

# Survey Level 3

Property address

Address redacted

Client(s)

Names redacted

Prepared by

Building Surveyors NW Ltd.  
Chartered Surveyors  
Chartered Building Engineers.

The Hedgerows, Goose Lane, Cloughton-on-Brock, Preston. PR3 0FY.

Date of inspection and report  
00/00/2026



Regulated by RICS

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Please read the entire report in order.

RICS is the world's leading qualification when it comes to professional standards in land, property and construction. In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism. Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members. RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity – providing impartial, authoritative advice on key issues affecting businesses and society.

## Introduction to the report

The Level 3 Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Level 3 Building Survey aims to:

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

This section gives an outline description of what the inspection covers.

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

After reading the report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you.

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

Where practicable and agreed we report on the likely cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.

Purely cosmetic and minor maintenance/repair defects are not generally reported. Although not a definitive figure, we would generally classify repairs and maintenance items costing less than £1,000 to be "minor". The report that we provide is not a warranty or a snagging list.

We only carry out a visual inspection.

Documents you request before you sign contracts. There are usually documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

C Energy Efficiency EPC certificate

E5 HETAS certificate for solid fuel fire or gas safety certificate for gas fire.

F1 Electric test certificate

F2 Gas safety certificate

F4 Heating installation records of service

No liability whatsoever will be accepted for any costs associated with any defect identified within this report and designated as Condition Rating 2 or 3,

or any advisory comment recommending further investigations (or further enquiries or specialist advice) if those further investigations are not subsequently carried out before a legal commitment to purchase.

### **Level 3 Survey terms of engagement.**

#### **The inspection**

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

The surveyor does not force or open up the fabric of the property. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, roof spaces, etc., removing secured panels and/or hatches or undoing electrical fittings. Loft hatches will be lifted where it is safe to do so. The Surveyor will not open hatches which are sealed closed (e.g. with screws, nails, glue, sealant, etc), or those which are glazed, those which are located in confined spaces, those which are located directly above staircases or those which are over 3 metres above floor level. The under-floor areas are inspected where there is safe access, but the Surveyor will not lift floorboards which are fixed down. The surveyor will have regard to his or her own safety, the safety of others and risk of damage to the property when deciding whether or not any particular element can be inspected. The surveyor does not move furnishings or personal possessions.

Our external inspection is carried out from ground level and from a 3.0m surveyor's ladder (for single storey flat roofs). If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property (where such access is available). This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis. The surveyor will have regard to his or her own safety (and the safety of others) when assessing which parts of the property can (or cannot) be inspected. It follows that two storey flat roofs, bay roofs, etc., are often not inspected.

Roof areas will be inspected from ground level or from an available vantage point and the surveyor will carry with him a 3 metre (10ft) long ladder (for single storey flat roofs). This means that the surveyor may be unable to view some roofs, particularly flat roofs of two-storey or higher parts of the building.

The surveyor will try to operate a random selection of doors, windows, etc. The surveyor will not operate all doors and windows. Minor defects (e.g. defective ironmongery) are generally not reported.

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

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

There will be some parts of the building (such as foundations) that the surveyor cannot inspect directly. However, where possible the surveyor will draw secondary inferences from visible defects (such as the pattern of cracking) and inform you if we have reason to suspect that a hidden defect may exist. If it is suspected that hidden defects exist which could have a material effect on the value of the property, the surveyor will so advise and recommend more extensive investigation prior to entering into a legal commitment to purchase.

The surveyor will make one visit to the property. Any further visits will attract additional charges.

### **Services to the property**

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

### **Outside the property (grounds)**

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access, these are reported and advice is given on any potential underlying risks that may require further investigation. Buildings with swimming pools and sports facilities are treated as permanent outbuildings and therefore are inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally and externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

### **Flats**

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

### **Dangerous materials, contamination and environmental issues**

The surveyor does not carry out searches. If the surveyor suspects a problem, he or she recommends further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this

assumption. However, if the inspection shows that these materials have been used, the surveyor will report this. The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a 'duty holder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health. The surveyor does not consult the duty holder.

The surveyor does not comment on rodents, insects, etc.

The surveyor will identify invasive species if seen during the inspection. However, the surveyor is not an expert in horticultural matters. Such species often die back in winter and they are often not easily identified.

### **The report**

The surveyor produces a report of the results of inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance are generally not reported. The report should be construed as an assessment of the overall condition of the (accessible parts of the) property at the time of inspection. It is not an inventory of every single defect, some of which would not significantly affect the value or use of the property. If the report does refer to some minor defects this does not imply that the building is free from other such defects. The report is not a warranty. Minor defects are often not reported and minor defects are generally defined as those costing less than £1,000 to correct.

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

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

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

In the element boxes in sections D, E, F and G, we describe the various parts and give condition ratings at the ends of paragraphs, where relevant. The worst condition rating is recorded at the end of each section (in green, amber or red). The condition ratings are described below. The report covers matters that, in the surveyor's opinion, need to be dealt with urgently or may affect the value of the property.

It is very important that you read this report as a whole. In the main body of the report, we will notify you of the actions that will be required prior to exchange of contracts. Where we have given elements a Condition Rating of 2 or 3, we particularly refer you to the section at the end of the report entitled 'What to do now'. You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase. You should understand that in certain circumstances an item designated as a Condition Rating 2 can deteriorate quite rapidly to a Condition Rating 3.

When an Element comprises one or more distinctive parts e.g. a Flat and a Pitched roof or a Porch and a Conservatory, the condition of all the parts will be described in the report. However, the Condition Rating given will be that which reflects the part in the worst condition. Where part of an Element is not visible, this will be made clear in the 'Limitations to inspection' at the beginning of each element group. The Condition Rating given refers only to the part which could be inspected.

### **Condition ratings**

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

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

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

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

NI – not inspected.

### **Further investigations**

Further investigations (or specialist advice or further enquiries, etc.) should be obtained prior to legal commitment to purchase the property (see 'What to do now'). We cannot accept any professional liability on any matter where we have recommended further investigation (etc.) and where that further investigation (etc.) was not done (prior to legal commitment to purchase).

### **Risks**

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

### **The service**

The surveyor provides only the standard Level 3 Home Survey Service ('the service') described here, unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor.

Examples of extra services include:

Address redacted

Re-inspection.

Market valuation and re-instatement cost.

### **The surveyor**

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

### **General**

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.

The report does cover the visible structural condition of the building, but does not include an assessment of compliance with building regulations or building design. We will not list every single superficial defect. This report is not intended to be a snagging list or a warranty.

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

Intermittent faults (e.g. to services) may not be apparent on the day of inspection. Services are subject to a non-destructive visual inspection only. We do not enliven services which are turned off or isolated at the time of our visit (e.g. if gas, electricity, water, etc. in an unoccupied house are turned off).

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

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

### **Valuation terms of engagement (where instructed as an additional service).**

The purpose for which the valuation service is required shall be to provide an opinion of the value of the Freehold/Leasehold interest in the property (as specified by the client). The valuation is provided for the stated purpose only.

The valuation (including the inspection and the report) will be undertaken by Jonathan Higginson MRICS, MCABE, who is a Chartered Surveyor and a Registered Valuer. It is confirmed that the Valuer has the professional status, knowledge and experience to carry out the service.

