements in respect of transferring ownership and making a claim against the terms of guarantee or warranty. Where windows have been replaced since 2002, it is a requirement that either Building Regulation approval is in place or a FENSA certificate has been provided by the FENSA-approved contractor who installed the windows. We have not verified the standard of glazing/frame or whether they have been ("Kitemark") certified. This can therefore pose a risk to people accidentally falling against it. We therefore recommend that a certified window specialist is consulted in the immediate term to verify the above findings and check for any other potential defects, which are to be remedied as and when required, prior to exchange, purchase and occupation.

Fascias (General Information)

Sometimes cladding or fascias can be fixed to the original timber joinery, which we can not confirm. If the original timber has not been removed, hidden decay may be discovered in the timbers when annual maintenance is carried out. In addition, parts of the windows such as the soffits may have asbestos content.

Redecoration (General Information)

We advise that all external redecoration to the property should be undertaken every 3-5 years as part of an ongoing cyclic maintenance plan for the building.

Metal Windows (General Information)

If metal windows exist, note that rust and corrosion may take place and cause glass to crack if not well maintained on a cyclical basis every 2-3 years.

Putty (General Information)

If any putty has been applied to windows, this holds the glass within the frames. If it cracks, this will allow water to penetrate the timber and cause decay. It is recommended that the cracked putty is carefully chipped out and renewed.

Large panes (General Information)

If larger panes of glass are present at the property, it is essential that these are of laminated or toughened glass in order to avoid injury and to comply with modern glazing Codes of Practice, which we recommend you verify with a certified glazing specialist prior to exchange, purchase and occupation.

Easing (General Information)

As part of the redecoration cycle, a joiner should inspect the windows (especially sash), to check the cording (if existing) and also to ease the windows prior to redecoration. There is a tendency for paint to build up around the window edges with each redecoration and eventually this will need to be burnt off as part of the redecoration preparation process, to ensure the windows open and close freely.

3.11 Doors

FRONT ELEVATION

The front entrance door is metal framed with single glazing. This was in fair decorative order and operable. This benefits from a mortice lever deadlock.

SIDE ELEVATION (RIGHT)

The right hand side elevation is uPVC framed with double glazing. This was in fair decorative order and operable. This benefits from a multi-point locking mechanism.

Security (General Information)

Locking devices, hinges and general operation of doors must be maintained in good condition at all times, otherwise access to the building may be hindered, which would be dangerous in the event of fire and can also

pose a security risk in respect of burglary. We therefore recommend that a certified carpentry/door specialist is consulted in the immediate term to verify the above findings and check for any other potential defects, which are to be remedied as and when required, prior to exchange, purchase and occupation.

It is recommended that all doors should be kept closed at night to ensure that the escape route is protected from fire, in order to minimise the risk to sleeping occupants. It is also recommended that you might consider installing fire check doors and self-closing doors, to help prevent or delay fire from spreading quickly between rooms within the property. Fire escapes may need to be installed for some properties and we therefore recommend you have this verified by a fire risk assessor.

4.0 Outbuildings, Grounds and Boundaries

4.1 Gardens and grounds

The property does benefit from garden(s) and grounds. We would not be able to survey gardens and grounds in their entirety, particularly if they are extensive. Rather, we will comment on some areas in the immediate vicinity. We therefore recommend a landscaping expert is instructed, should you wish to obtain more information on the gardens and grounds. These generally appeared in need of maintenance works.

The driveway has been laid with tarmac and appeared in poor condition. Any open joints and hairline cracking should be filled/renewed in the immediate term. Please ensure that the gradient (if any) meets your requirements in respect of potentially icy conditions or clearing the underside of your car. Repairs are required in the short term as we observed a number of areas of deterioration to the driveway.

Boundary, party fence or earth-retaining walls: any cracked/spalled areas or open joints should be filled, repaired, renewed and/or repointed in the immediate term.

Patio/pathway: any lifting of hardstanding/paving must be made smooth and level to limit any slip/trip hazard in the immediate term.

Fencing: any fencing (metal or joinery) should be redecorated with preservative in the immediate term and repeated every 2-3 years. Fence panels should be fixed where they have fallen (if applicable).

FRONT ELEVATION

The fencing is of timber and metal construction and appeared in reasonable condition.

The patio/pathway has been laid with in situ concrete hardstanding and appeared in reasonable condition.

SIDE ELEVATION (RIGHT)

The fencing is of timber construction and appeared in reasonable condition.

The patio/pathway has been laid with block paving and appeared in reasonable condition. Some weed growth occurring in between the block paving will need to be raked out as part of external refurbishment works.

REAR ELEVATION

The fencing is of timber construction and appeared in reasonable condition. We did observe some deterioration and leaning to some of the fencing in areas that will need to be repaired/replaced. The fences that divide the property to the neighbours are to only have remedies once the land registry has confirmed ownership of specific boundaries.

The patio/pathway has been laid with block paving and appeared in reasonable condition. Like the side elevation, weed growth will need to be raked out as part of external refurbishment work.

Decking has not been installed.

Shed

Two sheds were observed. They appeared to be in a reasonable condition but would benefit from being redecorated at the next set of external refurbishment work. There are products available that are able to

protect the material against rot and discolouration.

**Your legal advisors should confirm ownership and maintenance rights and responsibilities for both trees and boundaries.

Watercourse or Pond

We did not observe a nearby watercourse/pond, which (if present) we recommend you further investigate with a flood risk specialist for any associated flood risk, prior to exchange.

Properties near a source of water will be more vulnerable to damp and you should ensure damp proofing (tanking) has been properly installed throughout the entire building(s) with the relevant guarantees sourced prior to exchange. You must accept that a degree of moisture build-up (inducing condensation and humidity) will always be present and, additionally, that tanking may fail (if it is not already defective), resulting in rising/penetrating damp, which we will not be held responsible for.

Invasive/Toxic Species

We did not see possible invasive (e.g. Japanese Knotweed), toxic (e.g. Deadly Nightshade) or other problematic plants (e.g. Bamboo) which we recommend you verify with a certified (horticultural) specialist in the immediate term prior to exchange, purchase and occupation. Some plants, particularly Japanese Knotweed, can grow through property structures and therefore impact your mortgage and insurance.

Although none of the species mentioned above were observed, we did note a lot of overgrowths that will need to be cut back in the short term and maintained on a cyclical basis. Neglecting a garden can cause overgrowth that can damage boundary fences/walls and lead to legal matters from the neighbouring properties if it encroaches into their space.

Plant Survey/Maintenance (General Information)

We recommend a plant survey is always undertaken for good measure prior to exchange, purchase and occupation. Damage to foundations and underground services can be caused by trees and shrubs and such possible future damage can not be ruled out. Trees and shrubs should not be allowed to overgrow the property, though total removal of trees or pruning should not be undertaken without specialist advice, as this could also result in damage (ground heave). If a tree is removed it will no longer take moisture from the ground which can cause a clay subsoil to swell, potentially damaging drains and foundations. Any fruits from trees should be regularly removed from the ground to avoid attracting vermin. The advice of an arboriculturist (tree surgeon) should be sought on the future management of mature trees.

Tree Presence

We did not observe small/medium/large tree(s) in relatively close proximity to the property.

Trees in the vicinity of a building may be covered by a Tree Preservation Order and subject to statutory limitations regarding lopping, pruning or removal. We recommend that you instruct your legal advisor to clarify this.

Beware of neighbours possessing large trees or hedges, which may have a darkening effect on your property. If the owner of the hedging is not willing to prune such vegetation, it could give rise to legal disputes, conceivably affecting the value and saleability of the subject property.

Trees are one of the most common causes of ground movement within the UK. Where trees are in close proximity to any structure there is an increased risk of subsidence, especially during periods of drought. It is therefore important that any trees in close proximity to the property are regularly pruned and managed to

help mitigate this risk.

Party Wall

We did not observe neighbour extensions in dose proximity.

We recommend you request all relevant party wall information of the building owner and seek specialist advice from a boundary surveyor and party wall surveyor prior to exchange, purchase and occupation. If any neighbouring extensions are built, you must ensure that these do not encroach on your boundary, which may inhibit your ability to use the available space for your own (future) roof/ground extensions. An exception may be a (parapet) wall built astride the line of junction, which may allow you to enclose on it. This applies to both ground and roof extensions. The cost of the wall could therefore be shared and maximise development space, as opposed to building your own wall and needing to maintain a gap. We provide party wall services if further consultation is required.

Earth-retaining walls

We did not observe retaining walls to the property.

Retaining walls often require sufficient drainage and reinforcement to remain structurally stable. If these are not present there is always the possibility that they may fail without warning. If replacement is required, it is likely that the cost would be high. Weep holes should therefore be installed to drain off excess groundwater, otherwise this can build up pressure in the subsoil.



Rear elevation - fencing



Rear elevation - fencing and patio area



Rear elevation - garden



Rear elevation - fencing



Rear elevation - shed



Rear elevation - shed



Rear elevation - overgrowth and patio area



Front elevation - driveway

4.2 Annexe

An annexe was not observed.

4.3 Summer House

A summer house was not observed.

4.4 Garage

A garage was not observed.

4.5 Conservatory

A conservatory was not observed.

4.6 Boundaries

** The boundaries must be confirmed by your solicitor. You should also request legal advice regarding ownership of and responsibilities for any boundary wall. Discrepancies vary greatly from property to property and this should be worded in the lease/freehold document.

5.0 Services

5.1 Gas

A gas meter was under the stairs. This was not piped to regulation/ recommendation BS6891: 2019 or AI 2019. It does not have a flexible pipe on the service side. This needs to be changed in the immediate term for fire safety and stability and to comply to Gas Safe Regulations.

For any properties where gas has been installed, we recommend that you request a copy of the Gas Safe Certification prior to exchange, purchase and occupation and that a certified {Gas Safe} gas fitter or plumbing specialist checks the earthing and verifies the gas piping and plumbing as fully operable and in good condition in the immediate term, prior to exchange, purchase and occupation. It is important to ensure that no work is undertaken to any of the gas appliances by any tradesmen who are not Gas Safe accredited. We also recommend that a certified plumbing specialist checks whether lead piping has been installed at the property and that any tap water is tested by a certified specialist as being safe to drink prior to exchange, purchase and occupation.

Testing {General Information}

The whole installation should be tested annually by a Gas Safe registered engineer. A test of the gas installation, fittings and pipework etc., has not been carried out. If advice is required with regard to the condition, age, and safety of fittings and pipework, then an inspection should be undertaken by a qualified Gas Engineer.

Contact {General Information}

Information in respect of testing gas systems can be obtained from a Gas Safe registered engineer (www.GasSafeRegister.co.uk; tel: 0800 408 5500).

Information in respect of testing plumbing systems can be obtained from a qualified member of the Association of Plumbing and Heating Contractors (APHC) (www.aphc.co.uk; tel: 0121 705 7871) or the Chartered Institute of Plumbing and Heating Engineering (CIPHE) (www.ciphe.org.uk; tel: 01708 472 791).



Gas meter

5.2 Electrics

Meter

An electricity meter was inside the property. This was in a cupboard in the front reception (to the left of the fireplace)

Fuse board/Consumer Unit

RCD Consumer Unit was inside the property. This was in the same location as the electric meter.

We recommend you verify the dates of last and next inspections for electrics. The reinspection date was not shown (see image if available).

Breaker (General Information)

Since regulations changed in 2016, all domestic consumer units must be either enclosed by (or housed in a cabinet made from) non-combustible material. These rules were put in place to contain any fires that broke out in a consumer unit within their casing, stopping the spread of flames. At the same time, it is recommended to upgrade to an RCD unit as the reaction time to faults is much quicker, in the immediate term prior to exchange. This is to comply with the 18th Edition of the Electrical Installations and Regulations.

Current electrical recommendations suggest that an 'earth leakage circuit breaker' or 'residual circuit protection device' is fitted to all installations as a primary safety feature to protect against electrocution, which we recommend you have checked by a certified electrician to verify if this has been installed and maintained, prior to exchange, purchase and occupation.

Residual Current Circuit Breakers (RCCBs) are a modern system designed to protect the users from electric shock. RCCBs are extremely sensitive and consequently occasional tripping of switches will occur, effectively

shutting down the affected circuit. It can often result when a light bulb fails, or it may be the result of a defective appliance such as a washing machine or refrigerator. When this happens, the 'trip-switch' has to be reset. If this occurs with any frequency, an electrician should be instructed to investigate.

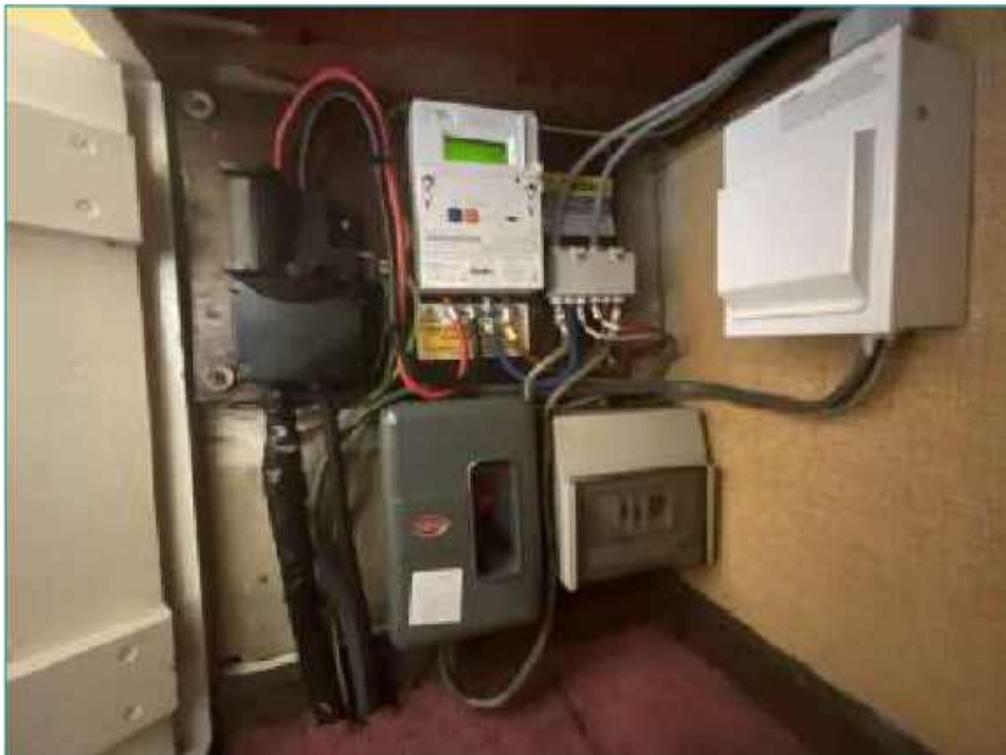
Testing (General Information)

We recommend you obtain a copy of the electrical safety certificate from the vendor to verify compliance. If one is not available, instruct a qualified (NICEIC/ECA) electrician to certify the electrics (including but not limited to lights, fuse boards and consumer units, sockets, electric heaters, etc.) prior to your exchange, purchase and occupation in the immediate term, and have them carry out any repairs necessary as and when they are required. You should instruct a certified electrician to check the earthing and determine whether any system upgrade is required and that the property provides sufficient electrical outlets to meet your own requirements.

Such an investigation ought to be carried out every 10 years or in any change of ownership. Without a test and report by a qualified contractor, you must appreciate that there may be defects to the installation. In particular, the wiring may not comply with Part P of the Building Regulations and will probably fall below British Standard 7671.

Contact (General Information)

Information in respect of testing electrical systems can be obtained from a qualified member of the NICEIC www.niceic.com (tel: 0870 0130 382) or the ECA (www.eca.co.uk; tel: 0207 313 4800).



Electric meter and consumer unit

5.3 Water supply and plumbing

The water pressure to the property was fair at the time of inspection.

The electric shower on the ground floor was not working and will need to be checked prior to the exchange.

Hot water was not available when tested. This is to be checked prior to the exchange.

The toilet(s) flushed effectively.

Stopcock

The water stopcock was under the kitchen sink.

The stopcock may be described as (i) the external shutoff valve, normally belonging to the Water Authority and often found in the footpath or the verge; and/or (ii) the internal shutoff valve, often found under the kitchen sink or at the point of entry of the incoming mains water supply.