The valuation will be undertaken in accordance with the latest version of the Royal Institution of Chartered Surveyors (RICS) Valuation Professional Standards. Compliance with RICS Valuation - Professional Standards may be subject to monitoring under the Institution's conduct & disciplinary regulations.

It is confirmed that the Valuer has no interest in the property or any other conflict that will prevent the valuation being undertaken.

Unless otherwise specifically agreed in writing, the value advised by the Valuer shall be in accordance with one or more of the following definitions:-

Market Value (MV). "The estimated amount for which an asset or liability should exchange on the valuation date, between a willing buyer and a willing seller, in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

Market Rent (MR). "The estimated amount for which an interest in real property should be leased on the valuation date, between a willing lessor and a willing lessee on appropriate lease terms, in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

Projected Market Value (PMV). "The estimated amount for which an asset or liability is expected to exchange at a date after the valuation date and specified by the Valuer, between a willing buyer and a willing seller, in an arm's length transaction, after proper marketing and where the parties have each acted knowledgeably, prudently and without compulsion."

Insurance Value. The reinstatement cost figure for permanent buildings is provided for insurance purposes and is not directly related to market value of the property.

Unless the surveyor has access to particular cost information relating to the property or the locality, the reinstatement cost will be calculated by reference to the Indices and Guidance published by the Building Costs Information Service. The figure stated will only include value added tax on professional fees not on building costs and will not take into account other potential or consequential losses such as costs of alternative accommodation. The reinstatement cost should be revised annually or when any significant alterations or extensions are undertaken. Where a flat is the subject of the inspection the figure which will be given will be for the subject property only and it will be assumed that the client's legal adviser will confirm what appropriate alternative arrangements will require to be made. N.B. An explanation of the definitions is available from the Valuer's office if requested.

All monetary values will be quoted in pounds sterling.

The Valuer shall have regard to apparent state of repair and condition of the property, so far as the structure and fabric are accessible. However, a valuation of a property is not a report upon condition (such as a level 2 or 3 survey). The Valuer will be entitled to assume that an inspection of inaccessible areas would not reveal defects of significant magnitude to require him to make a material adjustment to the valuation.

In the course of his report the surveyor will draw attention to communal aspects of flats and will comment upon shared driveways etc., but only to the extent where these may have an effect upon value.

The date of valuation will be deemed to be the date on which the inspection was made unless otherwise stated.

The Valuer, unless otherwise expressly agreed, will rely upon information provided to him by the client or the client's legal or other professional advisers relating to tenure, tenancies and other relevant matters.

In preparing the valuation report, the following assumptions will be made:-

1. That no high alumina cement, concrete or calcium chloride additive, or other potential deleterious materials was used in the construction of the property or has since been incorporated,
2. That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown,
3. That the property and its value are unaffected by any matters which would be revealed by a local search and replies to the unusual enquiries or by any statutory notice and that neither the property nor its condition nor its use nor its intended use is or will be unlawful,
4. That the inspection of those parts which have not been inspected will neither reveal material defects nor cause the Valuer to alter the valuation materially,
5. It is assumed that, unless otherwise stated, roads, sewers and services outside the curtilage of the property are the responsibility of the local authority or other statutory body. He will assume, unless otherwise stated, that all services, roads, etc. are under normal terms.
6. The valuation is based on the assumption that the property is being sold with vacant possession and, unless otherwise stated, for owner occupation.
7. That further investigation into planning permission, building warrant, hazardous materials, onerous restrictions, etc. will not reveal anything sufficiently adverse as to materially affect the value. Any other assumptions will be clearly stated in the report.

Any other assumptions will be clearly stated in the valuation report. However the Valuer shall be under no duty to verify these assumptions.

The construction of the property over the years and particularly the finishes used may have contained hazardous materials. These are impossible to detect without specific tests and these are beyond the scope of the report. We would draw your attention particularly to the fact that there is a strong possibility that the property built or modernised in the 20th century may contain asbestos in one or more of its components or fittings. The use of asbestos has been extremely diverse from acting as an insulant in boilers to being added to finishes to improve the binding. It is frequently unexposed and as it was used as an additive to building products such as cement based guttering and insulation and roof sheeting, its presence can only be confirmed by testing. It is beyond the scope of the inspection to test for asbestos. If you have any concern, you should arrange for a specialist to undertake appropriate tests.

The Valuer shall provide to the client a report setting out his opinion of the value of the relevant interest in the property. The report will be provided for the stated purposes and for the sole use of the named client. It will be confidential to the client and his professional advisers. The Valuer accepts responsibility to the client alone and the report will be prepared with the skill, care and diligence reasonably to be expected from a competent chartered

Address redacted

surveyor, but accepts no responsibility whatsoever to any person other than the client himself. Any such person relies upon the report at his own risk. Neither the whole nor any part of the report or any reference to it may be included in any published documents, circular or statement nor published in any without the Valuer's written approval of the form and the context in which it may appear.

The principal objective of the report is to provide an opinion of market value. The report will generally not contain detailed information on the condition of the property, or list individual defects or necessary works.

If you have any dissatisfaction with our service, Building Surveyors NW Limited, Chartered Surveyors, has a complaints procedure in accordance with the requirements of the Royal Institution of Chartered Surveyors. A copy of this can be provided on request.

## A About the inspection

### **Surveyor's name**

Jonathan Higginson. MRICS. MCABE.

The property has been inspected by, and this report has been prepared by Jonathan Higginson MRICS, MCABE, who is a Chartered Surveyor (and an RICS Registered Valuer) and a Chartered Building Engineer. It is confirmed that the Surveyor has the professional status, knowledge and experience to carry out the service. The Surveyor has carried out the service on behalf of Building Surveyors NW Ltd. and the Surveyor has no personal liability in the matter.

### **Surveyor's RICS number**

0842434.

### **Company name**

Building Surveyors NW Ltd.

### **Date of the inspection**

00 00 2026.

### **Report reference number**

0000.

### **Related party disclosure**

I am not aware that there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

### **Client and instructions**

Our instructing client is the prospective purchaser of the property.

We have confirmed the client's instructions by email and we have provided our usual terms and conditions of engagement (also by email).

The purchaser has made us aware that the property has been extended at the rear and there has been a loft conversion.

The purchaser has asked us to comment on whether the extension and loft conversion have been completed to a suitable standard.

The purchaser has raised dampness, mould, subfloor condition, roof structure, hidden defects, glazing type and subfloor storage as areas of concern.

Address redacted

We confirm that we have noted these concerns and that we will address these (so far as we are able within the scope of this service).

### **Full address and postcode of the property**

Address redacted.

### **Weather conditions when the inspection took place**

It was mainly dry and overcast at the time of the inspection. This followed a period of similar weather.

### **The status of the property when the inspection took place**

The property was occupied and fully furnished with floor coverings and finishes in the rooms.

The property was occupied by a family, with several large dogs and several cats. Some of the cats were not allowed outside. The dogs had to be moved around in order to allow us access to various areas. Our inspection was much more restricted than normal.

There were fitted units in the kitchen. Some parts of the walls were tiled. Our inspection of some areas was restricted.

The current owner was present at the time of inspection.

You must appreciate that we were working in a property owned or occupied by someone else. We do not touch other people's personal furnishings, contents, possessions, etc. It therefore follows that our inspection was restricted.

Floor coverings were not lifted.

The furniture, stored items, personal effects etc. in the property limited our inspection.

Walls and surfaces concealed by tiles and panels, cupboards with backs, radiators and large freestanding items of furniture were not inspected.

The exterior of the building was inspected from ground level using binoculars as required and internally our inspection was from floor level. Only a limited view of upper components was available from ground level.

The taking of moisture meter readings was hampered by heavy furniture items, kitchen fittings, tiled finishes etc. It is possible that dampness may be discovered should such fixtures and fittings be removed.

Our inspection was of a non-destructive visual nature.

Address redacted

Our report covers only those areas we were able to inspect. Unseen areas are specifically excluded from the report and we cannot confirm that such areas are free from defect.

## B Overall assessment

This section provides our overall opinion of the property, highlighting major areas of concern. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report.

### **Overall opinion**

The subject property is a two storey semi-detached house.

This property is an older house. Such properties are not built to modern Building Regulations standards and they will be more prone to issues like dampness, heat loss, structural movement, water ingress, etc. Older houses will require more frequent repair and maintenance.

The property has been altered and extended. The advice in this report assumes that any such works carry all necessary consents and approvals. Further checks are recommended.

Our inspection revealed the property to be structurally satisfactory with no major structural repairs required.

Our biggest area of concern with this property is dampness and timber defects. We noted dampness throughout the ground floor walls along with visible damp patches. We noted dampness to the timber floors. There is a high risk of further defects to the unseen areas (e.g. under the floors). A major programme of damp control and timber treatment work is needed and this is likely to be disruptive and expensive.

We also noted roof level defects such as defective slates and flashings, poorly bedded and pointed ridge tiles, rotting fascia boards, defective guttering, etc. Roof level repair and renewal are needed. Access equipment will increase the cost of this work.

As well as those items individually discussed above, there are various other repairs and improvements required which are considered more normal for a property of this age and type.

If you intend to proceed with the purchase of this property, you should only do so after fully investigating the issues reported and if you are prepared to accept the associated risks.

In terms of its condition, this property is considered to be a reasonable proposition for purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported.

The purchaser is advised to obtain further investigations and quotations for all the issues reported, in order to get an accurate assessment of the scope and cost. Only then will you be able to make an informed decision as to whether or not to proceed with the purchase and, if so, at what price.

The various elements of the property requiring significant repair are listed below (and generally these are the items Condition Rated 2 or 3 in the report):

	Description	Cost £	Priority
1.	Roof level repairs, including replacement of defective slates, replacement of defective flashings, re-bedding and repointing of ridge tiles, etc, including access equipment.	3,000	B
2.	Brickwork and pointing repairs to the house walls.	2,000	B
3.	Repair and renewal of eaves joinery, rainwater goods, etc.	4,000	B
4.	Provisional sum for damp control and timber treatment work, pending specialist advice.	10,000	A
5.	Provision of an extract fan in the bathroom.	2,000	B
6.	Provisional sum for improvements to bathrooms, etc (e.g. renewal of the older sanitaryware).	5,000	B
7.	Re-glazing (or renewal) of any glazed internal doors and screens which do not incorporate safety glass.	2,000	B

In addition, the following may be required in the longer term (usually meaning more than 5 years). We cannot accurately estimate the timescale or cost of these works.

1. We suspect that the slate roof coverings are original, in the region of 100 years old. Although ongoing repairs may suffice in the short term, complete re-slating may be needed at some stage in the future. We cannot confirm this or comment on timescales from a ground level visual inspection.

Priority A. As soon as possible (immediate).

Priority B. Within 3 years (short term).

Priority C. Within 5 years (medium term).

“Provisional sum (PS)” means that we do not feel able to estimate the scope of work and/or the cost of this particular repair. Further investigation is required. The provisional sum should not be relied upon.

Please bear in mind that cost estimates are based on what the surveyor can see during a single non-destructive visual inspection. It is common for further work to become apparent when finishes etc. are removed.

During a single, non-destructive, visual inspection of the property, it is unlikely that the Surveyor will identify every single issue. This is particularly true with older properties and those in below average condition. Whilst the Surveyor has done his best to provide you with good advice, we cannot guarantee the above list to be exhaustive. It is therefore essential (particularly with older properties and those in below average condition) to allow an additional contingency sum in your budgeting.

Repairs which are thought unlikely to be required within the next 5 years are often not reported or costed. Cost estimates are based on the surveyor's previous experience and arrived at following a non-destructive, single, visual inspection. Further works may become apparent after opening-up (of unseen areas), or further investigation, etc. You should therefore not rely upon the surveyor's estimates. You should obtain further investigations and formal quotation for all issues reported, prior to making a legal commitment to purchase the property.

Purely cosmetic and minor maintenance defects that have no effect on performance are not generally reported. Although not a definitive figure, we would generally classify repairs and maintenance items costing less than £1000 to be "minor".

Having regard for the above, we would normally recommend an additional contingency sum (of around 10% of the cost estimates above) to allow for cost variations, addition work, etc. A higher contingency sum should be used for older properties and those in below average condition.

The above figures cannot be relied upon. The purchaser should obtain further investigations and quotations for all of the issues reported, in order to get an accurate assessment of the scope and cost.

Older properties inevitably require more maintenance than newer ones. The above is not intended to be an exhaustive list.

In addition to the above, there are a number of other aspects, which require attention in due course, which can safely be dealt with as part of an ongoing programme of routine maintenance and upgrading.

We would strongly recommend that you arrange for any builders' or other specialist reports, estimates or tests before you legally commit to purchasing the property so that you are fully aware of the costs.

Care must be exercised when choosing specialists or contractors to ensure they are sufficiently competent, and membership of relevant trade associations should offer some general reassurance.

### **Further investigations**

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

Address redacted

The various elements of the property requiring further investigation are listed below:

Further investigation of the electrical installation (if no recent certification is available).

Further investigation of the gas/oil/solid fuel installation (if no recent certification is available).

Further investigation of the heating installation (if no recent certification is available).

Further investigation of dampness and timber defects.

As soon as you receive the quotations and reports for the further investigations and the repairs specified above, along with the responses from your legal advisor, the Surveyor will be pleased to advise whether or not these change the advice given in this report. Only when you have all of this information should you decide whether or not to proceed with the purchase. You should remain in control of obtaining quotes and reports rather than rely on those provided by others. You are advised, however, that if you should decide to legally commit to purchase without obtaining the above information, you will have to accept the risk that adverse factors may come to light in the future.

### **Photographs.**

































































## C About the property

### **Type of property**

The property comprises a two storey semi-detached house.

### **Approximate year the property was built**

1910.

### **Extensions, alterations, conversions to the property**

The property appears to have been altered and extended as follows:

1. A single storey extension has been added at the rear. We are told that this was only recently finished.
2. The loft has been converted. We understand that this was done a few years ago.
3. The rear reception room window opening has been enlarged to create French doors, date unknown.

The above list is unlikely to be exhaustive. Further enquiries are recommended.

We have not seen any details of the alterations which have been carried out to the property, and such information should be obtained from the vendors prior to purchase.

Your legal adviser should clarify when these alterations were carried out and confirm that all necessary Local Authority approvals were received.

### **Information relevant to flats and maisonettes**

Not applicable.

### **Accommodation**

Ground Floor.

Hall, lounge, dining room, kitchen, utility room, WC.

First Floor.

Landing, three bedrooms, family bathroom.

Loft.

One bedroom (with restricted headroom in places).