It is important to know the position of the stopcocks so that the water can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be checked regularly to ensure that they open and close properly. All occupants of the house should be aware of the stopcock location. If you are unable to find the stopcock, you should ask the water supplier to tell you where it is located.

Legionnaire's Disease (General Information)

It is the responsibility of all landlords to undertake a risk assessment to prevent the spread of Legionella bacteria, which can be found in a property's water systems (incl. shower mixer valves and water heaters) and air conditioning appliances, leading to Legionnaires' disease if inhaled, which can be fatal. The risk is likely to be higher in properties that are left empty and where water may be left to stand in both hot and cold systems, thus increasing the opportunity for the bacteria to multiply. Ensure water systems are used periodically (e.g. at least once per week). If a property is set to remain empty for several months, the system should be drained. To limit risks further, cold water should be below 20 degrees Celsius, as Legionella thrives between 20 and 45 degrees Celsius. Water tanks should be covered so that vermin can not gain access. Pipes leading to unused appliances should be safely removed as well. Signs that the water supply is infected include cold water running (lukewarm), discoloration or a malfunctioning boiler or hot water system.

Water Softener (General Information)

If a water softener has been installed, which we recommend you verify, a secondary tap should be provided for drinking water and the unit cleaned and serviced regularly. Over time some softeners may reduce water pressure if they are running off the mains. Some softeners circulate water to the water tank (if installed check loft space). The internal condition isn't known and the risk of defects must be accepted. We recommend the vendor provides details on previous maintenance and/or a plumber inspects, prior to purchase.

Macerator (General Information)

If a macerator is present, this may suggest a design shortcut in a bathroom installation. This can sometimes be because of a conservation area, and not being able to have pipes servicing on the front elevation, or not being able to run a 100mm pipe to the rear through the floor void. In theory, a 100mm pipe installation should be possible given the run and fall and estimated depth of floor joists. Generally, macerators are noisy, unreliable and require electricity to drain the toilet basin and shower. Where applicable, we recommend a 100mm pipe be installed if possible or the macerator has a maintenance service contract in place, in the immediate term.

Hard Water (General Information)

In hard water areas, combination boilers are prone to furring up. Just as limescale builds up in a kettle, the same process takes place within the workings of the boiler. Usually the heat exchanger becomes furred up, resulting in a slow flow rate of hot water. Ultimately, complete failure of the boiler occurs, resulting in considerable expense and inconvenience to the occupier. In addition to the reduced efficiency caused by gradual furring up within the heat exchanger, a poor flow rate will occur when there is low mains water pressure, often exacerbated during peak demand times or where two dwellings share the same supply. This can be improved by installing a new 22mm diameter supply pipe, which will be costly. Alternatively, a poor flow rate may be due to the boiler not having sufficient capacity for the needs of the dwelling, in which case it will need to be replaced with a more powerful unit.

Own Water Supply- House owners (General Information)

The house owner is responsible for the incoming main pipe from where it passes under the front boundary. If it has not already been replaced with a modern pipe, the incoming main supply pipe may be of iron or metal piping.

Shared Water Supply- Flats (General Information)

Flats are not usually on an individual water supply. Often, the whole block is measured and then divided by the number of flats in the building. Therefore individual flat owners have no control over the exact amount of money that they will pay to use the mains water supply. Your solicitor should confirm the exact arrangement with you prior to purchase.

5.4 Heating

Boiler

The Potterton brand boiler was in the ground floor toilet (near the side elevation entrance door).

The boiler appeared inoperable at the time of inspection. The floor or wall on which the boiler may be mounted, the build of the boiler and the space around it needs to be at least the minimum specified in the manufacturer's installation instructions, which should be verified by a plumbing specialist prior to exchange. This is to be checked prior to the exchange.

We recommend verifying (via the vendor) when the last service was carried out for the boiler and its flue and obtain a copy of the service report to cover the annual service prior to exchange. You should ensure a CO (carbon monoxide) detector/alarm is situated close to where a gas-fired boiler is installed (if present).

The boiler flue was visible. If the flue is not visible, it may have been boxed in and, if damaged, may release toxins nearby (to occupants). We therefore recommend a plumbing specialist assesses the condition of the flue pipe in order to ensure safe ventilation, prior to exchange.

Oil Tank (applicable to oil-fired boilers only)

We did not find an oil tank.

Hot Water Cylinder

A hot water cylinder was located in the airing cupboard (in the smaller rear elevation bedroom).

The internal condition of hot water cylinders would be unknown to us and can only be confirmed by removal. Internal build-up of limescale can limit lifespan and efficiency; tanks do have a limited lifespan and can require renewal fairly frequently, especially in hard water areas. The base of the cylinder should always be well ventilated to prevent failure of the bottom joint. The condition of any immersion heater fitted can only be confirmed after extraction. Pipework used in plumbing associated with hot water cylinders is prone to corrosion from within. Hot water cylinders (if absent) are not normally required where combination boilers

have been installed, because heating and hot water can be supplied on demand.

Radiators

The radiators throughout the property were tested as inoperable, and comprise a mix of single and double panelled radiators, some of which have been fitted with thermostatic radiator valves (TRVs) so that the rooms can be heated at different levels individually. You may wish to provide TRVs accordingly. We do not test TRVs. These are to be checked prior to the exchange.

Underfloor Heating

Underfloor heating is not reportedly present at the property. Where applicable, we recommend you verify whether underfloor heating has been installed, the extent of its installation and its working condition, prior to exchange.

As a general note, the inclusion of anti-corrosive additive in the circulation system helps to prolong the life of the radiators and pipework to alleviate furring.

Weather (General Information)

Note that boilers situated beyond the envelope of the house are at risk of frost damage and should be fitted with a frost guard thermostat. When the air temperature around the thermostat drops below freezing, the central heating boiler unit will switch itself on. It will continue to operate until the air temperature surrounding the thermostat rises above freezing and then will switch itself off, coming back on again when the temperature starts to drop. Any pipes should be insulated to prevent freezing.

Flues (General Information)

Building Regulations Part J sets out where you can and can not place boiler flue terminal on outside walls. The flue should not be less than 300mm below an opening window or under the roof eaves and they should not be less than 600mm from an external or internal corner. You are therefore advised to have the flue checked by a Gas Safe engineer prior to exchange, purchase and occupation so that it complies with current regulations.

Oil Tanks (General Information)

For oil tanks, you should check whether it is compliant with OFTEC regulations and request a copy of the certification prior to exchange. Oil tanks need to be (1.8m) away from a non-fire rated building or structure and should have a 300mm solid base beyond all sides. As well as having your oil tank checked every 6 months, we recommend that you use a competent technician to maintain your tank yearly. Your technician should check the tank, bund and pipework and remove any condensation water. Upon completion, you should receive a written report on the state of the tank and any work done. This above should be performed by an OFTEC Registered Technician or member of the Association of Plumbing & Heating (APHC).

Further Consultation

We recommend that you request the service history (including Building Regulations compliance and Gas Safe Certificate) for, and instruct a certified plumbing specialist to check, the boiler, any hot water cylinder and cold water storage tank (including their supports), to verify the above findings and ascertain if there have been any ongoing problems or safety issues, and whether an existing qualified service agreement is in place. Any risks or defects will need to be remedied by the aforementioned specialist where necessary in the immediate term, prior to exchange, purchase and occupation.



Boiler



Hot water cylinder

5.5 Other services (Smoke Alarm, Burglar Alarm and MEVs)

MEVs

Mechanical extraction ventilation (MEV) system(s) were in all WC(s)/washroom(s) and all were operable.

The MEVs could benefit from being upgraded to more modern and efficient models.

Isolator switch(es) were in one WC(s)/washroom(s).

MEVs should be installed in rooms including, but not limited to, kitchens (even if a cooker hood has been installed), utility rooms, bathrooms and WCs to limit any potential build-up of condensation, and these installations should be linked into the lighting circuit with independent isolator switches for added control and to comply with Part F of the 2010 Building Regulations for Ventilation.

Smoke Alarms

Smoke alarm(s) were installed at all floor(s).

Carbon monoxide alarm(s) were installed at ground floor(s).

We recommend smoke and carbon monoxide alarms are installed at all floors and at each landing, and these should be regularly tested as fully working for protection against fire, prior to occupation. If any missing units/covers are found, we recommend these are reinstated prior to exchange in compliance with fire, health and safety regulations. We further recommend that carbon monoxide alarms are also installed and regularly tested as necessary.

Ideally, all smoke detectors should be interlinked so that, when one is triggered, they all sound. They should be mains operated with battery backup and comply with British Standard 5839-6. For further details, we recommend that you should refer to the document 'Fire Safety in the Home' and related information issued by the Department for Communities and Local Government (DCLG) and follow the guidelines contained therein.

HMOs: for houses in multiple occupation (if applicable), Table 1 in BS- 5839- 6: 2019 - Note D states that where more than one room might be used as the Principle Habitable Room, a smoke detector should be installed in each of these rooms. However, consideration needs to be given to the potential for false alarms from a smoke detector in the lounge, if a kitchen opens into or is combined with the lounge.

Security Camera

We did not find a security camera at the property. Security cameras are recommended for added safety and security and must come with all relevant details, including warranties. Additional (motion-activated) lighting outside can also deter thieves.

Burglar Alarm

We did not find a burglar alarm at the property. Burglar alarms are recommended for added safety and security and must come with all relevant details, including warranties.

Alarm systems require regular servicing. The service records should be checked and, if the system has not been serviced within the last 12 months, a service should be commissioned from a certified specialist. Confirmation should be obtained that an automatic cut-out device is in place.

Further Consultation (General Information)

All services will require regular servicing in line with manufacturer's and building regulations'

recommendations and we recommend you obtain the service history of all services by specialist and certified tradesmen prior to exchange, purchase and occupation, in order to verify that they are in fully working order and in good condition. All works must be carried out by certified, qualified and experienced specialists with a proven successful track record and must be fully insured to carry out the relevant work, including but not limited to public liability insurance and, where applicable, professional indemnity insurance and employer's liability insurance. It is recommended that the above elements are tested regularly and repaired where necessary to ensure good working order at all times.



First floor toilet MEV

6.0 Construction and Condition of the Internal Areas

6.1 Loft Space

Loft Conversion Works

The loft does not appear to have been converted. The loft frame is timber.

****You must ensure that any loft conversion works were/are undertaken in accordance with building regulations and the associated certificate provided. In the event that building control consents are not obtained for this work, we recommend further guidance is obtained from your legal advisor in respect of an appropriate indemnity and concealed defects insurance policy, to protect your interests in respect of legal liability for non-compliance with statutory requirements and potential concealed defects.**

Access

We were able to access the roof void(s) through the loft hatch located at the first floor(s). There are no in-built loft ladder(s).

Access may be limited by the vendor's belongings or any joists not being boarded.

Insulation

We visibly identified blanket insulation in the loft space. The thickness of insulation in the loft space was 270mm.

Where inadequate insulation is observed in the loft space, this should be upgraded to at least 270mm thickness in the immediate term. Loft hatches should have a draught-proof strip fitted around the edge to reduce heat loss.

Insulation Boards (General Information)

When installing insulation at the rafters, it is important that gaps are maintained between the insulation and the underside of the roof coverings or underfelt, which can be achieved by sliding rigid foam insulation slabs between the rafters. Ideally, these slabs should be 100mm thick, but it is important to maintain a 50mm ventilation gap above the slabs, and their thickness is, therefore, restricted by the size of the rafters.

Spray Foam (General Information)

Spray foam insulation can present a fire risk and so installation of a smoke alarm in the loft space would be recommended. Removing spray foam insulation is difficult to achieve and likely results in a rebuild of the roof structure. A number of mortgage lenders are giving properties a zero valuation solely because of spray foam insulation in the loft and this should be confirmed via with your lender.

Boarding

The loft was not boarded. A boarded loft tends to allow movement and storage of furniture, subject to load-bearing capacity, which we recommend you have checked by an engineer prior to purchase and occupation. Boarding should be raised, to provide space for an adequate level of insulation at joist level.

Chimney Flue/Breasts

Chimney flue(s)/breast(s) were observed. Their condition was reasonable.

If (part of) the chimney breasts/flues have been removed, then it is possible that a chimney flue/stack is unsupported. We therefore recommend you have this verified by a structural engineer in the immediate term prior to exchange, purchase and occupation.

Loft Light

A loft light was inoperable at the time of inspection.

Cables

Where cables have been buried beneath any loft insulation, this can cause overheating of the wires, which could lead to fires. All covered cables must be repositioned on top of the insulation.

Underfelt

Underfelt has visibly been installed at the battens. It is likely that some (minor) perforations exist in underfelt installations and should be repaired/renewed in the immediate term in order to limit water penetration. Note that, if condensation occurs on the underfelt, it tends to saturate the insulation, which increases the risk of rot in the roof timbers. This is why cross-flow ventilation is important. We recommend the installation of underfelt where this is not present.

Fire Break

We did observe wall(s) potentially acting as a party wall fire stop (only applicable if neighbouring properties are adjoined).

If none exists (where relevant), we recommend you have this constructed to protect all residents and (adjoining) property (as may be required by building regulations where applicable) by a certified roofing specialist prior to exchange, purchase and occupation. This may be an insurance requirement and notice would be served under the Party Wall Act, the services of which we do provide. Any gaps must be sealed with fireproof material. You must check whether such walls are actually fire-proof and remedy where necessary prior to exchange.

Pointing

The mortar joints in the masonry (walls/flues) appeared in reasonable condition. Any perished bricks should be cut out and replaced and any deteriorating mortar should be repointed in the immediate term by raking out and replacing with a suitable mix. Any areas of receded mortar should be repointed in the immediate term.

Infestation

We did not locate signs of infestation.

We recommend you verify this with pest control and have an ecological survey undertaken prior to exchange, purchase and occupation. Any pests (except bats) should be removed under controlled conditions by certified specialist contractors with advice being sought from the Environmental Health Department. Types of infestation include but are not limited to the following:

Woodworm: frass (powdered wood) indicates ongoing woodboring beetle activity, which can weaken roof supports. Roof voids are intrinsically dusty places and it is possible that the evidence may be concealed.

Birds: indicated by nesting materials and/or faeces within the roof void. These materials are hazardous to health. Breathing dust or water droplets containing contaminated bird droppings can lead to several diseases including Psittacosis (leading to pneumonia) and Salmonella.

Bees/wasps: signs include noise as well as nesting. Stings may induce a severe reaction if you are allergic.

Bats: signs of bat presence include guano (droppings), although we recommend a bat survey is undertaken for good measure prior to exchange, purchase and occupation. These are a protected species. It is illegal to harm them in any way or to disturb their means of access and egress. Any chemical treatment to the roof timbers must be of a type which is not harmful to bats.

Vermin: mice, rats and/or squirrels can cause damage, particularly if they chew through electrical cables. They may also cause life-threatening illnesses such as Leptospirosis (Weil's Disease) as found in the urine of animals such as the aforementioned.

Storage Tank

We did locate the presence of a cold water storage tank in the loft space.

Pipework and water storage tanks should be insulated to prevent freezing in cold weather. We did not find insulation to pipes, although we recommend you verify the extent of any such insulation (where present) by a plumbing specialist.

Water storage tanks should be adequately supported. We did not observe significant defects relating to support but we recommend that any supporting structures are inspected by a certified plumbing specialist and structural engineer prior to exchange, purchase and occupation.

Where water storage tanks are present, you must maintain that these are fitted with a close-fitting ventilating lid to prevent contamination of stored water by dust, debris, birds, etc. Without byelaw compliance, stored water should not be used for drinking purposes. Cold water storage tanks can also be constructed with asbestos, which can be dangerous (see Hazardous Materials).

If there are no water storage tanks, then the plumbing system is typically fed directly from the mains. This means that there will be no water available if the supply is turned off. The water flow rate from the taps will be vulnerable to changes in mains pressure and demand.

Any water storage tanks should be inspected by a certified plumbing specialist to ensure they are properly insulated and free from defects, which are to be remedied as and when required, prior to exchange, purchase and occupation. We recommend you ensure that the loft space is adequately ventilated to limit any potential build-up of interstitial condensation, such as by providing vents where necessary.

In the absence of a storage tank, the water supply to the taps may be direct from the mains. Without proper non-return valves, there is a possibility of cross-contamination of the mains supply, which could occur if there is any back pressure in the system.

Overflow

We did not find an overflow pipe.