The loft room can only be classed as a bedroom if there is Building Regulations Certification for the conversion. Further enquiries are recommended.

## **Construction**

The original property is thought to be of traditional construction. The main roof comprises a timber frame, covered with slates. The main walls are constructed of cavity and solid masonry. The floors are of predominately suspended timber construction.

The two storey rear outrigger is thought to be original (i.e. not a later addition). It appears to be of traditional construction. The roof comprises a timber frame covered with slates. The walls are of solid masonry. The floors are of suspended timber construction.

The single storey rear extension is thought to be of traditional construction. The roof is pitched, timber framed and slated. The walls are of cavity masonry. The ground floor is of solid construction.

## **Fire safety and means of escape.**

The property has accommodation on more than two floors. This makes it a higher fire risk. Mains wired, interlinked heat and smoke detectors (with battery backup) are required throughout the property (to provide early warning in the event of fire). We would also recommend fire resisting doors to the habitable rooms, to slow down the spread of fire and to provide additional time for escape. Fire precautions should have been considered during any cellar or attic conversion.

## **Security**

The PVC windows are relatively secure.

The multi-point door locks (to the PVC and composite doors) are satisfactory. To ensure security, it is advisable to change the locks when taking up occupation.

## **Energy efficiency.**

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

Energy Efficiency Rating  
See EPC.

## **Services**

Gas  
Mains.  
Electricity  
Mains.  
Water  
Mains.

Address redacted

Drainage

Mains.

Central heating

Gas.

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

None.

## **Grounds**

The property occupies a level plot.

The property occupies a regularly shaped plot.

There is a yard to the rear.

There is no garage.

There are no permanent outbuildings.

There is a drive to the front.

There is on street parking.

On street parking is heavily subscribed.

## **Location**

The property is situated in an established residential area close to local amenities.

The property is located in an area of predominantly similar housing.

Your legal advisers should enquire whether there are any planning restrictions in the area. Confirmation is required as to whether the property is within a Conservation Area (or possibly Listed), as special planning controls may apply.

## **Facilities**

There is reasonable access to all local facilities and amenities. You should familiarise yourself with the area.

## **Local environment**

There are no known planning or highway matters that are likely to adversely affect the value of The Property, although no enquiries have been made to the Local Authority. Your legal adviser should provide further guidance, following normal pre-contract searches.

We have not made enquiries regarding flood risk. There were no obvious signs of such issues.

We have not made formal enquiries about the risk of Radon gas.

Address redacted

The property may be located in a historic mining area. Further enquiries are recommended.

We have not carried out local searches.

### **Other local factors**

There are no other significant adverse factors regarding the location of the property, to our knowledge.

## D Outside the property

### Limitations to inspection

Only a limited view of elements at high level was available. Our inspection was from ground level (and a 3.0m surveyors ladder was used for flat roofs less than 3.0m high, where appropriate and safe).

Some parts of the roof covering were not visible.

Rainwater goods were not inspected from above or seen working.

Some parts of the chimney(s) were not visible.

The rear dormer was not fully visible from external ground level.

### D1. Chimney stacks

There are two chimney stacks.

The main chimney is located above the right gable end. It pierces the main roof at the ridge. It appears to contain four flues. These are fitted with a mixture of clay pots and metal cowls. This chimney is exclusive to the subject property (i.e. not shared).

There is a second chimney stack above the rear gable end of the rear outrigger. This appears to be shared with the adjoining house to the left. Some aspects of chimney maintenance will require the cooperation of the adjoining property owner. The rear chimney appears to contain several flues, some of which are capped.

The stacks are sealed to the roof coverings with lead flashings.

Chimney stacks are particularly exposed to the weather and therefore regular maintenance must be carried out to ensure their stability and weather tightness.

Whilst no significant repairs requiring urgent attention were identified, there is some general weathering (as might be expected). Normal maintenance and repair will be needed. Condition Rating 1.

Ideally, any unused flues should be cowled and ventilated to prevent rain penetration and minimise possible condensation. Cowls also help deter nesting birds.

Dampness is common around chimney breasts in older houses, because the chimneys tend not to incorporate the damp proof courses found in more modern houses.

Address redacted

We noted missing pointing to both chimney stacks. Repairs are to be expected in the future. Condition rating 2.

## **Chimney Stacks: Condition Rating 2.**

### **D2. Roof coverings**

The main pitched roof is covered with slates, finished with matching ridge tiles.

The ridge runs left to right across the pair of semi-detached houses. The roof slopes fall to the front and rear.

The roof covering is continuous with that of the adjoining house (i.e. with no joints).

The main roof slopes are not underlain with felt indicating that the covering is original. Older roofs (with no secondary felt lining) are prone to water ingress, from time to time.

The main roof is formed with a traditional "cut" timber (rafter and purlin) frame.

The roof slopes are even and well formed, suggesting that the timber frame remains in adequate condition. Condition Rating 1.

It is essential that the roof coverings are kept in good order to minimise the risks of water penetration and timber deterioration. Roofs are often damaged during maintenance and aerial installation. Care should be taken. For safe access, scaffolding is required for most roof repairs and this can be expensive. Repair works involving over a quarter of the area of a roof will need Building Regulation permission unless undertaken by a member of the 'Competent Person Scheme', such as a Competent Roofer.

Original slate roofs will inevitably deteriorate, requiring eventual renewal. Always replace the roof covering on a "like for like" basis (i.e. replace slate with slate). Modern concrete tile roof coverings are heavier than traditional slates and the original timber roof frame may not be adequate to support any additional weight. Where the roof of a house is continuous with the roof of another house (e.g. on a terraced or semi-detached house), it is important to use the same material as found on the adjoining house roof, in order to maintain a fully weatherproof joint, where the two roofs meet.

There is one roof window to the front roof pitch. This appears serviceable. Condition Rating 1.

We noted a few missing slates to the right hand edge of the front roof pitch. Slate repairs are required. Condition Rating 2.

The rear roof slopes, rear dormer, rear outrigger roof slopes, etc were not fully visible from external ground level or from accessible vantage points. We cannot confirm that unseen areas are free from defect.

Address redacted

We noted some flashings around the rear dormer which appear to have been formed with a temporary repair product. This product has a short life and could fail at any time. More permanent flashings will be needed. Condition Rating 2.

We noted some poor bedding and pointing to some of the ridge tiles. These should be lifted, re-bedded and repointed. Condition Rating 2.

The need for access equipment will increase the cost of roof level work.

The rear dormer is thought to be formed with a timber frame but the frame was not visible. It has an external tile cladding to the vertical faces. The roof is flat.

We cannot comment on the roof covering to the dormer because it was not visible. We cannot confirm that unseen areas are free from defect.

The main loft has been converted, the internal linings of the loft room conceal most of the roof frame, etc from view. We cannot confirm that unseen areas are free from defect.

We suspect that there is no secondary lining under the main roof covering suggesting that the main roof covering is original and over 100 years old. The original slate roof coverings will no doubt deteriorate over time. Ongoing repairs may suffice in the short term but more serious repairs and eventual complete renewal of the roof coverings must be expected in the future.

The rear outrigger roof is as described for the main roof.

The single storey rear extension has a slated roof. The roof slopes fall to the rear. The slate roof covering, flashing, etc appeared serviceable. Condition Rating 1.

The single storey front bay has a single roof pitch falling to the front. This is covered in clay tiles. The tiled roof covering and flashing appeared serviceable. Condition Rating 1.