Overflow pipe(s) to any water storage tanks should project beyond the building, so any discharge can easily be seen in the event of an overflow and without water hitting the side of the house. Building Regulations state that each tank should have its own overflow pipe to ensure that, in the case of a fault occurring, the pipes can cope with the potential flow of water.

Truss

The roof timbers generally appeared in fair condition at the time of inspection. There was no visible evidence of weakness in the timbers making up the roof structure at the time of inspection. As the loft space was not boarded, we were unable to carry out damp meter readings.

We did not detect (any) present condensation, although this is subject to change and, in such case, increased cross-flow ventilation will be needed.

Support (General Information)

You must ensure that suitable diagonal wind bracing, ridge, purlin and ceiling level lateral ties, together with metal restraint strapping to the end flank and party walls, are installed in accordance with current recommendations. Gable straps connect the roof structure to the end walls, which should be spaced along the roof and ceiling timbers at max. 2m intervals and fixed to three of the roof timbers.

Splits (General Information)

It is common to find some (minor) longitudinal cracks in the roof timbers. These are known as 'shakes', which occur naturally in timbers and are caused by shrinkage. They are typically not serious and do not detrimentally affect the performance of the timbers. Nevertheless, further (annual) inspections are recommended to monitor the condition of the timbers so that any deterioration or further splitting can be dealt with.

Ventilation (General Information)

It is now standard practice to insulate lofts in order to conserve energy and reduce heating costs. However, the risk of condensation problems arising should be reduced by ventilating roof spaces. This can be achieved in a variety of ways, including the provision of ventilation grilles in eaves and airbricks in gable walls, as well as roof ventilators in the slopes.

Furniture (General Information)

We are unable to inspect areas of the loft blocked by any existing furniture or insulation blocking parts of the loft or areas where we were unable to stand (e.g. small spaces or unboarded areas). Any beams concealed within the floor can also not be inspected.

Maintenance (General Information)

Please also note that lateral and cross bracing may be required to trusses in order to prevent any significant movement. Where applicable, party walls should also be maintained to ensure that fires do not spread easily between properties. We therefore recommend a certified roofing specialist is consulted to inspect the loft space, in order to verify the above findings and check for any other potential defects, which are to be remedied as and when required, prior to exchange, purchase and occupation.



Tank

6.2 Ceilings

GROUND FLOOR

The ceilings at ground floor are plastered and painted and these generally appeared in relatively fair decorative order at the time of inspection. Minor open (board) joints and hairline cracking were present in some areas.

Certain ceilings comprise textured coatings, which could contain asbestos fibres that are known to be hazardous to health. Removal or disturbance e.g. drilling or sanding, of these coatings will require special precautions. A competent asbestos contractor is to test the ceiling boards for the presence of asbestos prior to any work whatsoever to the ceilings.

Movement: at ground floor, we did not observe significant cracking damage and/or deviation(s) to the ceilings.

Damp Testing: at ground floor, we tested the ceilings for damp in various areas and the readings proved negligible.

Penetrating damp was not detected as significant at the ceilings (negligible reading).

Condensation was not significantly visible at the ceilings.

Hatches: we did not locate (inaccessible) ceiling hatches to this floor.

FIRST FLOOR

The ceilings at first floor are plastered and painted and these generally appeared in relatively fair decorative order at the time of inspection. Minor open (board) joints and hairline cracking were present in some areas.

Movement: at first floor, we did not observe significant cracking damage and/or deviation(s) to the ceilings.

Damp Testing: at first floor, we tested the ceilings for damp in various areas and the readings proved negligible.

Penetrating damp was not detected as significant at the ceilings (negligible reading).

Condensation was not significantly visible at the ceilings.

Hatches: we did not locate (inaccessible) ceiling hatches to this floor. This excludes the loft hatch in the hallway.

Damp Penetration (General Information)

Where penetrating damp occurs at the ceilings, we recommend that an inspection hole is made, to be sure of the cause, and a remedy applied in the immediate term.

Movement

Slight seasonal movement cracking may be present at the ceilings. The minor cracks that were evident should be filled and redecorated.

Headroom (General Information)

We recommend you check whether there is sufficient headroom (approx. 2.4m) in each of the rooms prior to exchange.

Cladding (General Information)

Where timber cladding is present, this should be removed and replaced with a fireproof material, or the timber should be coated with fire retardant paint (to B5476 Parts 6/7 or European BSEN 11925, BSEN 13823 or BS class 1 or 2 standards) in the immediate term.

Lath & Plaster (General Information)

We advise that it is possible that some of the ceilings have lath and lime plaster and this means that they will be liable to crumble or crack, especially if significant structural or redecoration works are carried out or damp penetration occurs. If this occurs, it could cause significant injury to anyone underneath.

Cracking - (Superficial) (General Information)

Any minor cracking/distortion in the decorative finishes should not cause any concern, as such defects are largely cosmetic in nature and would ordinarily only require redecoration. We nevertheless recommend that a certified building specialist is consulted, in order to verify the above and below findings in relation to the ceilings, walls, floors, etc. and check for any other potential defects, which are to be remedied as and when required, prior to exchange, purchase and occupation.

Support (General Information)

It should be noted that any means of support are also concealed from sight and we would be unable to comment on the loading, which would be ascertained and calculated by a certified structural engineer.

Artex (General Information)

It should also be noted that, if Artex or similar material has been used to plaster the internal walls and

ceilings, you must verify whether any asbestos-containing material (ACM) is present. We are not asbestos specialists and therefore recommend you instruct an asbestos surveyor to verify whether any asbestos is present in the property for safe measure in the immediate term. No works should be undertaken until this has been tested in the immediate term by a fully licensed asbestos surveyor and, if found, entirely and safely removed by a fully licensed asbestos contractor.

Polystyrene Tiles (General Information)

Where polystyrene tiles have been fitted, they should be removed, as they constitute a fire risk. These tiles are often applied in order to conceal defective ceilings and, therefore, it is possible that their removal may reveal the need to replace the ceiling.

Hatches (General Information)

Any inaccessible hatches should be made accessible and inspected prior to exchange.

6.3 Walls and Partitions

The walls within the property are (a combination of) timber stud and brickwork walls, which have been plastered, painted and (or) paper-lined, although we recommend you have this verified by historical records as supplied by the building owner and/or your legal advisor prior to exchange, purchase and occupation. The wallpaper coverings, etc. may disguise defects and the risk must be accepted.

GROUND FLOOR

At ground floor, the walls appeared to be in relatively fair decorative order at the time of inspection. We generally observed minor superficial defects such as open joints in between the skirtings and walls, hairline cracks and open board joints.

The plastering around the fireplace had a texture and feel like polystyrene. Polystyrene is highly flammable and releases toxic fumes when alight. The material could also conceal defective plasterwork and all tiles should be removed and all areas made good as is necessary.

The same applies to the expanding foam found under stairs (around the meter and external wall).

Movement: at ground floor, we did not observe significant cracking damage and/or deviation(s) to the walls.

When tapping the wall surfaces, hollow sounding areas of plaster were not observed. In practical terms, hollow sounds can (but do not necessarily) mean that the plaster will fall away when stripping off old decorations.

Damp testing: at ground floor, we tested the walls for damp in various areas and the readings proved negligible.

Rising damp was not detected as significant at the walls (negligible reading).

Penetrating damp was not detected as significant at the walls (negligible reading).

Hatches: we did not locate (inaccessible) wall hatches to this floor.

FIRST FLOOR

At first floor, the walls appeared to be in relatively fair decorative order at the time of inspection. We generally observed minor superficial defects such as open joints in between the skirtings and walls, hairline

cracks and open board joints.

Movement: at first floor, we did not observe significant cracking damage and/or deviation(s) to the walls.

When tapping the wall surfaces, hollow sounding areas of plaster were not observed. In practical terms, hollow sounds can (but do not necessarily) mean that the plaster will fall away when stripping off old decorations.

Damp testing: at first floor, we tested the walls for damp in various areas and the readings proved negligible.

Penetrating damp was not detected as significant at the walls {negligible reading}.

Hatches: we did not locate (inaccessible) wall hatches to this floor.

Rising Damp {General Information}

Where rising damp occurs at the walls, we recommend inspection by a damp proof specialist and the necessary remedy applied in the immediate term {e.g. damp proof course injection}.

Penetrating Damp (General Information)

Where penetrating damp occurs at the windows, we recommend that the window surrounds are resealed/redecorated.

Where penetrating damp occurs at the walls, any open joints at the brickwork should be filled/repointed in the immediate term.

Damp Testing - False Readings {General Information}

As a general note, false readings may be taken when testing for damp, which may be attributed to relatively recent redecoration works to certain rooms, metallic paints or salts in the brickwork {often around chimney breasts}. You should therefore assume that a degree of rising and/or penetrating damp may be present. The most common elements that give false readings on a damp meter are:

- salts {hygroscopic salts} in the masonry or plaster (particularly near chimney breasts/flues)
- metal buried in the masonry or plaster {particularly close to the plaster arris [corner]}
- metallic paints

Cladding (General Information)

Where timber cladding is present, this should be removed and replaced with a fireproof material, or the timber should be coated with fire retardant paint (to B5476 Parts 6/7 or European BSEN 11925, BSEN 13823 or BS class 1 or 2 standards) in the immediate term.

Stripping Plaster {General Information}

On stripping away plaster, you may find stepped cracking in the brickwork, stonework or blockwork which may indicate settlement/subsidence. Such movement can be history; however, the likelihood will be that the foundations require checking. In such an event, we recommend that a certified building specialist is consulted in the immediate term in order to check such defects, which are to be remedied prior to exchange, purchase and occupation.

Dry Lining - Modern (General Information)

If walls have been lined with plasterboard, this is referred to as 'dry lining'. This is a popular method of

finishing off the internal surfaces of walls, as it saves on costs and reduces the drying out period.

Dry lining is where plasterboard sheets are fixed to either timber battens or dabs of plaster and then decorated over. This means that there is a gap between the plasterboard and the walls. Because of this gap, it is difficult to screw directly into the walls, although a range of proprietary fixing products can be found in DIY stores. Accordingly, it is not recommended that heavy units be fixed directly to the walls, e.g. bookshelves. Rather, it is recommended that heavy items be placed on freestanding units, such as bookcases and fixings, to prevent overturning.

Hatches (General Information)

Any inaccessible hatches should be made accessible and inspected prior to exchange.



Ground floor - expanding foam around meter

6.4 Floors

GROUND FLOOR

At ground floor, the floor finishes comprise close-fitted carpet and plastic (PVC or vinyl). These generally appeared in fair condition at the time of inspection. No significant undulations were noted. The carpets would benefit from a clean.

Trap doors: we did not locate inaccessible trap doors to this floor.

FIRST FLOOR

At first floor, the floor finishes comprise close-fitted carpet and plastic (PVC or vinyl). These generally appeared in fair condition at the time of inspection. No significant undulations were noted.

Trap doors: we did not locate inaccessible trap doors to this floor.

Undulations (General Information)

Undulations are often due to the age of the property (unless specified otherwise). Over time, the timber cures and decreases moisture content in the wood over several years, which leads to natural distortion in the timber. Where this is the case, we recommend monitoring of any sloping floors and skirting for any gaps. To determine the joist condition, further inspection would be required via an intrusive survey.

DPM (General Information)

We are unable to confirm whether a damp proof membrane (DPM) has been laid under the flooring. This is usually the case for modern properties, but we recommend you seek confirmation from the present owner and undertake further consultation from a certified damp proof specialist.

Voids (General Information)

Floor coverings have not been removed or lifted at the edges and no inspection of any sub-floor voids has been undertaken. The presence of defects in underlying floors can therefore not be ruled out. All fitted and built-in cupboards, wardrobes, including any understairs space, prevent proper internal inspection of these areas.

Types of Floor (General Information) Descriptions of example flooring include:

Quarry tiles: where these have been laid, this is normally directly on a layer of sand, mortar or levelled earth with no DPM. Such floor construction does not meet current expectations in terms of resistance to dampness. They may still function acceptably, provided that they are not covered with impervious modern coverings, such as vinyls and fitted carpets. These tend to inhibit evaporation of moisture, which then builds up, causing mildew.

Thermoplastic tiles: these may contain asbestos (see Hazardous Materials).

Ceramic tiles: inherently brittle and can become cracked when laid on timber flooring, due to the natural springiness of the flooring.

Wood-block: these are normally fixed into a bed of asphalt or bitumen, which protects the wood from ground moisture, but often the brittleness of the bitumen allows dampness to come through. Whilst the condition of the wood-block flooring may appear satisfactory from an inspection of the accessible surfaces, it must be accepted that decay may exist beneath the surface.

Tiles (Sanitary): flooring beneath a bath/shower can not be inspected to check for any leaks in concealed pipework or through gaps in the tiling.

Rot (General Information)

Whilst no evidence of rot damage was noted, there is nevertheless a risk that hidden rot exists and we recommend that you should instruct a carpenter to raise sufficient floorboards, to enable the condition of the floor timbers to be checked, prior to exchange of contracts. If rot is discovered you should instruct a BWPDA registered treatment contractor to investigate. Without such further investigations, the risk must be accepted that rot may exist.

Further Consultation (General Information)

We therefore recommend you consult a certified flooring specialist in the immediate term in order to verify all of the above findings and check for any other potential defects, which are to be remedied as and when required, prior to exchange, purchase and occupation. Some squeaking of the floorboards was audible and this would simply require fixing of any loose floorboards at the next set of internal refurbishment works.

Hatches (General Information)

Any inaccessible hatches should be made accessible and inspected prior to exchange.

6.5 Doors

GROUND FLOOR

At ground floor, the internal doors are timber framed and these were all operable at the time of inspection.

FIRST FLOOR

At first floor, the internal doors are timber framed and these were not all operable at the time of inspection. The internal door to the smaller bedroom (at the front elevation) will need to be adjusted so that it can close. This is to be done in the short term.

We recommend all doors are serviced and repaired for correct operation in the immediate term where defects are present.

Movement

Distortion was not seen to a potentially significant enough degree to warrant suspicion of settlement or shrinkage of floor timbers.

Fire Rating (General Information)

It should be noted that we have not determined whether any doors are fire-rated. This building survey is not a fire risk assessment. We recommend that all doors, particularly the kitchen door, are checked for FD30 specification by a qualified carpentry contractor or FRA inspector and that they comply with Fire Compartmentation Regulations and The Building Regulations 14th Edition.

If a protective stairwell is provided, it should finish at ground floor, either in a hall leading directly outside or in a position with at least two escape routes leading to the outside.

All existing doors to habitable rooms should ideally be fitted with a self-closing device and doors must be fire-resisting.

In addition, mains-wired smoke and heat detectors are needed in the hall, landing and stairs of all storeys, as well as the kitchen. There should be at least one detector on each storey. (See Smoke Alarms)

For further details we recommend that you should refer to the document 'Fire Safety in the Home' and related information issued by the Department for Communities and Local Government (DCLG), and follow the guidelines contained therein.

6.6 Windows

GROUND FLOOR

At ground floor, the windows were tested as partly operable at the time of inspection. The toilet window could not open and the kitchen window swung open. Adjustments and repairs are required in the short to medium term.

Checking behind the curtains/blinds (if any), the window surrounds (e.g. lintel/sill) did not appear structurally

defective.

For double-glazed units (if any), we did not observe signs of condensation between the double glazing panes at the time of inspection. Any windows with this defect should be renewed.

FIRST FLOOR

At first floor, the windows were tested as operable at the time of inspection.

Checking behind the curtains/blinds (if any), the window surrounds (e.g. lintel/sill) did not appear structurally defective.

For double-glazed units (if any), we did not observe signs of condensation between the double glazing panes at the time of inspection. Any windows with this defect should be renewed.

We recommend that all defective windows are attended to by a FENSA certified contractor in the immediate term for repair and easing, to ensure correct operation and weathertightness.

Glazing (General Information)

Where internal glazing is observed (to doors, above the doors, railings, etc.) we are unable to determine if these are fitted with safety glass and so they may pose a hazard if broken. We therefore recommend a glazing specialist tests these for safety rating and ensures an anti-shatter safety film is fitted on both sides of the glazing in accordance with BS EN 12600 and part K of the Building Regulations to eliminate the risk of injury from broken glass. If the glass is broken, it can then be reglazed as 4mm laminated toughened safety glass.

6.7 Finishes

The finishes within the kitchen (including worktops) were in relatively fair condition at the time of inspection.

The existing cupboard doors were in relatively fair condition at the time of inspection and fitted flush within their frames.