There have been previous tile repairs to the front bay roof. Given the age of this roof, ongoing repairs are to be expected.

There are no accessible roof spaces in either the front bay or the rear extension. We cannot comment on the roof frames, secondary linings, insulation, ventilation arrangements, etc in these areas. We cannot confirm that unseen areas are free from defect.

### **Roof Coverings: Condition Rating 2.**

### **D3. Rainwater pipes and gutters**

Rainwater fittings are mostly PVC gutters and downpipes.

The weather was dry and rainwater goods were not seen working.

The front gutters are of an older style. The fascia boards (to which the gutters are fixed) appear dated. Complete renewal of these areas is recommended. Condition Rating 2.

We noted green staining to the rear walls of the property, suggesting the rainwater goods are leaking and water is running down the walls. Repairs are needed as a minimum. Condition Rating 2.

For safe access, scaffolding or access equipment will be needed for most repairs and maintenance works to the rainwater fittings, which can be expensive. Repair works are best carried out by a competent roofing contractor or builder.

### **Rainwater Pipes and Gutters: Condition Rating 2.**

#### **D4. Main walls**

The main house walls are finished in brick. The front elevation is thought to be of cavity masonry construction. The side, rear and rear outrigger elevations are thought to be of solid masonry construction (without cavities). Solid walls (without cavities) are more prone to dampness, heat loss, etc. You should research this type of construction and the issues associated with it.

The rear extension is thought to be built with cavity masonry walls.

Some of the rear walls to the main building, outrigger, extension, etc are rendered. Render conceals the true condition of the masonry behind. We cannot confirm that unseen areas are free from defect.

The render appears serviceable, when viewed from ground level. Condition Rating 1.

We noted some worn brickwork and pointing at the rear of the property. Brickwork and pointing repairs will be needed. Condition Rating 2.

Lintels above some openings were not fully visible. We cannot confirm that unseen areas are free from defect. There were no obvious signs of serious lintel defects. Condition Rating 1.

There are stone heads and sills to some openings. These appear original and serviceable, with normal weathering. Condition Rating 1.

There is evidence of a bitumen based damp-proof course to the main walls. Bitumen damp proof courses tend to become brittle and crack, as they age, leading to eventual failure.

The extension walls are likely to incorporate PVC damp proof courses, but these were not fully visible.

We are unable to confirm whether cavity wall insulation has been installed. Further enquiries are recommended.

External ground levels are set at an adequate height in relation to internal floor levels and the apparent height of the damp-proof course.

Cavity walls are formed by two skins of brick, block or masonry with a gap between them. The two skins are held together by wall ties. There is a risk that the metal ties normally built into the wall cavities of buildings or extensions constructed before 1982 will corrode. There were no obvious signs of problems, but we did not directly inspect the wall ties (because they are concealed within the walls). The condition of these ties cannot be properly ascertained without opening up the structure. The need for eventual wall tie replacement must be anticipated but immediate repairs are unlikely to be required.

For safe access, scaffolding or access equipment will be needed for most repairs at height to the walls and this can be expensive. Repair works are best carried out by a competent building contractor.

In order to minimise the risks of damp penetration and decay, it is essential to maintain the exterior of the property in good order at all times.

### **Main Walls: Condition Rating 2.**

## **D5. Windows**

The property is fitted with PVC-u framed windows, which are double glazed.

The PVC windows are in a generally serviceable condition. Normal maintenance and repair will be needed. Condition Rating 1.

From random sampling the PVC windows operated satisfactorily. We do not open every window. Condition Rating 1.

It is recommended that waterproof seals are maintained between window frames and adjacent walls in order to minimise the risk of damp penetration, particularly in exposed locations.

Some windows appear relatively modern. There should be a FENSA certificate (or Building Regulations approval) and there may be a guarantee. Condition Rating 1.

Please note that we are often unable to open, close and test every window. Minor defects (such as defective ironmongery) are generally not reported.

The seals around the edges of double glazed sealed units often fail, allowing moisture to penetrate between the panes of glass, which results in misting and condensation. Whilst unsightly, this is not usually serious, although there is no means of repair and complete replacement of affected units is the only possible solution. With older windows, it may be preferable to replace the entire window and frame, rather than just replacing the failed unit.

Address redacted

Damp can easily penetrate around the edges of window (and door) frames. To minimise problems, it is essential that the frames are kept in repair and carefully sealed to the walls.

Windows can suffer from high levels of condensation, particularly during cold weather. This can be difficult to manage, but is often minimised by good heating and ventilation. Any mould growth is best cleaned with dilute bleach.

Replacement window (and door) frames that were fitted after April 2002 should have either building regulation approval or have been installed by a member of a 'competent person scheme', such as FENSA, CERTASS etc. These are government approved trade associations whose members can self-certify that their installations meet the standards of the building regulations. You should ask your Legal Adviser to check whether these frames comply and whether there is a guarantee available.

All window lock keys should be kept readily available to allow for emergency escape.

### **Windows: Condition Rating 1.**

#### **D6. Outside doors**

The external doors are of PVC and composite construction, with double glazing. They demonstrate normal wear and tear. Normal repair and maintenance will be needed. Condition Rating 1.

The French doors to the rear are of PVC, with double glazing. They demonstrate normal wear and tear. Normal repair and maintenance will be needed. Condition Rating 1.

The French doors to the loft room are of PVC, double glazed. These appear serviceable, with normal wear and tear. Condition Rating 1.

We refer to our comments in D5 regarding guarantees, certification, failed double glazing, etc.

Please note that we do not open, close and test every door. Minor defects (such as defective ironmongery) are generally not reported.

### **Outside Doors: Condition Rating 1.**

#### **D7. Conservatory and porches**

None.

### **Conservatory and Porches: Condition Rating NI.**

## **D8. Other joinery and finishes**

The property has some PVC soffits and fascia boards. These appear generally serviceable, when viewed from ground level. Normal repair and maintenance will be needed. Condition Rating 1.

Where PVC eaves joinery is fitted, we are unable to confirm if this is installed as a replacement for the original timber, or merely fitted as a cladding (over the original timber). Where the latter is case, the original timbers may continue to rot behind the PVC, leading to the need for further future work.

The property has timber soffits, fascia boards, etc to the front. The timber eaves joinery is dated. This should be renewed at the same time as the rainwater goods. Condition Rating 2.

Many purchasers would prefer to install PVC eaves joinery, in order to reduce future maintenance.

The external decorative finishes are worn. Timber repair and redecoration will be needed. Condition Rating 2.

### **Other Joinery and Finishes: Condition Rating 2.**

## **D9. Structural issues**

At the time of inspection there were no signs of significant ongoing structural movement. Condition Rating 1.

Although evidence of previous movement was apparent typical of a property of this age, we noted no evidence of recent significant movement to suggest a need for urgent structural repair. However, the possibility of future movement cannot be discounted. It should be ensured that the property is adequately insured against the usual hazards including subsidence, heave etc.

Older houses tend to be built on lesser foundations, compared to modern homes (which are usually built on deeper, broader, machine dug, concrete foundations). A degree of movement is therefore relatively common in older houses.

Your legal advisers should enquire whether there have been any previous claims against the building insurance policy or other works to arrest or repair structural movement.

Building Surveyors NW have no knowledge of the history of the building and we are unable to comment on any past structural issues. There may have been structural issues in the past which were not immediately apparent at the time of our inspection.