A kitchen hob was present and operable at the time of inspection.

A kitchen hood was not present at the time of inspection. We recommend that any kitchen hoods are externally vented, or that an additional extractor is installed in the kitchen when one is not.

The bathroom sanitaryware was found to be in relatively fair condition at the time of inspection.

Maintenance (General Information)

With respect to showers, they should be regularly cleaned, including the heads, to prevent the harbouring of bacteria such as Legionella.

As an advisory note, sealants around the edges of baths, shower trays, wash hand basins and sinks can leak and damage adjacent surfaces. If not repaired quickly, wood rot can soon develop. The boxing and panelling around baths and other appliances can keep these problems hidden. As a precautionary measure, it would be advisable for a certified plumbing specialist to open up the boxing, by removing panels as necessary, and check the condition of the floors beneath these fittings.

Further Consultation (General Information)

For any damage or poor condition to finishes (if applicable) including but not limited to worktops, tiling, sanitaryware, etc. we recommend you budget for replacements (if required) prior to exchange.

No inspection has been made of built-in appliances. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate engineer before exchange of contracts.

It should be remembered that we have not taken out any of the kitchen appliances and can not verify the adequacy of connections. Leaks can occur at any time between the date of survey and your taking occupation. If leaks are found by you, you should not assume that they were visible, accessible, or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase.

No testing of the sanitary equipment was carried out at the time of the survey unless specifically indicated. Although this report is not designed to cover the condition of finishes or services, we recommend you consult a certified building specialist in the immediate term in order to verify the above findings and check for any other potential defects, which are to be remedied as and when required, prior to exchange, purchase and occupation.

The inspection was partially obstructed by fixtures and fittings, including but not limited to appliances and/or personal belongings such as furniture and decorations. We have not moved these items. Our reasons include but are not limited to breach of owner/occupier privacy, risk of damage to the items/property or injury to ourselves. If you wish for us to reinspect the property (at an additional cost) with these obstructions removed, please organise for the building owner/occupier to remove these items and then contact us again.

6.8 Fireplaces and Chimney Breasts

GROUND FLOOR

We did observe fireplace(s) at ground floor in the reception powered by solid fuel and with temporarily sealed flue(s) and which were inoperable.

Chimney breast(s) do not appear to have been removed (subject to verification by building control documentation sourced by your solicitor).

FIRST FLOOR

We did observe fireplace(s) at first floor located in the two bedrooms with sealed flue(s) and which were inoperable.

Chimney breast(s) do not appear to have been removed (subject to verification by building control documentation sourced by your solicitor).

Chimney Breasts

If chimney breasts have been removed, then it is possible that a chimney flue/stack is unsupported. We therefore recommend you have this verified by a structural engineer in the immediate term prior to exchange, purchase and occupation.

We are unable to ascertain whether any removed chimney breasts have been adequately supported, for which confirmation of the requisite consent from building control should be sought in the immediate term. There is further cause for such concern if windowsills and lintels are cracking/sagging internally or externally. No beams, lintels or other supporting components were exposed to allow examination. However, we saw no evidence of settlement/subsidence of any significance at the time of inspection.

Hearth (General Information)

Any hearth should be inspected by a fireplace specialist. Regulations state a closed appliance must extend 225mm beyond the opening, as well as 250mm deep. Unless there is a 50mm gap beneath, this can be reduced to 125mm. This may not meet modern standards, as overspills from the fire will burn the floor finishes.

Maintenance (General Information)

We can not inspect chimney flues and recommend that you obtain a Gas Safe certificate for any (gas-powered) fireplaces and have them swept and inspected by a HETAS registered (www.hetas.co.uk) chimney sweep to ensure that the flues are suitably lined and will still draw, for which a certificate will also be provided. We therefore recommend a certified (HETAS) specialist is consulted in the immediate term, in order to verify the above findings and check for any other potential defects, which are to be remedied as and when required, prior to exchange, purchase and occupation.

Gas-powered Fireplaces (General Information)

For gas-operated fireplaces, these need the following:

- an adequate supply of air to help the complete combustion of the gas; and
- efficient operation of the flue to remove any combustion products, including carbon monoxide (CO).

Without these safety precautions, dangerous levels of carbon monoxide can build up, with the possibility of fatal consequences. There are some simple ways to help avoid the build-up of carbon monoxide poisoning:

- never block the ventilation;
- ensure that flues are always kept clear;
- a carbon monoxide (CO) alarm is installed nearby; and
- have your appliance regularly maintained and annually serviced by a Gas Safe registered engineer.

We recommend you contact the vendor to confirm when the gas-powered fireplace was last serviced and inspected by a qualified Gas Safe engineer, prior to exchange.

Carbon Monoxide (General Information)

For open fires, they need to have an adequate oxygen supply or there can be problems due to carbon monoxide poisoning. When the chimney specialist looks at present or future use, consideration should be given to ventilation. We also recommend that a carbon monoxide detector be placed at an appropriate distance from the fireplace.

Solid Fuel Stoves (General Information)

These require having ventilation in the room where situated if the stove output is more than 4kw. For this, we therefore recommend a certified (HETAS) specialist is consulted.



Ground floor - fireplace



First floor - bedroom fireplace



First floor - bedroom fireplace

6.9 Staircases

Staircase(s) were found at the property. Significant defects were visible at the time of inspection in the form of non-compliance.

The exposed timbers under the stairs are to be covered with a fire rated material to comply with fire safety.

Steps (General Information)

BS 5395-2:1984 states that the requirements from tread to tread for (a) "small private stairs"; and (b) "private stairs" should measure between 170mm to 220mm, which we recommend you have measured prior to exchange.

Understairs cupboard (General Information)

The underside of any staircase should not have any exposed detailing, such as timber. In such circumstances we therefore recommend that 12.5mm plasterboard, taped joints, a 5mm skim of plaster and a full FD30 door, intumescent strips, FP frame, FP lining, FP stops, FP furniture and architraves should be installed to comply with Fire Compartmentation Regulations and The Building Regulations 14th Edition. This will give a minimum of 30 minutes' fire protection to the underside of the stairs in the immediate term, as your main form of escape from the first floor.

Compliance (General Information)

We are unable to confirm whether the staircases (if any) are compliant with Building Regulations and we recommend you have this verified accordingly prior to purchase. Any downstairs cupboard should have an FD30 door and frame for the benefit of fire compartmentation. Any steps without railings pose a severe health and safety risk under Part K of the Building Regulations 14th Edition and must be made compliant in the immediate term. These should have vertical spindles less than 100mm apart.

All stairs (leading to loft conversions where applicable) need to be a protected means of escape.

Hazards (General Information)

Staircases can be a safety hazard to children and we therefore recommend that any staircases are made safe for them in the immediate term.

Balustrades (General Information)

New staircases must be constructed with sufficiently strong handrailing and balustrades to resist a reasonable force of somebody falling heavily against them, which we recommend you have checked by a carpenter prior to exchange, purchase and occupation. In older buildings, balustrades were not necessarily constructed to the same standards.

Where a staircase has a "ranch style" handrail or no handrail installed, we recommend in the immediate term installing a handrail and spindle system to meet Part K of the building regulations, prior to exchange, for safety reasons.



Under-stair area

6.10 Lighting

GROUND FLOOR

At ground floor, the lighting comprises pendant, bulkhead, spotlight and fluorescent tube fittings and these were generally tested as operable.

We observed light(s) out in no areas.

FIRST FLOOR

At first floor, the lighting comprises pendant and fluorescent tube fittings and these were generally tested as operable.

We observed light(s) out in no areas.

All lights out should have their bulbs replaced in the immediate term. If the problem persists, a certified {NICEIC/ECA} electrician should be instructed to inspect the wiring and apply the remedial works where necessary in the immediate term, prior to exchange, purchase and occupation.

Lights that are in zone 1 and 2 areas should be checked to have fittings rated to IP44/IP65, as per 18th Edition of Electrical Installations and Regulations.

Ceiling Fans {General Information}

If any ceiling fans are present or are to be installed, we recommend the fan/downlight unit is inspected by a fan specialist prior to exchange, in order to ensure the fitting is robust and able to handle the fastest speed of the fan.

Hoods (General Information)

Your certified electrician should check prior to exchange whether the downlights (if any) have fire-resistant hoods. This hood is only necessary when the lights are recessed or semi-recessed, as it is the hole that affects the fire compartmentation. Most fire-rated downlights are fitted with an intumescent ring which expands and seals the hole in the event of a fire, preventing it from going through the ceiling. We recommend you obtain the relevant documentation for this and/or have this checked via a certified electrician (and remedied where necessary) prior to exchange, in order to comply with fire and building regulations. We recommend this is carried out in the immediate term, to comply with Fire and Building Regulations and the 18th Edition of the Electrical Installations and regulations.

6.11 Basement and Cellars

A (non-habitable) basement/cellar was not found at the property.

6.12 Common Parts

Common parts did not appear present at the property.

7.0 Main (Structural) Issues

7.1 Movement

We recommend that any cracking damage (if reported) is further investigated by a qualified and accredited structural engineer and certified subsidence specialist, as well as monitored in the immediate term prior to exchange, purchase and occupation, in order to verify our findings.

Underpinning (General Information)

We are unable to verify whether such works exist unless the relevant certification is provided and trial pits are dug. In such circumstances, the conveyancer is to ensure all necessary consents and approvals were obtained and to confirm ongoing insurance cover is available. This may nevertheless deter some homebuyers and affect marketability.

Superficial Damage (General Information)

Internally, minor cracking may be present, which is common in buildings, particularly where there is lath and plaster. These areas may be filled and redecorated in the short term. Buildings do not remain perfectly still and so structural movement may occur in the future.

Subsidence (General Information)

Subsidence can occur if the ground under part of the foundations shrinks, which will steal support for the wall, often caused by leaking drains or nearby trees extracting moisture. The unsupported part of the wall can begin to drop as a result, which will cause cracking. Settlement occurs where the ground is slowly compressed over time by the loading placed upon it by the structural changes. We believe underpinning should only be a last resort in virtually all cases, particularly as underpinned sections can continue to settle.

Soil (General Information)

Typical underlying soil usually consists of a mixture of gravel, clay, wet and acidic soils. The general soil composition to the area is FOLKESTONE FORMATION - SANDSTONE. We were unable to identify any borehole scans for your specific property, however a scan locally revealed at GREATNESS SEVENOAKS QUARRY 1. The dehydration and subsequent rehydration of soil can cause structural movement in buildings. Foundations of older buildings are usually shallower than modern construction and movement is common, as a result of changes in groundwater levels.

Settlement (General Information)

Settlement usually occurs to some degree over the course of a building's life and this would be typical of age and type. This invariably causes some distortion in walls and openings and can cause some cracking damage. If you decide to undertake extensive refurbishment works, we recommend that the floor joists are also evened up and the brickwork around the joists may require some remedial repairs.

Lath & Plaster (General Information)

Where the cracking damage is on old lath and plaster surfaces, this has usually been caused by natural movement of any timber flooring above and it may be a suggestion to re-plaster these areas as part of any extensive refurbishment works. Lath and plaster ceilings were formed by applying plaster over narrow wooden strips, known as laths, and fixed to the underside of the ceiling joists. The quality of the plaster was variable, often being reinforced with horsehair. Depending, to some extent, on the quality of original workmanship, these ceilings are vulnerable to cracking and loosening as they age. Due to the relatively fragile nature of this type of ceiling, failure can occur suddenly and without warning. The risk of failure will increase with time and you must anticipate the need for future repair and replacement work.

Fibreboard (General Information)

Where ceilings are of fibreboard construction, this is a poor alternative to plasterboard and has the disadvantage of being a flammable material, as well as providing poor acoustic and fire insulation. Consideration should be given to replacing the fibreboard with plasterboard, although this can be disruptive and expensive.

Exposed Joists (General Information)

Where ceilings have exposed joists, these provide poor acoustic and fire insulation in comparison with fully plastered ceilings.

Dry Lining - Modern (General Information)

Where walls have been lined with plasterboard, this is referred to as 'dry lining'. It is a popular method of finishing off the internal surfaces of walls, as it saves on costs and reduces the drying out period.

Dry lining is where plasterboard sheets are fixed to either timber battens or dabs of plaster and then decorated over. This means that there is a gap between the plasterboard and the walls. Because of this gap, it is difficult to screw directly into the walls, although a range of proprietary fixing products can be found in DIY stores.

Accordingly, it is not recommended that heavy units be fixed directly to the walls, e.g. bookshelves. Rather, it is recommended that heavy items be placed on freestanding units, such as bookcases, and fixings to the wall be made only to prevent overturning.

In older buildings, walls were sometimes dry lined in order to hide dampness. This usually took the form of timber boarding fixed to timber battens on the walls. If the supporting timbers are not adequately protected and the intervening space not ventilated, serious forms of decay can develop.

Load (General Information)

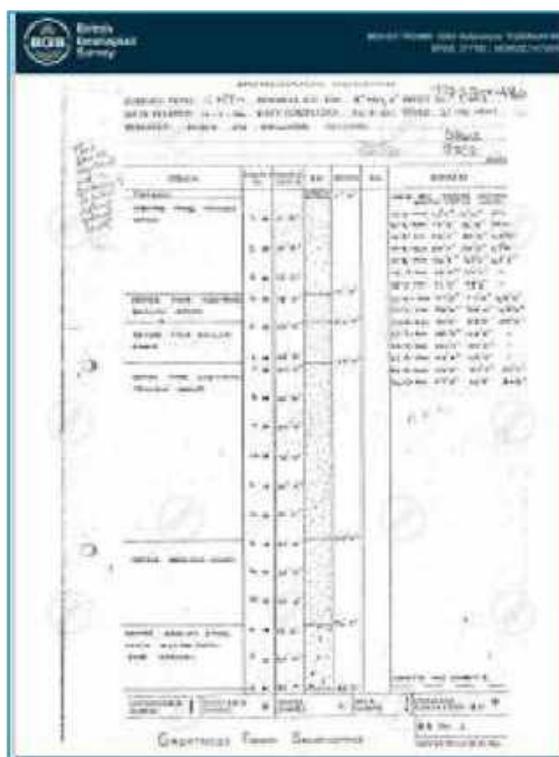
Should any bowing be present in the ceilings, we recommend a structural engineer inspect the load-bearing capacity of the ceilings/beams to ensure that they are still capable of carrying the appropriate live/dead load. If any deviations in the floor are visible, then we recommend that a certified subsidence specialist inspect the property accordingly and provide confirmation that any movement is historical.

Alterations (General Information)

Structural alterations may have been undertaken within areas of the building that we were unable to inspect and these areas may have cracking damage, which could indicate movement within the structure. However, we are unable to confirm whether this is the case, due to the limited nature of our inspection. If any severe cracks do appear to the ceilings, walls or floors during your occupation, we would recommend that you have these investigated by a qualified structural engineer.

Insurance (General Information)

You should also ascertain that adequate 'all risks' building insurance is secured and maintained in relation to the property at all times, and that should include any damage occasioned by movement.



7.2 Timber Defects

Any damage to joinery (if reported) must be remedied and redecorated in the immediate term prior to exchange, purchase and occupation.

Hidden Decay

It is unknown whether any (uPVC) cladding and fascias have been fixed to original timber joinery. If such original timber has not been removed, hidden decay may be discovered in the timbers when annual maintenance is carried out.

Much of the old timber framework is now hidden within wall structures, including purlins, lintels and the ends of floor joists. If these timbers are present and have been exposed to dampness for any length of time, they may have been weakened by fungal attack and woodboring insects. Any external rendering may conceal structural timbers, including main uprights and beams over the doors and windows. It is not possible to confirm that such timbers are in good condition, or even that adequate structural posts and beams exist in these locations, without opening up the structure, which is beyond the scope of this survey. So, the risk of such defects being present must be accepted.

Asbestos (General Information)

In addition, the soffits may have an asbestos content. According to the Institute for the Environment and Health, these are not normally a cause for worry, unless drilled, disturbed or substantially damaged. Further information can be obtained from your local environmental health officer.

Ventilation (General Information)

Poorly ventilated timbers in damp environments provide ideal conditions for the onset of fungal decay such as dry rot. This is a serious timber-destroying fungus that is usually costly to eradicate. As such, it is important

that any matters involving water ingress or penetration, leakage, condensation or their possibility, are always dealt with as a matter of urgency as and when they occur, if fungal decay (dry rot) and wet rot are to be avoided.

Dry Rot (General Information)

Dry rot is a fungus which develops in damp timber, usually under conditions of dampness and inadequate ventilation. The fungus does not like light and often grows between materials where light is excluded. This characteristic can conceal an outbreak at the development stage. Poorly ventilated, damp sub-floors and roof voids are places at high risk from dry rot attack.

The fungus produces strands which can extend for several metres over and through materials such as plasterwork and brickwork, allowing secondary outbreaks to occur. It is possible for a dry rot outbreak to pass between adjoining dwellings. Eradication can be difficult, disruptive and expensive to achieve.

Wet Rot (General Information)

Wet rot is usually associated with neglect or poor detailing in buildings, occurring in timbers which are wet, or having a persistent moisture content in excess of around 20%. Wet rot can occur in internal as well as external timbers. It is often limited in extent and does not extend beyond damp timbers. In addition to external joinery exposed to the weather, areas particularly at risk include timbers built into damp walls, and floors beneath leaking sanitary fittings. Damp roof timbers and ground floor timbers are also vulnerable.

Woodworm (General Information)

The majority of buildings suffer from woodworm infestation at some stage during their life. The presence of floor coverings, the limited inspection of the whole building and the number of concealed timbers in this type of property prevented a full investigation for woodworm. It can also be present for up to three years without being visible. If no sign of an attack is reported, we would still be unable to confirm that the building is entirely free from woodworm or other infestation.

Woodboring beetles can survive in timbers for 1-2 years after treatment and continuing signs of infestation may, therefore, be observed for a time. Repeated treatment is not normally necessary and should not be carried out unless essential, due to the potential risk to humans and pets.

We therefore recommend that you obtain documentation relating to any such treatment having taken place with guarantees (where applicable), and/or instruct further investigation by the relevant specialist, prior to exchange.

Fungal Decay (General Information)

Due to the limited nature of our inspection, we are unable to state whether any fungal decay exists in those areas of the building we were unable to inspect, such as the underside of floorboards, skirting boards and the roof timbers. If this is of particular concern to you, we recommend an expert survey by a firm of certified timber preservation specialists be commissioned.

Maintenance Plan - Redecoration (General Information)

All windows and external woodwork should be redecorated every 3-5 years as part of an ongoing cyclic maintenance plan to the building, as this will help prevent timber decay and rot which can lead to costly repairs. We recommend you check with the vendor when the last set of redecoration works were carried out, prior to exchange.

Unevenness (General Information)

Any unevenness to the timber flooring of the internal parts can be improved on by removing the floor finishes and evening up the existing timber joists, with isolated repairs undertaken to the floorboards to

create a flat level.

Creaking (General Information)

Floorboards may creak in some areas, and this is common with buildings of this age and construction. This is usually not a cause for concern; however, when you come to replace the floor coverings, we recommend that floorboard repairs are undertaken.

Consideration could be given to installing hardboard above the floorboards, which will create a flat level finish underneath the new carpet or floor finish. The relevant floorboards which creak under point-loading should be screwed securely down.

7.3 Dampness

Any (rising) dampness (if reported) must be remedied by a certified damp proof specialist in the immediate term prior to exchange, purchase and occupation.

Where dampness is found or the property is more prone to dampness arising, we recommend a damp proof specialist is instructed to inspect all ceilings and perimeter walls (checking for moisture build-up) and apply the relevant damp proof remedy (e.g. damp proof course injection) where necessary, prior to purchase and occupation.

Guarantee (General Information)

Further investigations should be carried out by commissioning a report from a certified specialist damp proofing contractor who is a member of the British Wood Preserving and Damp-proofing Association (BWPDA: www.property-care.org/us/bwpda) to verify the damp status of the property, prior to exchange. Any work carried out should have the benefit of an insurance-backed guarantee prior to exchange, purchase and occupation.

Further Damp After Works (General Information)

Persistent signs of damp in wall surfaces can often result when there is old residual dampness behind hard cement render, which has been applied to the inner surface of walls, or old contaminated plaster is not thoroughly removed. A core test of the wall structure should then be carried out by a reputable damp proofing contractor, in order to ascertain if dampness is still present within the wall and provide advice on remedial action required, if any.

Ventilation (General Information)

Walls may create damp issues where the timber floor joists are in contact with the damp brickwork, particularly with cellars, and we recommend that these rooms are inspected regularly and kept well ventilated. It is important that any matters relating to internal water ingress are dealt with as a matter of urgency, in order to prevent more extensive issues that could occur. We recommend that if you note any signs of dampness during your occupation to the ceilings, walls or floors, you notify the relevant personnel and make suitable arrangements for repair immediately.

Hidden Areas (General Information)

Some dampness may be present in areas we were unable to access or see at the time of our inspection, such as beneath the floor coverings/finishes, kitchen units and furniture we were unable to move. Leaks from pipes that go without being repaired because they are beneath the surface and out of sight can cause dampness to the timber, which, over time, could rot and decay. It is then often difficult and costly to eradicate. We therefore recommend an inspection by a certified damp proof specialist to all parts of the property for safe measure prior to exchange, purchase and occupation.

Seasonal Factors (General Information)

Moisture build-up can vary according to seasonal factors and weather events. If the weather is hot and dry, damp readings tend to be negligible/low, but will likely increase when the weather becomes cold and wet. Therefore, any damp test readings may change with time. We can therefore only provide you with the information gathered on the day of inspection and will not be held responsible for damp issues undetectable at the time of survey.

Rising damp is often referred to as the movement of moisture upward through permeable building materials by capillary action. During the winter, when the ground is much wetter, there may be some instances of rising damp visible on the internal walls if there is no DPC present.

Vegetation (General Information)

We recommend that any plants and vegetation that are growing in close proximity to the external walls are removed, as these will hold moisture against the surface of the wall.

Efflorescence (General Information)

Any moisture in the brickwork can also dissolve soluble salts from the building materials, such as calcium sulphate. If the moisture evaporates through a permeable surface, these salts will be left behind and form (white) deposits on or within the evaporative surface (on the internal plasterwork). This is known as efflorescence. This is largely an aesthetic problem and does not usually compromise the structural integrity of any of the masonry. However, chronic water that repeatedly enters the masonry can cause problems over time, such as open joints in the masonry, which will allow more water to permeate.

7.4 Penetrating Dampness

Any penetrating dampness (if reported) must be remedied by the relevant certified specialist in the immediate term prior to exchange, purchase and occupation.

Where penetrating damp is found or the property exhibits historical signs of penetrating having occurred (e.g. staining), we recommend the relevant certified building specialist is instructed to inspect all ceilings and perimeter walls (e.g. checking for leaks and other forms of water ingress) and apply the relevant damp proof remedy (e.g. repointing brickwork, filling in cracks, resealing open joints, etc.) where necessary prior to purchase and occupation.

Guarantees (General Information)

All timber that has been affected by dampness should be treated, replaced where necessary, and relevant guarantees given to such treatment, prior to redecoration.

Maintenance Plan (General Information)

All rainwater goods, downpipes, hopper heads, valleys, drainage gullies and gutters should be checked and cleared out regularly as part of an ongoing maintenance plan for the building, to prevent penetrating dampness into the structure. The connections between the downpipes should also be checked regularly to ensure they have not been breached, which could cause rainwater to run down the surface of the building, leading to ingress into the structure of the building and causing rot, rust and/or delamination.

Weather (General Information)

Penetrating damp can occur as a result of weather events and we are only able to gather information present on the day of survey.

We recommend that any potential penetrating dampness identified within the structure be dealt with without delay by arranging for suitable repairs.

Solid Walls (General Information)

Solid external walls can be prone to rain penetration. Leaking gutters and driving rain can cause rainwater to soak through the masonry. Persistent water penetration can cause damage to plaster and decorations, as well as timber decay. The risk can be minimised by maintaining gutters and downpipes in good condition.

Water Beneath Windows (General Information)

Walls beneath windows can become damp because of rainwater run-off from the glazing. Where there are traditional window seats, the external walls reduce in thickness and will therefore be at greater risk of dampness from rain.

7.5 Condensation

Any condensation (if reported) must be remedied by the relevant certified specialist in the immediate term prior to exchange, purchase and occupation.

Draught Proofing (General Information)

The control of condensation involves maintaining surface temperatures above the dew point (the humidity related temperature at which water vapour turns into moisture) and the provision of adequate thermal insulation and proper ventilation.

Unfortunately, the modern emphasis on draught proofing reduces ventilation in dwellings, increasing the risk of condensation. The extent of condensation in a dwelling will depend not only on its orientation and construction, but also variable factors such as weather conditions, lifestyle, and how the property is heated and ventilated. Adequate heating and ventilation will help to keep condensation to a minimum.

MEVs (General Information)

We always recommend MEVs are installed in utility rooms, bathrooms, WCs, and kitchens (even if a cooker hood has been installed) in order to limit any potential build-up of condensation, and these installations should be linked into the lighting circuit with independent isolator switches for added control and to comply with Part F of the 2010 Building Regulations for ventilation.

Windows (General Information)

In general terms, we recommend you ensure that the windows are opened on a regular basis to naturally ventilate the property and increase the rate of water evaporation. This will prevent condensation from building up and damaging the finishes in both the kitchen and bathroom. If condensation is allowed to build up, it will eventually lead to damage of the finishes and the paint will start to peel off. As the situation continues it can lead to mould and fungal growth.

We recommend that all windows are fitted with trickle vents to remove any build-up of condensation.

Ventilation (General Information)

Condensation within a building is caused by insufficient ventilation failing to dispel airborne water vapour caused by cooking, bathing and even breathing, which then condenses on cold surfaces.

Ventilation is important to reduce the risk of rot in the timbers, and vents should be installed at high and low levels in the external wall surfaces. These should be installed in the perpend (vertical joints between bricks) spaced at approximately 1 metre intervals.

Vapour Barriers (General Information)

Condensation occurs when air saturated with water vapour reaches its dew point and this can be avoided by venting water vapour. It is critical that appropriate vapour barriers are included at strategic positions within the wall structures and that these are not perforated in such a way as to allow humidity from the living

accommodation to enter the wall structure and cause damage. The stability of external walls depends on the quality of ties holding together the inner and outer leaves. These fixings, together with the necessary vapour barriers, are hidden and will not be examined (if present).

7.6 Insulation

EPC

We recommend you obtain from your legal advisor and read the Energy Performance Certificate (EPC) to ascertain the relevant details concerning thermal efficiency/performance of the property, which is often boosted by double-glazed windows and (loft or cavity wall) insulation being installed (where applicable), and follow the recommendations contained therein.

Acoustic

We have no specific information relating to the quality of thermal or acoustic insulation within the property and we recommend you have this checked prior to exchange.

Many properties do not generally have any purpose-built acoustic insulation between the floors, and so any natural acoustic insulation is often not suitable for modern living. Unless otherwise installed, it is possible you may be able to hear TV noises or voices from the adjacent areas, as well as footfall, particularly where there is hardwood flooring.

8.0 Environmental and other issues

8.1 Flooding

We have checked the Environmental Agency website for the likelihood and risk of river flooding to this area, and include the map showing areas at risk of flooding at the postcode and surrounding areas below. The maps and information below provide an indication of the likelihood of flooding in your area. This came from a national flood risk assessment completed in 2005, which used ground levels, predicted flood levels, information on flood defences, and local knowledge.

We recommend an inspection by a flood risk specialist to carry out a flood risk assessment prior to exchange. They may need to carry out an intrusive survey by excavating a trial pit (alongside a pile cap or ring beam to the building). This is necessary to determine the risk of the foundations being undermined by a severe flood of fast-moving turbulent floodwater, particularly if it has been built on alluvial subsoil, which can be easily and quickly washed away in a flood. The flood risk specialist should identify other measures that need to be put in place to inhibit flooding. All these measures have limitations and can be easily negated by floodwaters rising high above the level of the anti-flood devices.

****Your legal advisor must find out if the property is covered by flood risk insurance.**

If you would like further information on this and would like to find out whether you can get advanced warnings of flooding, then please visit the Environment Agency website at <http://www.environment-agency.gov.uk/homeandleisure/floods/default.aspx>

GOV.UK Check your long term flood risk

BETA This is a new service - your feedback will help us to improve it.

Flood risk summary for the area around:

178, SEAL ROAD, SEVENOAKS, TN14 5AA

Surface water

Learn more

- This information about your level of flood risk from surface water

Surface water flooding happens when rainwater cannot drain away through the normal drainage systems. Instead, it lies on or flows over the ground. Surface water flooding is sometimes known as flash flooding. It can:

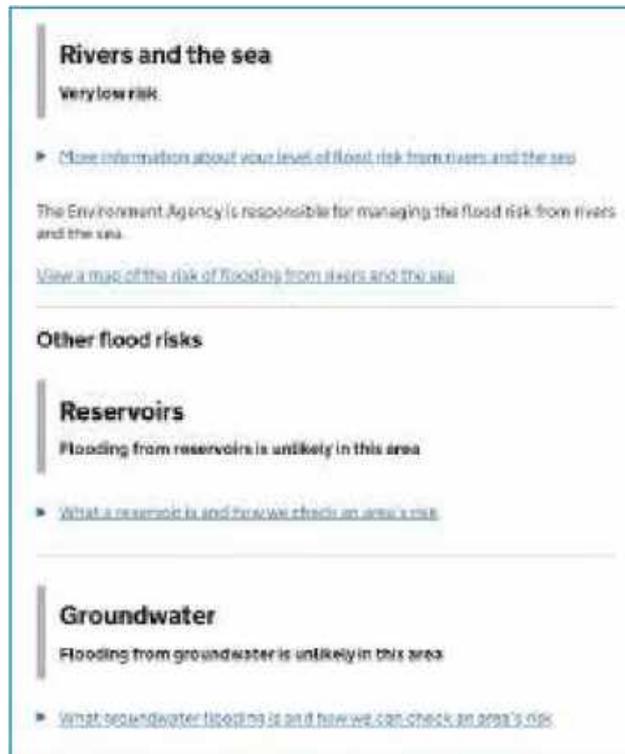
- be difficult to predict as it depends on rainfall volume and location
- happen up hills and away from rivers and other bodies of water
- affect areas with harder surfaces. For example, more severely

Local flood authorities (LFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LFA is **Sefton Council**.

- [What's new in 2015](#)

[View more of the new flood risk from surface water](#)



8.2 Exposure to the elements

We did observe overhead cabling and we recommend you check whether the property is in an area affected by electromagnetic fields from an electricity sub-station or overhead pylons/ cabling.

Properties located in built-up areas are less exposed to the elements.

We have not checked whether the property is in an area that has some concrete/concrete block built properties that may have serious structural defects caused by a material called 'mundic' that was used in their construction.

8.3 Thermal insulation and energy efficiency

Insulation in the loft space (where applicable) keeps the property warmer for longer and reduces overall energy usage. However, a loft space should still be well ventilated (at the eaves/ridge) in order to limit any interstitial condensation build-up.

If cavity wall insulation has been installed (where applicable), this can cause fungal/mould growth due to the limited air circulation. Any gaps/holes in thermal insulation will create a cold bridge, leading to potential condensation and reduced energy efficiency.

8.4 Noise and disturbance

Double-glazed windows often significantly reduce noise levels to properties. The location of the property will also be a determining factor in outside noise levels.

You should check whether the property is in close proximity to noisy amenities (e.g. school, shops, railway, etc.) or within a flight path (see Aircraft Noise) prior to exchange.

8.5 Means of escape

Means of escape will be through any entrances of the property leading to the main road or other public areas. You should ensure you are familiar with all exit points in case of emergency. We can not verify whether the property requires additional means of escape and you should consult an approved inspector accordingly.

In any house where there is a floor over 4.5 metres above ground floor level (as is the case in a 3-storey property), the chance of escaping through a window is reduced and it is necessary to provide an alternative way of reaching safety.

The Building Regulations give two possibilities: either a protective stairwell serving the upper floors, or the top floor can be separated from the lower storey by an appropriate fire-resisting construction and be provided with its own means of (usually external) escape.

Inner Rooms (General Information)

These are only allowed at ground and first-floor. An inner room is a room where the only escape route is through another room, and this is only acceptable where the inner room is a:

- kitchen
- laundry or utility room.
- dressing room.
- bathroom, WC or shower room.
- any other room on a floor, not more than 4.5m above ground level, provided with a compliant emergency egress window.