Cracks and signs of structural movement are not always apparent (e.g. internal cracks may be concealed behind furniture). It can be particularly difficult to see signs of structural issues in a house which is occupied and

Address redacted

furnished. Symptoms of structural issues sometimes only become apparent once a house has been emptied.

The surveyor will report issues which are apparent from within the confines of the single, non-destructive visual inspection.

The surveyor cannot provide any form of warranty that the property is free from structural issues or any history of such issues.

### **Structural Issues: Condition Rating 1.**

#### **D10. Other**

All properties require ongoing maintenance and you should make an allowance for these ongoing costs when assessing the affordability of the property. We advise you not to purchase a property if you do not have reserve funds available for regular maintenance and repairs

## E Inside the property

### **Limitations to inspection.**

Most of the main roof space is occupied by the loft accommodation. The wall, floor and ceiling linings conceal many areas from view. We cannot confirm that unseen areas are free from defect.

Stored items in the eaves areas restricted our inspection.

Furnishings and contents restricted our internal inspection.

Finishes and floor coverings restricted our internal inspection. Fitted floor coverings were not lifted.

### **E1. Roof structure.**

Most of the main roof space is occupied by the loft accommodation. The wall, floor and ceiling linings of these rooms conceal most of the roof frame, secondary linings, insulation, ventilation provisions, etc, from view.

There should be Building Regulations approval and certification for the loft conversion. If there is no certification, then further upgrading may be needed. We cannot comment on compliance with Building Regulations from within the confines of a visual inspection.

There are eaves hatches to the front of the loft room. The eaves areas were full of stored items and this restricted our inspection.

The roof is constructed of traditional 'cut' timber framing. The visible timbers appear serviceable. Normal repair and maintenance will be needed. Condition Rating 1.

There is no secondary lining under the roof coverings, suggesting that the roof is original.

We cannot comment on loft insulation or ventilation arrangements due to the restricted nature of our inspection.

There were no loft hatches in the rear outrigger, rear extension, front bay, etc. We cannot comment on the roof frames, secondary linings, insulation and ventilation arrangements in these areas. We cannot confirm that unseen areas are free from defect.

Upgrading of insulation levels should be considered to reduce heat losses and also minimise the risks of frost damage and plumbing leaks.

Address redacted

Mice and other vermin are common in lofts and often enter buildings during autumn as the colder weather approaches. As electrical cabling and insulation could be harmed, poison should be carefully laid or traps set.

We do not lift insulation. Older insulation (some of which can contain asbestos) may be concealed below the upper layer of newer insulation. We are not asbestos surveyors and we have not carried out an asbestos survey.

We are often unable to fully enter lofts for safety reasons (e.g. if we cannot be certain that the joists can support our weight). Stored items often further restrict our inspection. Our inspection of lofts is often restricted.

Some cracking, splitting, deformation, rot and deterioration is to be expected in older roof timbers. This is usually only reported if it is severe and causing structural concern.

### **Roof Structure: Condition Rating 1.**

#### **E2. Ceilings.**

Original ceilings are of lath and plaster construction, which have an inherent defect in that they are vulnerable to sudden collapse particularly if subjected to undue vibration or dampness. They rely on the nibs between timber laths for their strength and if these nibs crumble or break, areas of ceiling plaster below become loose and can fall without warning. Areas of ceiling plaster which can appear to be sound may be found to be loose and defective on removal of lining paper and other coverings.

Cracking and other defects to ceilings are apparent (to the older ceilings), and some repairs should be anticipated, particularly when redecorating. Condition Rating 1.

The property has more modern plasterboard and skim ceilings to some rooms. These appear serviceable. Condition Rating 1.

The shrinkage and differential movement cracks that are visible, mainly at the corners and joints, are not serious and only minor filling and decoration will be required.

### **Ceilings: Condition Rating 1.**

#### **E3. Walls and partitions.**

The internal walls and partitions are constructed of masonry and studwork with plastered and boarded finishes.

The walls and partitions have been inspected within the rooms but no opening-up work has been undertaken. A precise composition of the wall structures, linings and finishes cannot be ascertained without damage being caused.

The plaster finishes appear generally serviceable with normal wear and tear. Condition Rating 1.

Re-plastering and redecoration are to be expected, in conjunction with damp control and timber treatment works. Condition Rating 3.

Original load bearing internal walls may have been altered/removed. The structural supports are not visible, but there are no signs to suggest any failure caused by this work. Any structural alterations would have required Building Regulations approval. Legal advisers should ensure that all necessary consents and certification are in place. Any shortfall could affect saleability and could mean that additional work is required. Condition Rating 1.

The brick first floor partitions in older houses were often built directly off the timber first floors, with no additional structural support directly below. The weight of these brick partitions can cause localised deformation of the first floors. This is not usually of concern. However, sometimes (if the deformation worsens) it may be necessary to replace the first floor brick partitions with modern lightweight plasterboard partitions (to reduce the weight on the first floors).

Condensation is present to a degree in all properties due to relatively warm, moist air from day to day activities, such as cooking and bathing coming into contact with cold surfaces, such as walls and glazing. The warmer air then cools and it is unable to hold as much moisture, resulting in the formation of water on the surface and subsequent dampness. Condensation can be a difficult problem to manage, but good insulation and sensible use of heating and ventilation will help. Care should be taken when storing perishable articles, such as books and clothes, as these may deteriorate.

The edge seals to tiled areas, particularly around sanitary fittings, are often a source of water leakage and potential rot. Periodic inspections should be undertaken. Re-sealing will be required from time to time.

### **Walls and Partitions: Condition Rating 3.**

#### **E4. Floors.**

Floor coverings, where provided, considerably restricted our inspection of flooring. Floor coverings were not lifted.

Ground floors to the original part of the property are of suspended timber construction. The size of supporting joists has not been checked and it is assumed that suitably sized joists have been installed with adequate bearing at the ends and suitable protection from dampness. The timber ground floor was found to be reasonably firm underfoot where walked upon with no significant defects or distortion apparent. Condition Rating 1.

Suspended timber ground floors in older properties will inevitably rot and decay due to the presence of dampness in the bearing brickwork and in the ground under the timber floor. This process is accelerated in properties with defective damp proof courses or poor sub-floor ventilation. We did note dampness in this property and there is a high risk of defects in the unseen

floor timbers. Repairs should be budgeted for as part of damp control work. Condition Rating 3.

Please note that we were unable to access the void under the suspended timber ground floor. The timber joists and ventilation arrangements were not directly inspected. We cannot confirm that unseen areas are free from defect.

There are ventilator bricks to the main elevations. As discussed elsewhere in this report, dampness was noted within the property. Timbers in contact with damp walls are at increased risk of insect attack and fungal decay. Ground floor joists (built into the damp walls) are at particular risk. We were not able to inspect the void under the timber ground floor, due to lack of safe access. We would recommend that sub floor ventilation is reviewed and improved as necessary as part of damp control and timber treatment works. Condition Rating 3.

We were unable to access the void under the ground floor because there is no accessible hatch. We noted areas of rot and high moisture levels to the exposed floorboards. We noted black staining around the nails in the floorboards and this usually suggests that the nails are rusting (due to excess moisture). We suspect that significant repair or renewal of ground floor timbers will be needed as part of damp control and timber treatment works. The extent of the work will only become apparent when the subfloor area is opened up. Condition Rating 3.