Fire Doors (General Information)

All doors should be kept closed at night to ensure that the escape route is protected from fire in order to minimise the risk to sleeping occupants.

Disabled Persons (General Information)

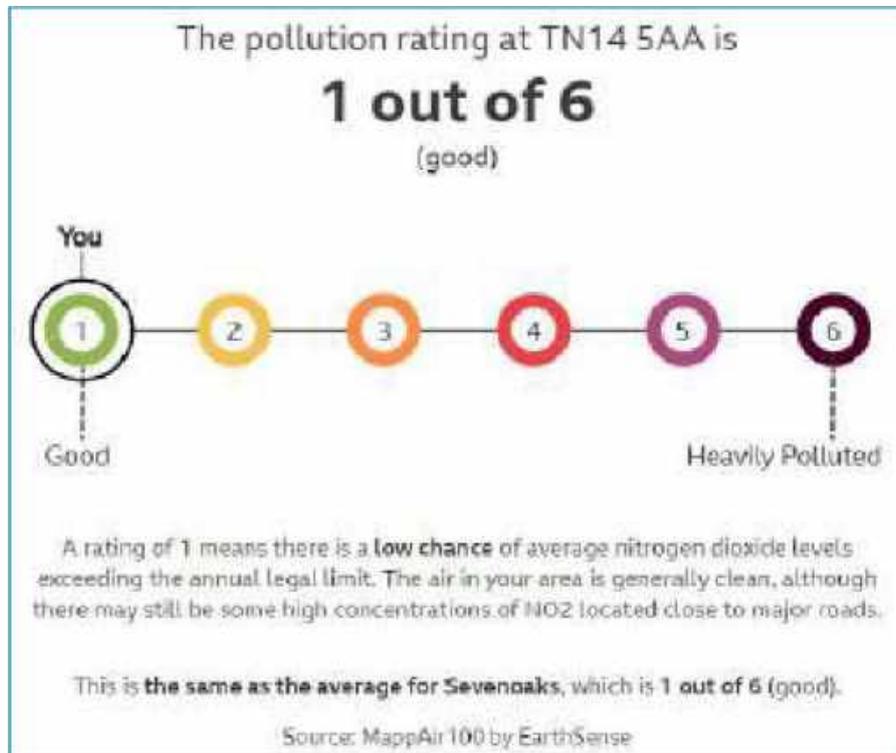
We are not able to advise whether a property complies with the requirements outlined in the Equality Act 2010, which may place a responsibility on the owner/occupier to make the premises compliant for disabled persons. You may therefore require an access audit to consider such requirements and the implications therefrom.

8.6 Air Quality (Pollution)

Your property is under the World Health Organization's annual legal limit of 40mcg/m³. However, there is no healthy level of pollution.

Long term exposure (for a year or more) to 30mcg leads to a 5.5% increased risk of disease-related mortality.

More information can be obtained at <https://www.addresspollution.org/>, which we recommend you check for verification purposes prior to exchange, purchase and occupation. An environmental report should be obtained from your legal advisors that includes this pollution, to understand the level of risk to your health.



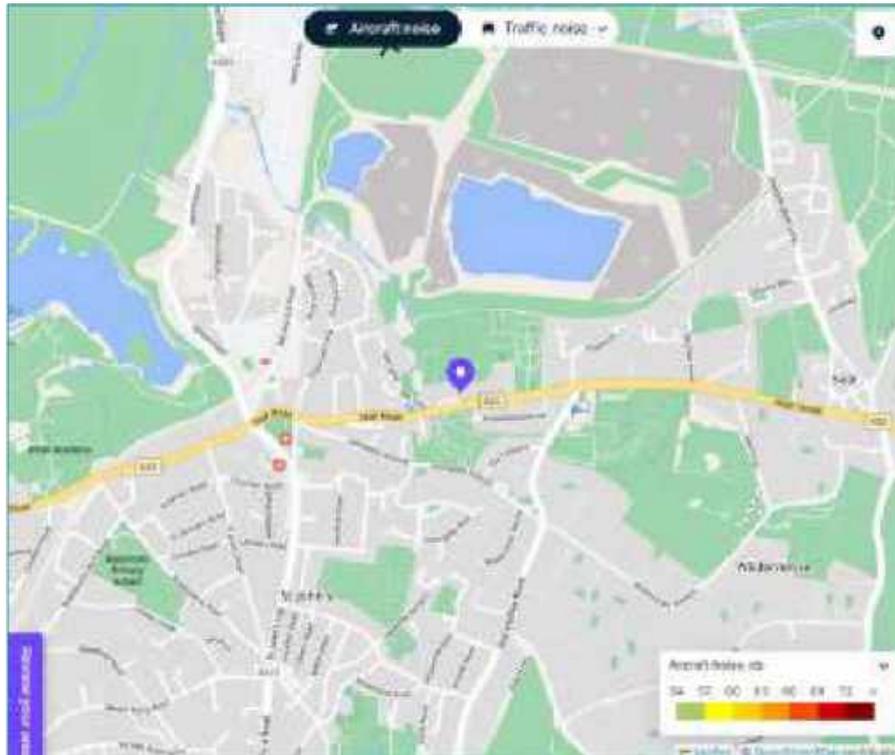
8.7 Aircraft Noise

Aircraft noise can cause disturbance of tranquility, disruption of work, sleep disturbance, hearing loss, stress and other illnesses. Aircraft noise is regulated by airports, who try to set the flight path over least populated areas; however, it is inevitable that some houses will fall within the flight path.

The property is not within the Heathrow flight path.

More information can be obtained at <http://myneighbourhood.bksv.com/lhr/>, which we recommend you check for verification purposes prior to exchange, purchase and occupation.

Regrettably, the only flight path we are currently able to track is the Heathrow Airport Flight Path. We are therefore unable to check any other airport path at present.



8.8 Hazardous materials

We did note potentially hazardous (asbestos-containing) materials at the time of inspection.

There is always a possibility that hazardous materials may be present in any property; however, we have not been able to review an asbestos register for the building. We recommend you commission an asbestos survey prior to exchange, for safe measure.

Asbestos

Asbestos is a naturally occurring mineral composed of flexible fibres that are resistant to heat, electricity and corrosion. If disturbed, asbestos fibres may be released into the air and inhaled, which can cause lung cancer.

Although the manufacture of asbestos-based building materials has now generally ceased, many products containing asbestos can still be found on and within buildings. These can include roofing felt, roof sheeting and slates, thermoplastic floor tiles, Artex surface coatings, ceiling tiles, fireproof linings and boilers, roof edge verges and eaves soffits, soil and vent pipes, drainpipes, hoppers and waste pipes, gutters and downpipes. Asbestos waste has also been found in lofts and floors, sometimes installed by owners as insulation.

Some old boilers and heaters known to have asbestos can be found listed on the HSE website found here: <https://www.hse.gov.uk/gas/landlords/070612-gas-asbestos-materials.pdf>

Asbestos is a hazardous material and removal is expensive. Safe removal of asbestos requires trained expertise and we recommend that such work should only be carried out by a licensed asbestos removal contractor. There are regulations controlling the removal and disposal of certain types of asbestos. If you require further information as to the register of licensed contractors, you should consult the local

Environmental Health Officer.

Depending on its condition, asbestos cement found on and within domestic property can, in many cases, be left alone without causing any undue risk to the occupants. This, however, is strictly on the basis that the material is left undisturbed and unbroken, thus avoiding release of fibres. It is also normally advisable to have the surfaces sealed and it would be sensible for them to be marked, to indicate the presence of asbestos. Problems arise, however, when asbestos-based materials need to be removed for reasons such as maintenance or repair and when alterations are made to a building.

All properties built prior to 2000 are more likely to contain asbestos. If this is a matter of concern to you at a time when you wish to undertake any refurbishment works, we advise that your solicitor request a copy from the vendor, or commission an asbestos survey. No works should be carried out to asbestos, or in close proximity to asbestos, without consulting a certified asbestos specialist.

In accordance with The Control of Asbestos Regulations, which this report falls outside of, the owner/occupier is responsible as 'Duty Holder' to comply in all respects with this legislation. This will include assessing whether the premises contains asbestos, and assessing the risk from asbestos, and taking action to minimise the risk of exposure to asbestos fibres. In this respect, owners/occupiers or their advisors will need to collate all appropriate details, records, etc. into an asbestos record/register relating to the property.

For advice on contractors who can deal with asbestos, contact the Asbestos Removal Contractors Association (www.arca.org.uk; tel: 01283 531126).

Lead-based paint (General Information)

Care should be taken in removing old paint coverings since these may contain lead, which we can not verify. Suitable precautions should be taken when rubbing down and redecorating such surfaces, as lead is hazardous to health. Advice can be obtained from the Local Authority Environmental Health Officer, and we recommend you have existing paintwork tested for lead by a certified specialist prior to redecoration.

Lead Pipework (General Information)

Please note we can not verify the extent of lead piping used in the property (if any) and we recommend that this is verified by a certified plumbing specialist prior to exchange, purchase and occupation. Before 1970, many water supply pipes were made of lead and research has shown that small quantities can pass into the water. In some cases, lead can accumulate in the body and become a health hazard. This can be a particular problem in areas that have soft water. For further advice, visit the Drinking Water Inspectorate at www.dwi.gov.uk.

Other (General Information)

Please also be aware that we have not conducted any checks on other toxic materials used in construction, such as formaldehyde, which can produce a toxic 'off-gas'; we therefore recommend you verify with your legal advisor, and the relevant certified building specialist, that the building is free from any toxic risk such as the following, but not limited to:

- High Alumina Cement
- Woodwool slabs in permanent formwork to concrete
- Calcium Chloride or Sodium Chloride in concrete
- Marine or sea-dredged aggregates
- Calcium silicate bricks or tiles
- materials composed of mineral fibres which have a diameter of 3 microns or less or a length of 200 microns or less
- Decorative finishes containing lead or asbestos

-
- Paints and wood preservatives containing Pentachlorophenol
 - Vermiculite, unless it is established as being fibre free
 - Products containing cadmium that are referred to in the Environmental Regulations

8.9 Radon

Radon is a radioactive gas that is found in naturally occurring uranium within the earth underneath a building and can seep up through into the property. If this builds up within the property it can cause the inhabitants to suffer from lung cancer.

The property is in an area with elevated radon potential, although this is subject to you verifying this with the local authority.

Where the property is in an area with elevated radon potential, we recommend the property is tested for radon gas as a precautionary measure.

For further information on radon-affected areas check with the Health Protection Agency and <http://www.ukradon.org/information/ukmaps> for verification purposes prior to exchange, purchase and occupation.

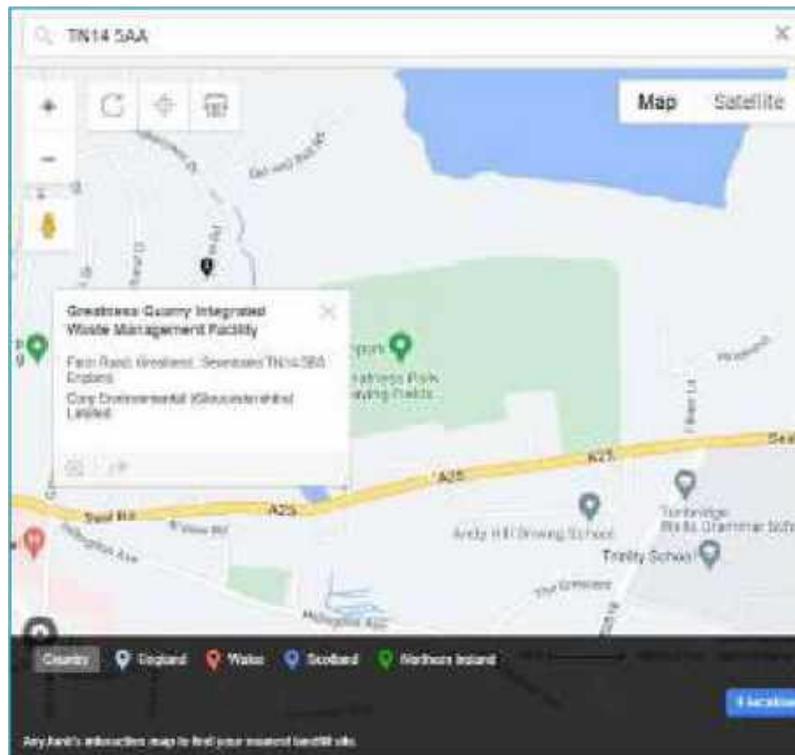


8.10 Important landfill sites

Although we can check whether there are any landfill sites in close proximity to the property, we can not check whether there is contaminated land.

There are landfill sites within the vicinity of the property that we are aware of, although this is subject to you verifying this with the local authority.

Landfill is known to leak toxic gases from the ground from many metres away from the site. Details of current and historical landfill sites should be obtained from an Environmental Report to see what, if any, measures have been taken by the waste disposal company to minimise the risk to your health. For more information, visit DEFRA: <https://environment.data.gov.uk/dataset/7a955570-d465-11e4-a37c-f0def148f590>



8.11 Mining & Drilling (Fracking)

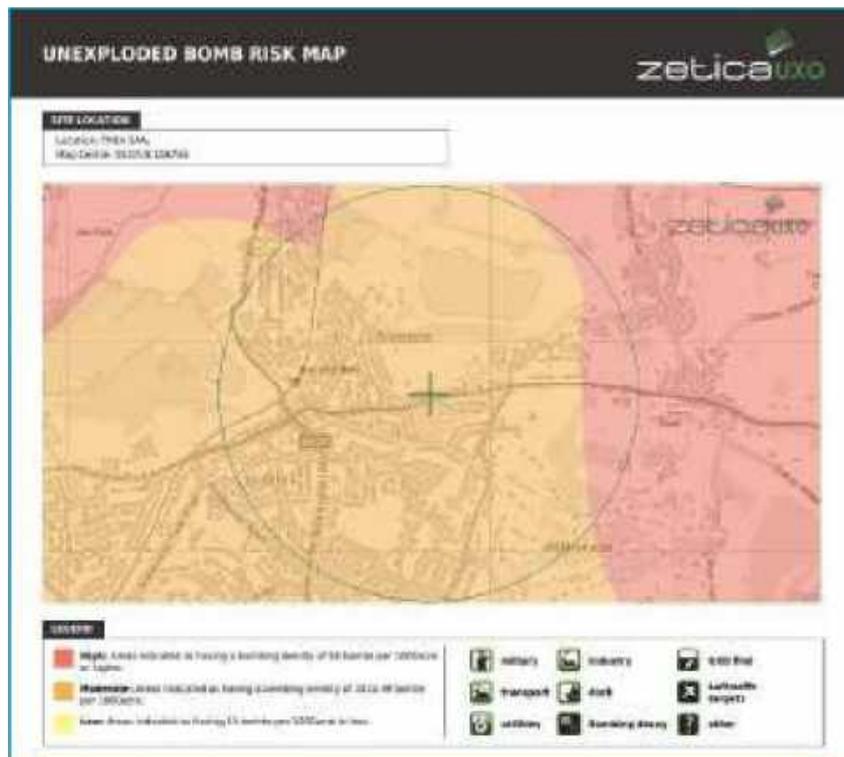
We also have not checked whether the property is in an area that has historically been affected by mining activity that could affect the property and its grounds.

We recommend you check whether your property is near any drilling (fracking) activity, which may cause air and water pollution as well as seismic activity (small earthquakes). This can be checked here: <https://frack-off.org.uk/locations/>

8.12 Bomb Risk Maps

We have checked a Bomb Risk Map and the above property is in a Medium Risk Area for unexploded bombs.

If the property is within the Greater London area, we recommend you verify whether the property is in an area that has historically been affected by bombs from WW2, as per the publicly available London bomb damage maps.



8.13 Mobile & Broadband Coverage

We recommend you check the OFCOM website to stay up to date on mobile/broadband coverage at the subject property: <https://checker.ofcom.org.uk/>

9.0 Legal matters

9.1 Statutory

The surveyor does not act as a legal advisor and does not comment on any legal documents.

**We are entitled to assume that the building has been constructed and is used in accordance with all statutory and byelaw requirements with no breaches made in planning and building control. Should you wish to verify the aforementioned, we recommend that the local authority be consulted. These matters are for your legal advisor to investigate.

**We are entitled to assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the property nor its condition, its use or its intended use, is or will be unlawful. These matters are for your legal advisor to investigate.

9.2 Rights of way, easements and shared services

**You should establish with your legal advisor how many parking spaces are allocated within the purchase of the property and whether you are able to obtain a parking permit in addition to any allocated space.

**No formal enquiries have been made of the Statutory Authorities or investigations made to verify information as to the tenure and existence of rights or easements (including rights of way), and we recommend you consult your legal advisors accordingly.

9.3 Guarantees/warranties

Present Condition (General Information)

This report describes the property as we found it at the time of inspection. It is therefore recommended that an allowance of 5% of the market value (or purchase price) is added for estimates received from contractors to cover for latent defects, future maintenance and contingencies that have not been revealed. It is for you, the client, on advice, to appoint certified consultants, specialist contractors or sub-contractors and suppliers, for whom we can not take responsibility, and ensure they are indemnified.

Previous Works (General Information)

Where work has been carried out to the property, it is recommended that guarantees are obtained. These should ideally be indemnified against eventualities, such as the contractor(s) going out of business, and should cover workmanship as well as materials. Guarantees are worth little if not backed by insurance. Confirmation should also be obtained that the residue of the guarantees will transfer with the ownership of the property. To avoid fraud, you should call up the insurance provider to check the policy is valid.

Timescale (General Information)

This report reflects the condition of the various parts of the property at the time of inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation.

Additional Costs & Negotiation (General Information)

Where further investigations have been recommended in this report, it is very important that you pursue these matters before proceeding with the purchase, since they may reveal the need for substantial expenditure. If you are appraised of these costs before exchange of contracts, then at least you will have the

opportunity to renegotiate the purchase price.

Planning & Building Control (General Information)

All necessary repair work, together with any proposed improvements, will need to comply with Local Authority Building and Planning Regulations. Buildings which have not already been Listed may be subject to listing in the near future as being of architectural or historic interest, and may be subject to strict requirements in respect of adhering to regulations. Any slight alteration to the method of construction in all buildings can invoke the need for Local Authority approval.

Furthermore, other relatively minor repair or improvement works can be subject to regulations, such as thermal insulation, or sanitary fittings considered as 'controlled fittings'. It is important, therefore, to ensure that your designers and contractors take into account these requirements in the use of materials and methods of repair/construction. You should both seek confirmation of this and also ensure that appropriate specialist certified and insured contractors are involved, who can give this assurance, taking appropriate legal advice where necessary.

Third Party (General Information)

This building survey has been prepared in accordance with our terms and conditions. The report has been prepared solely for your benefit, the named client. Unless expressly provided, no term in the agreement between the Surveyor and the client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by any person other than the Surveyor or the client. No liability is accepted by our practice or the surveyor to any third party. No personal liability is accepted for any matter arising whatsoever by any employee, member, or stakeholder of our practice. Where you, the client, have instructed us to make investigations which cause damage to the property on the basis that you have obtained the owner's consent, you will indemnify us against any loss or cost arising.

9.4 Legal Summary

Please refer to the Condition Ratings part of the report to read the description on why some paragraphs have a double asterisk (**) at the front, indicating that they are for the special attention of your solicitor.

In summary, your legal advisor should investigate any legal issues where applicable, which include but are not limited to the following:

- flying freeholds or submerged freeholds
- evidence of multiple occupation, tenancies, holiday lettings and Airbnb
- future use of property
- signs of possible trespass and rights of way
- arrangements for private services, septic tank registration and so on
- rights of way and maintenance/repairing liabilities for private access roads and/or footways, ownership of verges, village greens and so on
- chancel matters
- other property rights including rights of light, restrictions to occupation, tenancies/ vacant possession, easements, servitudes and/or wayleaves
- boundary problems including poorly defined site boundaries, repairs of party walls, party wall agreements and works in progress on adjacent land
- details of any building insurance claims
- parking permits
- presence of protected species (for example bats, badgers and newts) and
- Green Deal measures, feed-in tariffs and roof leases.

10.0 Conclusions and Recommendations

Documentation (General Information)

**The documents including, but not limited to, the following should be obtained by you and/or your solicitor prior to exchange, purchase and occupation:

- * Building Regulations Compliance Certificate
- * Gas Safe Certificate
- * Electrical Safety Certificate
- * FENSA Certificate

Management Accounts - Flats (General Information)

**Your solicitor should request copies of the latest management account to confirm whether there is a sinking fund in place, and when the next set of external repair and redecoration works will be undertaken. We are able to recommend contractors to undertake any relevant works to the property.

Party Wall (General Information)

Procedures must be followed under the Party Wall etc. Act 1996 if works are notifiable (e.g. excavating within 3 metres of a neighbouring property and to a lower level than that of their foundations, cutting into a party wall/structure, building a wall at the legal boundary, etc.). We are able to offer party wall services. See <https://www.gov.uk/party-wa11-etc-act-1996-guidance>

Information Request

**We recommend you and/or your solicitor obtain the following information from the building owner prior to exchange:

- a) previous structural repairs (e.g. underpinning or strengthening), and past/current insurance claims
- b) list of improvements carried out (e.g. new bathroom, new kitchen, Velux, energy)
- c) structural alterations or additions
- d) redecoration or renewal of finishes
- e) local authority or statutory approvals
- f) age of the property
- g) length of occupancy at the property
- h) whether the property is Listed or located in a conservation area
- i) guarantees or warranties (e.g. for timber or damp treatment, tanking, cavity wall tie replacement, etc.)
- j) neighbour or other disputes affecting the property
- k) availability of mains services (e.g. details of maintenance/service records, repairs and upgrading, especially for gas and electrical installations)
- l) details of private services
- m) status of roadways (adopted or private)
- n) known rights of way, or other rights that may exist over, or benefit, the property
- o) location of any concealed traps and hatches that may provide access to parts of the structure
- p) tenure
- q) specific details needed as a result of the surveyor following a reasonable trail of enquiry
- r) where the property is leasehold, lease term (original and unexpired), details regarding ground rent, service charge, insurance arrangements, responsibility for repairs and maintenance, and identity of the freeholders or superior landlord and the management company
- s) ownership of boundaries
- t) Party Wall etc. Act 1996 issues

u) where there is private drainage, details on type of drainage and locations of holding tanks, plant and equipment, when and how it is serviced, capacity of holding tanks and frequency of emptying in relation to the number of people in the household

v) whether the property or immediate locality has been affected by flooding, or an invasive species

w) all guarantees (for previous works) and insurances and whether they will transfer with the ownership of the property

Summary

Providing you take into consideration all the points we have highlighted within our report, obtain all of the above documentation (where relevant and applicable) and heed to the advice we have given, we see no reason to caution you against the purchase of this property. Please note that this report does not guarantee that the property is free from defects other than those mentioned in the report, nor is it an insurance policy.

In terms of investigating and/or remedying any (potential) defects with the property, you should obtain reports and at least three quotations from certified and insured specialists/contractors for all the repairs and further investigations that the surveyor has identified, prior to exchange, purchase and occupation. We will not be held liable for remediation works. You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you 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 (e.g. electricians, gas engineers or plumbers, etc.).

Some work may also need you to get Building Regulations permission or planning permission from your local authority.

We are able to further advise on the above and offer the following additional services:

- Defect Cost Analysis
- Party Wall
- Valuations
- Snagging
- Dilapidations
- Project Management
- Block Management
- Investment & Land Development

Please email us at info@prinsegate.com or call 0208 001 7909 for consultation in respect of the above.

12.0 APPENDIX TO THE REPORT

Please note this appendix is an integral part of the Report for all leasehold properties.

For any flats, common areas (interior and exterior) that have repairs will generate a section 20 notice by the freehold landlord, for proportional payment of the costs of building works by a leaseholder. Your solicitor should find out when capital funded major works are planned for the next 5 years and what the likely costs of the building works will be.

We recommend your legal advisor consults the LPA before exchange, to establish if any section 20 notices have been issued in respect of maintenance and major works on external and internal communal elements, and areas referred to in different sections of this report, or if these works are anticipated in the near future. Also, we recommend your legal advisor consults the Fire Risk Assessment for the property in order to ascertain whether any action needs to take place, so as to ensure the fire safety of the property.

Your solicitor should find out when capital-funded major works are planned for the next 5 years and what the likely costs of the building works will be.

The Service Charge generally relates to regular items such as cleaning, insurance, etc.

The Capital Programme concerns the Capital Works, but makes statements on the accrued Sinking Fund.

Your solicitor should also check what is covered, such as service of fire extinguishers, lifts, fire detection systems; cleaning of carpets; grounds maintenance, etc.

All of the above should be investigated by your legal advisor prior to purchase and occupation.

Everybody planning to buy a Leasehold property (most flats and maisonettes and a few other properties are Leasehold) is advised to pay particular attention to the terms of the Lease. No due diligence has taken place by us in relation to the true legal effect of the lease - this is exclusively the responsibility of your legal advisors.

Your legal advisors, who are responsible for checking the Lease for you, do not normally see the Property - so it is only the Surveyor who has the opportunity to note any specific features which may have legal implications. Any such matters are reported in the Report (you are advised to pass a copy of the Report immediately to your legal advisors).

You are advised to ask your legal advisors to supply the answers to the following questions:

- a. Do owners or tenants occupy the other flats?
- b. Is there a Management Company and/or Managing Agent correctly set up to deal with the running and maintenance of the block containing the Property?
- c. Does a suitable annual maintenance and replacement fund exist, with suitable reserves, to deal with general cleaning, maintenance and repair of the common parts and repairs to the main structure, centralised heating installation, lifts, etc.?
- d. What is the ground rent; what sum was last paid as a maintenance/service charge and what period did it cover; and are the maintenance/service charge accounts satisfactory and up to date?
- e. Is there evidence of regular maintenance of services; and are there satisfactory current certificates for the testing/servicing/maintenance of the following common services:
 - i. the lifts;
 - ii. the fire escapes and fire alarms;

-
- iii. the security system(s);
iv. any communal water/heating system;
v. and other communal facilities?
- f. Are there any existing or foreseeable management problems or disputes, or any known outstanding repairs or programmed works, which would affect the level of the service/ maintenance charge payable?
- g. Is the liability clearly set out - as between the Leaseholders, the Freeholder and the Management Company - for repairs to the Property and to the common parts and the main structure; is the liability shared equally between Leaseholders; and is there suitable machinery for settling any disputes which may arise in this area?
- h. Is it the Management Company or each individual Leaseholder who is responsible for the building insurance, and is there a block insurance policy?
- i. Are there any unusual restrictions on the sale of the Property?

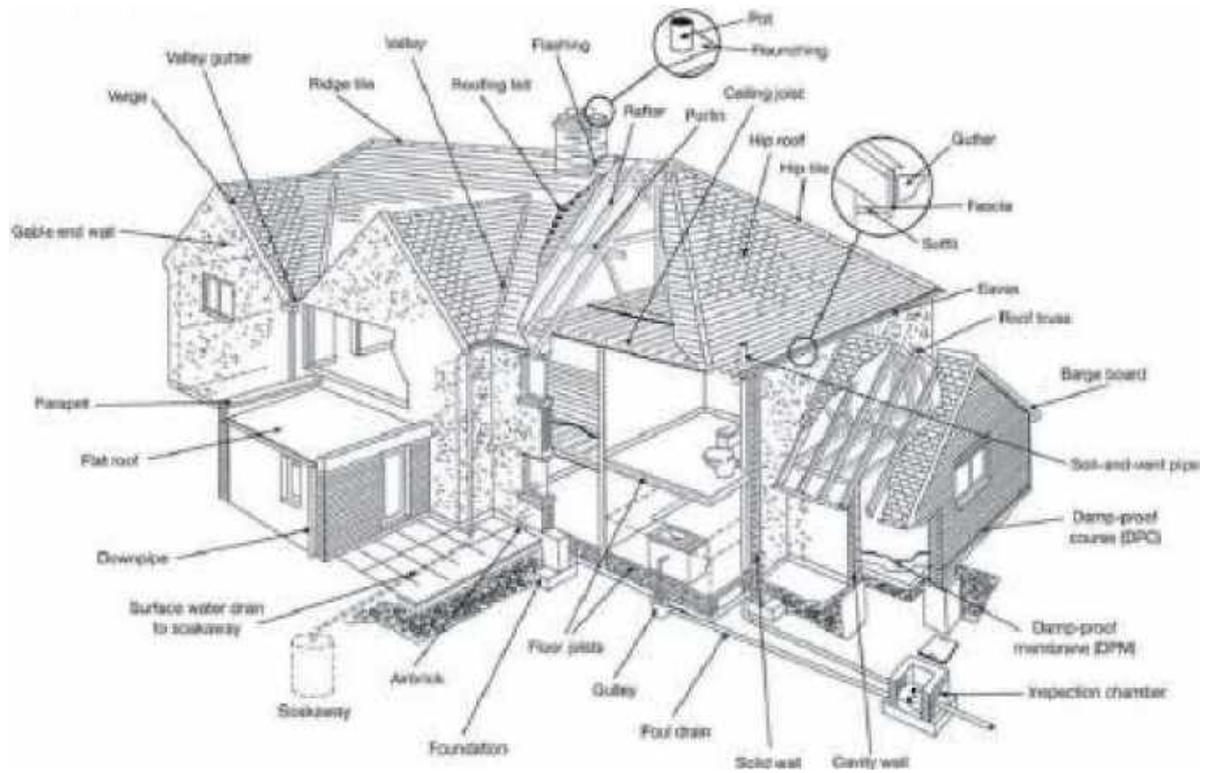
STANDARD ASSUMPTIONS

In carrying out the survey the Surveyor relies upon a number of standard assumptions. Full details of these assumptions are available from the Surveyor. The most important are, in brief:

- If there are more than six properties in the building, the Property is managed either directly by the freeholder or by a professional managing agent;
- If there is more than one block in the development, the Lease terms apply (except for upkeep of common roads, paths, grounds and services) only to the block containing the Property;
- There are rights of access and exit over all communal roadways, corridors, stairways, etc., and to use communal grounds, parking areas and other facilities;
- Where there is more than one Leaseholder, all the Leases are the same in all important respects;
- The Lease has no particularly troublesome or unusual restrictions;
- There is no current dispute over the Lease, or any outstanding claim or lawsuit concerning it;
- The unexpired term of the Lease is 70 years unless otherwise stated in Section E1;
- The Property is fully insured.

13.0 Typical House Diagram

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



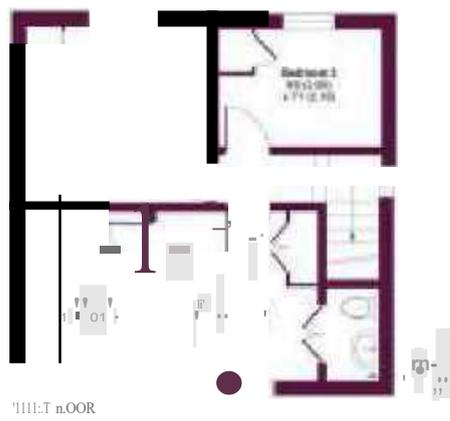
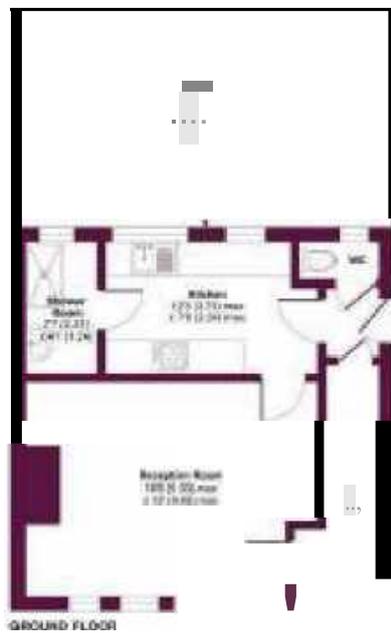
14.0 Appendices

Appendix A Floor Plans

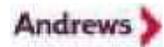
Appendix A

Floor Plans

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Each plan produced in accordance with BS8533 Property Measurement - Accuracy Requirements
Produced by Andrews Estate Agents, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000



15.0 Asbestos Information

These notes are for initial guidance and the intention is not to cause undue alarm. Asbestos content in building materials is relatively common, especially in buildings prior to 2000.

Asbestos content is not a health hazard unless materials are disturbed. Nevertheless, there has been increasing awareness of the health hazards of such materials, and removal can be expensive if it requires the services of a licenced asbestos contractor.