The single storey rear extension is thought to have a solid ground floor. This was concealed by tiled finishes. It was found to be level and firm. Condition Rating 1.

We suspect that some or all ground floors are solid. Whilst no significant defects were apparent underfoot, we cannot confirm that the floor includes a satisfactory damp proof membrane or indeed that the site was adequately prepared prior to the laying of the concrete finish. The solid ground floor was found to be relatively firm underfoot. Condition Rating 1.

The property has suspended timber upper floors. The suspended timber upper floors were found to be reasonably firm underfoot, where walked upon with only minor spring and distortion. Condition Rating 1.

There are a number of loose and creaking floorboards that will require re-fixing. When floor coverings are removed, other areas of disrepair might be revealed requiring attention. Condition Rating 1.

### **Floors: Condition Rating 3.**

#### **E5. Fireplaces, chimney breasts and flues.**

At the time of inspection, a wood burning stove was fitted in the front reception room. This appeared to be in every day use but it was not tested by us. We are not qualified to test or inspect fires, stoves, flues, etc. If there is no recent test certification, then testing is required by a reputable specialist. Condition Rating 3.

There is a coal fire in the rear reception room. This appears to be decorative only, but we cannot confirm.

There are masonry chimney breasts in the ground floor and first floor front and rear rooms.

Original masonry chimney breasts appear intact throughout the building. Remaining fireplaces and flues were not tested and we are not qualified to do so. Chimney breasts appear intact and structurally stable. Flue integrity was not tested.

Some original fire place openings have been closed up and flues are disused. Disused flues should be capped (or cowled) at roof level and ventilated top and bottom, to reduce the risk of dampness and associated defects. We could not verify the presence of adequate arrangements.

Chimney breasts in the rear outrigger may have been removed over the years but we cannot confirm. Further enquiries are recommended.

It is good practice to cowl all unused chimney pots. This prevents rain penetration and allows a degree of ventilation to the flues, helping to minimise damp. Cowls also help deter nesting birds.

It is not possible to indicate the condition of the flues or the presence of flue liners. No assumption should be made as to the practicality of using chimneys and it is recommended that any flues should be swept and tested prior to purchase. Please note that we are not qualified to inspect, test or certify fires or flues.

Further investigation of flues will be necessary should you wish to install working fires. A Gas Safe registered engineer should be employed to install gas appliances to ensure compliance with Gas Safety Regulations.

It should be ensured that any gas or solid fuel appliances were installed by a Gas Safe or HETAS registered engineer who would ensure compliance with Gas Safety Regulations or Building Regulations.

No recent gas safety/HETAS certificate was seen on site, hence a Condition Rating 3 is given at the end of this section.

### **Fireplaces, Chimney Breasts and Flues: Condition Rating 3.**

#### **E6. Built-in fittings (kitchen).**

There is an adequate range of units in the kitchen.

The kitchen is serviceable, although showing signs of wear and tear, consistent with age. Normal repair and maintenance will be needed. Condition Rating 1.

Integrated appliances were not tested.

Address redacted

Kitchens are areas of high wear and tear, due to heat, steam, etc. Units and work surfaces therefore require periodic repair and renewal.

The kitchen should have an extractor, ducted to outside. We cannot confirm the current arrangement.

### **Built-In Fittings: Condition Rating 1.**

#### **E7. Woodwork.**

The property has mostly timber internal doors. Doors are hung in timber frames.

Some internal doors are glazed. These are unlikely to incorporate modern safety glass and would not meet current standards. Re-glazing (or renewal) of any glazed doors and screens is recommended. Condition Rating 2.

A random selection of door and window openers were operated, to assess the ease with which they opened and closed. Some require repair or adjustment. We did not test or operate every door and window. Normal repair and maintenance will be needed. Condition Rating 1.

The property has softwood skirting boards and architraves throughout.

There is a timber staircase to the first floor. The staircase is original. The internal staircase was carpeted which restricted our inspection. It appears serviceable underfoot. Condition Rating 1.

The internal joinery is in fair condition for the age of the property. Some wear and tear was noted. Normal repair and maintenance will be needed. Condition Rating 1.

As mentioned elsewhere, dampness was found. Timbers in contact with damp walls are at increased risk of insect attack and fungal decay. Some internal joinery treatment and renewal should be budgeted for in conjunction with damp control works. Condition Rating 3.

Lead paint may have been used previously. When this peels and flakes it can be harmful, particularly to pregnant women and children. Testing kits are readily available and if found, the paint should be removed carefully with appropriate precautionary measures taken.

The panes of glass in this property may constitute a significant safety hazard. Any glass close to floor level is a particular risk. It would be prudent to have the glass checked by a glazier to ensure that safety glass has been used where necessary.

### **Woodwork: Condition Rating 3.**

#### **E8. Bathroom fittings.**

There is a suite of sanitary fittings in the first floor family bathroom.

There is a suite of sanitary fittings in the ground floor WC.

Some of the sanitary ware is of an older style. We noted cracks and defects. Some repair and renewal is needed. Condition Rating 2.

There is no extract fan in the family bathroom. An extract fan should be fitted. Condition Rating 2.

Sanitary fittings, particularly showers, are often a source of water leakage and periodic attention, particularly to the edge seals, is likely to be needed to prevent possible problems. Repairs can be very disruptive.

### **Bathroom Fittings: Condition Rating 2.**

## **E9. Cellar**

There is no cellar.

### **Cellar: Condition Rating NI.**

## **E10. Dampness and timber defects**

Systematic checks for damp were made to the walls using an electronic moisture meter (to test for rising damp). We also tested the exposed timber floorboards. The following readings were noted:

1. In the hall to the left wall to the wall plaster – 14%.
2. In the hall to the exposed timber floorboards – 30% plus.
3. In the ground floor front bay area to the wall plaster – 30% plus.
4. In the same area to the exposed timber floorboards – 20%.
5. In the front reception room to the chimney breast to the wall plaster – 20%.
6. In the rear reception room to the rear wall to the wall plaster – 20%.
7. In the rear reception room in the same area to the exposed timber floorboards – 30% plus.
8. In the rear reception room to the chimney breast to the wall plaster (where there is a visible damp patch) – 30% plus.
9. In the kitchen to the left wall to the wall plaster (where there is a visible damp stain) – 30% plus.
10. In the kitchen to the right wall (which is dry lined) – 14%.
11. In the rear extension to the wall panelling – 14%.

Many of the surfaces of tiles and panels, prevented the taking of moisture meter readings.

We noted visible damp patches to some walls. We noted damp staining around the nail fixings in the floorboards to the ground floors. These suggest significant damp issues. Condition Rating 3.

Damp testing was not exhaustive. Unseen areas of dampness are possible.

Moisture content readings of up to 15% saturation are generally considered normal. Higher readings suggest a problem. Further investigation is recommended and (in our view) damp control work is likely to be required. Such work is likely to include plaster removal, new chemical damp proof course, re-plastering (or dry-lining), renewal of skirting boards, redecoration, cleaning of cavities and fireplaces, etc. This work is likely to be disruptive and expensive. Condition Rating 3.

The higher damp readings to the external walls may be caused by a build-up of debris in the wall cavities. We would recommend that the cavities of external walls are cleaned by removing external bricks (or airbricks), removing debris to below the height of the damp proof course, and then re-instating the masonry. It may be prudent to install additional airbricks (to ventilate the void under the floor) at the same time. Condition Rating 3.