It is therefore important when works are carried out that you, and/or another responsible person and/or company who instructs contractors to carry out works, make them aware of any possible asbestos. We recommend instructing an asbestos survey to be undertaken with an asbestos management policy prior to instructing any works, for the sake of everyone's safety

You should also seek confirmation that the contractors are familiar with such materials. If extensive removal or repair of damaged asbestos-containing material should occur, then this must be carried out by a licensed asbestos removal contractor.

Our building survey report is not to be construed as an asbestos survey, although we may mention any possible asbestos we may identify in passing. Such materials can often be hidden in older buildings, so care should be taken to make checks before investigating structures, roof, ceilings, finishes, etc.

Below are some examples of materials which (retrofit) properties may contain:

Damp Proof Course and Felt Flashings

Strips and sheets of bitumen felt with asbestos added for strength have often been used to improve the waterproof integrity of the footings of older buildings.

In normal service, the material is very stable and fibre release is unlikely. Therefore, under present legislation, it does not need to be replaced but can be managed 'in situ'.

In the event of refurbishment involving the dismantling of the buildings, the contractor should be advised of potential asbestos content.

If the felt is removed for disposal, it should not be broken up or burnt, which may liberate asbestos fibres into the atmosphere.

A pad of bitumen felt with asbestos added for strength was frequently applied to the underside of sink units as transit packing from manufacturers. In normal service, the material is very stable and fibre release is unlikely and therefore, under present legislation, does not need to be removed.

If the pad is removed for disposal, it must not be broken up or burnt, which may liberate asbestos fibres into the atmosphere.

Floor Tiles

It is possible that the floor tiles may contain asbestos-based content, as do the glues used to attach these to the floor. Early "plastic" floor tiles often had a small amount of asbestos added for extra strength in the material. The material is very stable and has a low asbestos content (up to 7%). In normal service, fibre release is unlikely. Therefore, under present legislation, they do not need to be replaced. Generally, if tiles are in good condition, they can often be left alone and "managed in situ" by annual inspection and simple

maintenance. The glues used may in certain cases contain asbestos.

Soffits

The panels are frequently asbestos cement composite. This can be fibrous and potentially hazardous if damaged and/or disturbed, but can often be left alone and "managed in situ" by annual inspection and simple maintenance such as painting.

Ceiling Artex

Old decorative ceiling coatings like "Artex" often had small amounts of asbestos added to the material to improve strength. Generally, if ceilings are in good condition, they can be left alone and "managed in situ" by annual inspection. Maintaining a good paint covering is also useful.

Roof Tiles and roof underlining

It is not always possible to correctly identify asbestos content in roof tiles. If a roof is removed, it would be prudent to check that there are no asbestos-based materials, either within the tiles or by way of hidden roof lining, often called an under-cloak.

Useful sources of information and regulations

Control of Asbestos Regulations 2006

The Asbestos (Licencing) Regulations 1998 (As amended) The Asbestos (Prohibition) Regulations 1992 (Amended 1998) Health & Safety Executive (HSE)

The Royal Institution of Chartered Surveyors (RICS) Asbestos Watchdog

TYPES OF ASBESTOS

White

Chrysotile has been used more than any other type and accounts for about 95% of the asbestos found in buildings. The most common use is within corrugated asbestos cement roof sheets typically used for outbuildings, warehouses and garages. It is also found as flat sheets used for ceilings and sometimes for walls and floors.

Brown

Amosite is from Asbestos Mines of South Africa. One formula given for amosite is it is found most frequently as a fire retardant in thermal insulation products and ceiling tiles.

Blue

Crocidolite commonly occurs as soft fibres. Common uses include:

- Packing of plumbing joints
- Ceilings and roof materials
- Glues
- Thermoplastic tiles
- Heat insulation
- Cookers, boilers, flues, chimney pots and some older domestic appliances
- Some roofing tiles
- Some Artex types of ceiling coverings
- Some screw fixing plugs in walls
- A useful site is set out below

Ref: <http://www.hse.gov.uk/asbestos/essentials/index.htm>

16.0 Glossary

Aggregate: Pebbles, shingle, gravel etc. used in the manufacture of concrete, and in the construction of 'soakaways'.

Airbrick: Perforated brick used for ventilation, especially to floor voids (beneath timber floors) and roof spaces.

Architrave: Joinery moulding around window or doorway.

Artex: Common name for proprietary ceiling coverings, older versions of which can have some asbestos content.

Asbestos: Fibrous mineral used in the past for insulation. Can be a health hazard; specialist advice should be sought if asbestos (especially blue asbestos) is found.

Asbestos Cement: Cement with 10-15% asbestos fibre as reinforcement. Fragile, will not bear heavy weights. Hazardous fibres may be released if cut or drilled.

Ashlar: Finely dressed natural stone: the best grade of masonry.

Asphalt: Black, tar-like substance, strongly adhesive and impervious to moisture. Used on flat roofs and floors.

Barge Board: (See Verge Board)

Balanced Flue: Common metal device normally serving gas appliances, which allows air to be drawn to the appliance whilst also allowing fumes to escape.

Beetle Infestation: (Woodboring insects: woodworm) Larvae of various species of beetle, which tunnel into timber causing damage. Specialist treatment normally required. Can also affect furniture.

Benching: Smoothly contoured concrete slope beside drainage channel within an inspection chamber. Also known as Haunching.

Bitumen: Black, sticky substance, related to asphalt. Used in sealants, mineral felts and damp proof courses.

Breeze Block: Originally made from cinders ('breeze'), the term is now commonly used to refer to various types of concrete and cement building blocks (blockwork).

Carbonation: A natural process affecting the outer layer of concrete. Metal reinforcement within that layer is liable to early corrosion, with consequent fracturing of the concrete.

Cavity Wall: Standard modern method of building external walls of houses, comprising two leaves of brick or blockwork separated by a gap ("cavity") of about 50mm (2 inches).

Cavity Wall Insulation: Filling of wall cavities by one of various forms of insulation material

- Beads: Polystyrene beads pumped into the cavities. Will easily fall out if the wall is broken open for any reason
- Foam: Urea formaldehyde foam, mixed on site and pumped into the cavities where it sets. Can lead to

problems of dampness and make replacement of wall ties more difficult
- Rockwool: Inert mineral fibre pumped into the cavity

Cavity Wall Tie: Metal tie bedded into the inner and outer leaves of cavity walls to strengthen the wall. Failure by corrosion can result in the wall becoming unstable; specialist replacement ties are then required.

Cesspool: A simple method of drain comprising a holding tank that needs frequent emptying. Not to be confused with Septic Tank.

Chipboard: Also referred to as "particle board". Chips of wood compressed and glued into sheet form. Cheap method of decking to flat roofs, floors and (with Formica or melamine surface) furniture, especially kitchen units.

Collar: Horizontal timber member intended to restrain opposing roof slopes. Absence, removal or weakening can lead to Roof Spread.

Combination Boiler: Modern form of gas boiler which activates on demand. With this form of boiler there is no need for water storage tanks, hot water cylinders, etc., and generally the pressure is much better for showers.

Condensation: Occurs when warm moist air meets a cold surface. The water in the air then either settles as water droplets on the surface (as it does on windows for example), or if the surface is absorbent, it soaks into the surface. In the latter case condensation is often not noticed unless or until mould appears. (See also Ventilation)

Coping/Coping Stone: Usually stone or concrete, laid on top of a wall as a decorative finish and to stop rainwater soaking into the wall.

Corbell: Projection of stone, brick, timber or metal jutting out from a wall to support a weight.

Cornice: Ornamental moulded projection around the top of a building or around the wall of a room just below the ceiling.

Coving: Curved junction between wall and ceiling.

Dado Rail: Wooden moulding fixed horizontally to a wall, approximately 1 metre above the floor, originally intended to protect the wall against damage by chair backs, now very much a decorative feature.

Damp Proof Course: (DPC) Course layer of impervious material (mineral felt, PVC, etc.) incorporated into a wall to prevent dampness rising up the wall or lateral dampness around windows, doors, etc. Various proprietary methods are available for damp proofing existing walls, including "electro-osmosis" and chemical injection.

Deathwatch Beetle: (*Xestobium Rufovillosum*) Serious insect pest in structural timbers, usually affects old hardwoods with fungal decay already present.

Double Glazing: A method of thermal insulation, usually either: Sealed unit: Two panes of glass fixed and hermetically sealed together; or Secondary glazing: this is a second "window" placed inside the original window. It can be quite effective.

Downpipes: Vertical drainage pipes from guttering.

Dry Rot: (*Serpula Lacrymans*.) A fungus that attacks structural and joinery timbers, often with devastating results. Can flourish in moist, unventilated areas. Not to be confused with Wet Rot.

Eaves: The overhanging edge of a roof.

Efflorescence: Salts crystallised on the surface of a wall as a result of moisture evaporation.

Engineering Brick: Particularly strong and dense type of brick, sometimes used as a damp proof course.

Fibreboard: Cheap, lightweight board material of little strength, used in ceilings or as insulation to attics.

Flashing: Building technique used to prevent leakage at a roof joint. Normally metal (lead, zinc, copper) but can be cement, felt or proprietary material.

Flaunching: Contoured cement around the base of chimney pots, to secure the pot and to throw off rain.

Flue: A smoke duct in a chimney, or a proprietary pipe serving a heat-producing appliance such as a central heating boiler, or solid fuel appliance such as a wood-burning stove.

Flue Lining: Metal (usually stainless steel) tube within a flue essential for high output gas appliances such as boilers. May also be manufactured from clay and built into the flue.

Foundations: Normally concrete, laid underground as a structural base to a wall - in older buildings may be brick or stone.

Frog: A depression imprinted in the upper surface of a brick, to save clay, reduce weight and increase the strength of the wall. Bricks should always be laid frog uppermost.

Fused Spur: Power socket that does not have a plug going into it, but rather the cable from an appliance like a fridge, radiator, burglar alarm, etc., and has a fuse socket built into it.

Gable: Upper section of a wall, usually triangular in shape, at either end of a ridged roof - Gable end.

Gang: Referred to for 13-amp power points: 1 gang = 1 single socket; 2 gang = 1 double socket.

Ground Heave: Swelling of clay subsoil due to absorption of moisture: can cause an upward movement in foundations.

Gully: An opening into a drain, normally at ground level, placed to receive water, etc., from downpipes and waste pipes.

Haunching: see 'Benching'

Hip: The external junction between two intersecting roof slopes.

Inspection Chamber: Commonly called a manhole. Access point to a drain comprising a chamber (of brick, concrete or plastic) with the drainage channel at its base and a removable cover at ground level.

Jamb: Side part of a doorway or window.

Joist: Horizontal structural timber used in flat roof, ceiling and floor construction. Occasionally also metal.

Landslip: Downhill movement of unstable earth, clay, rock, etc., often following prolonged heavy rain or coastal erosion, but sometimes due entirely to subsoil having little cohesive integrity.

Lath: Thin strip of wood used in the fixing of roof tiles or slates, or as a backing to plaster. Lath and plaster walls were very common in houses from late 1800s to 1950s.

Lintel: Horizontal structural beam of timber, stone, steel or concrete placed over window or door openings.

Lime mortar: a hydrated lime mortar mix found in older buildings since Roman times; offers a flexible joint with good properties for conservation.

LPG: Liquid Petroleum Gas or Propane. Available to serve gas appliances in areas without mains gas. Requires a storage tank.

Manhole: - See Inspection Chamber

Mortar: Mixture of sand, cement, lime and water, used to join stones or bricks.

Mullion: Vertical bar dividing individual lights in a window.

Newel: Stout post supporting a staircase handrail at top and bottom. Also, the central pillar of a winding or spiral staircase.

Oversite: Rough concrete below timber ground floors: the level of the oversite should be above external ground level.

Parapet: Low wall along the edge of a flat roof, balcony or above the roof line between terraced or semi-detached buildings; can form the edging of older roofs, for example London Butterfly roofing.

Pier: A vertical column of brickwork or other material, used to strengthen the wall or to support a weight.

Plasterboard: stiff 'sandwich' of plaster between coarse paper. Now in widespread use for ceilings and walls.

Pointing: Smooth outer edge of mortar joint between bricks, stones, etc.

Powder Post Beetle: (Bostrichidae or Lyctinae family of beetles) A relatively uncommon pest that can, if untreated, cause widespread damage to structural timbers.

Purlin: Horizontal beam in a roof upon which rafters rest.

Quoin: The external angle of a building; or, specifically, bricks or stone blocks forming that angle.

Rafter: A sloping roof beam, usually timber, forming the carcass of a roof.

Random Rubble: Primitive method of stone wall construction with no attempt at bonding or coursing.

Rendering: Vertical covering of a wall, either plaster (internally) or cement (externally), sometimes with pebbledash, stucco or Tyrolean textured finish.

Reveals: The side faces of a window or door opening.

Ridge: The apex of a roof.

Riser: The vertical part of a step or stair.

Rising Damp: Moisture soaking up a wall from below ground by capillary action, causing rot in timbers, plaster decay, decoration failure, etc.

Roof Spread: Outward bowing of a wall caused by the thrust of a badly restrained roof carcass (see Collar).

Screed: final, smooth finish of a solid floor; usually cement, concrete or asphalt.

Septic Tank: a tank installation whereby sewage decomposes through bacteriological action, which can be slowed down or stopped altogether by the use of chemicals such as bleach, biological washing powders, etc. Not to be confused with Cesspool.

Settlement: General disturbance in a structure showing as distortion in walls, etc., possibly a result of major structural failure, very dry weather conditions etc. Sometimes of little current significance. (See also Subsidence)

Shakes: Naturally occurring cracks in timber; in building timbers, shakes can appear quite dramatic, but strength is not always impaired.

Shingles: Small rectangular slabs of wood used on roofs instead of tiles, slates, etc.

Soakaway: Arrangement for disposal of rainwater, utilising graded aggregate laid below ground.

Soaker: Sheet metal (usually lead, copper or zinc) at the junction of a roof with a vertical surface of a chimneystack, adjoining wall etc. Associated with flashings, that should overlay soakers.

Soffit: The under-surface of eaves, balcony, arch etc.

Solid Fuel: Heating fuel, normally coal, coke or one of a variety of proprietary fuels.

Spandrel: Space above and to the sides of an arch; also the space below a staircase.

Strut: Bracing timber in roofs that spreads loads from rafters and purlins to the structural components below.

Stud Partition: Lightweight, sometimes non-load bearing wall construction comprising a framework of timber faced with plaster, plasterboard or other finish.

Subsidence: Ground movement, generally downward, possibly a result of mining activities or clay shrinkage.

Subsoil: Soil lying immediately below the topsoil, upon which foundations usually bear.

Sulphate Attack: Chemical reaction activated by water, between tricalcium aluminate and soluble sulphates. Can cause deterioration in brick walls and concrete floors.

Tie Bar: Heavy metal bar passing through a wall, or walls, to brace a structure suffering from structural instability.

Torching: Mortar applied on the underside of roof tiles or slates to help prevent moisture penetration. Not necessary when a roof is underdrawn with felt.

Tread: The horizontal part of a step or stair.

Trussed Rafters: Method of roof construction utilising prefabricated triangular framework of timbers. Now widely used in domestic construction.

Underpinning: Method strengthening weak foundations whereby a new, stronger foundation is placed beneath the original.

Valley Gutter: Horizontal or sloping gutter, usually lead or tile lined, at the internal intersection between two roof slopes.

Ventilation: Necessary in all buildings to disperse moisture resulting from bathing, cooking, breathing, etc., and to assist in prevention of condensation. Floors - necessary to avoid rot, especially Dry Rot; achieved by airbricks near to ground level. Roofs - necessary to disperse condensation within roof spaces; achieved either by airbricks in gables or ducts at the eaves. (see Condensation)

Verge: The edge of a roof, especially over a gable.

Verge Board: Timber, sometimes decorative plastic material, placed at the verge of a roof; also known as Barge Board.

Wainscot: Wood panelling or boarding on the lower part of an internal wall.

Wall Plate: Timber placed at the eaves of a roof, to take the weight of the roof timbers.

Waste Pipe: Drainage pipe for baths, basins, WCs.

Wet Rot: (*Coniophora Puteana*) Decay of timber due to damp conditions. Not to be confused with the more serious Dry Rot.

Woodworm: Colloquial term for beetle infestation: usually intended to mean Common Furniture Beetle (*Anobium Punctatum*): by far the most frequently encountered insect attack in structural and joinery timbers.