The higher damp readings around fireplaces may be caused by a build-up of soot and debris in the fire-back and chimney shoulders. Any debris should be removed. This will usually require removal and re-instatement of masonry and wall plaster. Condition Rating 3.

As discussed earlier, the property is thought to be built with solid external walls (i.e. with no cavities). Such walls are more prone to dampness, condensation, etc. We would recommend internal dry lining of such walls (using a galvanised metal frame, insulative layer, plasterboard, etc.). Condition Rating 3.

As discussed above, dampness was found; adjacent timbers could be affected and therefore hidden decay may be present. A more detailed inspection of the damp affected areas should be carried out by a timber treatment specialist in conjunction with damp control works. Condition Rating 3.

Further investigation of dampness and possible timber defects is required from a PCA damp and timber specialist. Any recommended repairs should be carried out under a long term meaningful guarantee. Condition Rating 3.

In our view, damp control and/or timber treatment works are likely to be required. These are often disruptive and expensive. Condition Rating 3.

Damp control works are seldom fully effective in an older house. A degree of ongoing dampness is to be expected.

Any details of previous damp proofing works should be investigated especially those subject to guarantee.

Dry lining has been applied to some walls, which may conceal dampness to the masonry behind.

It is likely that a property of this age and type will have suffered some form of wood boring insect attack, particularly to timbers which are unlikely to have been previously treated against such infestation. Areas particularly prone to attack are the staircase, roof and floor timbers (particularly to the ground/lower ground floors), which tend to be more susceptible to damp and

poor ventilation. Many of these areas cannot be fully inspected due to the previously stated limitation. Localised areas of insect infestation may therefore be discovered when the property is fully emptied and exposed.

There is a strong possibility, due to the dampness noted, that timber decay will be discovered during the course of a thorough refurbishment. As far as possible, remedial works of this nature should be budgeted for.

We would recommend that your legal advisers enquire whether any guarantees are available for timber treatment works which may have already been carried out within the property.

We suspect that significant repair and renewal of the timber ground floors will be needed as part of damp control and timber treatment work. The extent of this work will only become apparent following some opening up. Condition Rating 3.

### **Dampness and Timber Defects: Condition Rating 3.**

#### **E11 Condensation**

We did note significant dampness in the property and some of this might be condensation related. Associated repairs are to be expected. Condition Rating 3.

We suspect that some of the walls to this building may be of solid masonry construction without cavities. Such walls are particularly prone to condensation etc. Upgrading works are recommended. Condition Rating 3.

We recommend that all bathrooms should have fully working mechanical extraction ventilation (MEV) systems and should be linked into the mains lighting so that they activate during the time that the lights are on. An isolator switch should also be installed for added control. Condition Rating 2.

Kitchens should have extractors, ducted to outside.

Condensation is common in older houses, because they are less well insulated compared to newer homes.

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

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.

Condensation occurs when air saturated with water vapour reaches its dew point and this can be avoided by venting water vapour.

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

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damaging the finishes in both the kitchen and bathroom. If condensation is allowed to build up, it will eventually lead to damage to the finishes and the paint will start to peel off. As the situation continues it can lead to mould and fungal growth.

### **Condensation: Condition Rating 3.**

#### **E12 Insulation**

We cannot comment on insulation to the loft conversion due to a lack of access. We assume that this was insulated as required by Building Regulations.

We cannot comment on loft insulation to the rear outrigger, rear extension, front bay, etc, due to a lack of access.

We recommend you read the Energy Performance Certificate (EPC) to ascertain the relevant details concerning thermal efficiency/performance.

We have no specific information relating to the quality of thermal or acoustic insulation within the property.

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 areas above and below, as well as footfall, particularly where there is hardwood flooring.

### **Insulation: Condition Rating NI.**

#### **E13. Decoration**

Internal decoration is average. Decoration is a matter of personal preference and the purchaser may wish to redecorate. Condition Rating 1.

Further marking and discolouration may become apparent when furniture and contents are removed and normal internal re-decoration should be anticipated. Condition Rating 1.

At least partial redecoration should be budgeted for in conjunction with other repairs. Condition Rating 2.

### **Decoration: Condition Rating 2.**

#### **E14. Other**

Asbestos may be present within materials used in the construction of the property, if encountered within underlying surfaces, we would emphasise that any associated remedial works may prove costly and should be carried out only by a properly licensed contractor. When not properly encapsulated asbestos based materials are known to be potentially harmful. Whilst these remain in good condition and are left undisturbed, the current informed view is that they

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will present no significant hazard to health. However, some potential purchasers may be deterred by their presence and in the event of damage or disturbance, you should anticipate potentially significant costs to have them removed safely. Prior to 1999, asbestos was used frequently in construction materials. For all properties built prior to 2000, we would strongly recommend that you commission a full asbestos survey by a suitably qualified and UKAS accredited contractor before you commit to a purchase. After you have received the results of your survey, we would be happy to provide you with any further advice.

All properties require ongoing maintenance and repair and you should make an allowance for these ongoing costs when assessing the affordability of the property. We advise you not to purchase a property if you do not have reserve funds available for regular maintenance and repair.

## F Services

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

Limitations to inspection.

None.

### **F1. Electricity**

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

The electrical installation was subject to a visual inspection only. Accessory plates were not removed. Most of the wiring was concealed from view. We are not qualified to inspect, test and certify electrical installations.

Mains electricity is connected with the meter situated in the hall cupboard. The distribution board is adjacent.

The electrical distribution board is of a relatively modern type.

No recent electrical safety test certificate was seen on site, hence a Condition Rating 3 is given at the end of this section.

The installation appears to remain serviceable, but it was not tested in detail.

This installation may be due for testing. Condition Rating 3.

The installation is unlikely to comply with the latest wiring regulations. Some upgrading is likely to be required and an Electrical Installation Condition Report should be undertaken by a registered electrical contractor who is a member of a recognised body. Condition Rating 3.

You should carefully consider your own needs with regard to the installation, as improvement or alteration works can be disruptive and are best undertaken, prior to redecoration. A registered electrician should carry out any larger repair and alteration works, or they now require Building Regulation approval.

Guidance published by the Institute of Electrical Engineers recommends that inspections and testing are undertaken at least every 10 years and on change of occupancy. All electrical installation work undertaken after 1 January 2005

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should also be identified by an Electrical Installation Certificate. We would therefore recommend that the electrical installation is tested by a competent electrician and estimates obtained for upgrading as necessary, possibly including alterations to suit your requirements.

### **Electricity: Condition Rating 3.**

## **F2. Gas/oil**

*Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.*

The gas/oil installation was subject to a visual inspection only. Most of the pipework was concealed from view. We are not qualified to inspect, test and certify gas/oil installations.

Mains gas is connected with the meter located in an outside box.

Internal pipework, where visible, appears to be copper.

No recent gas safety certificate was seen on site, hence a Condition Rating 3 is given at the end of this section.

There should be a Building Regulations compliance certificate for the boiler.

The gas installation and all appliances should be inspected for safety by a member of a 'competent person scheme' such as a Gas Safe Registered engineer. Condition Rating 3.

### **Gas/Oil: Condition Rating 3.**

## **F3. Water**

Mains water is connected.

We do not know if there is a meter fitted.

The internal stop tap was not seen. Further enquiries should be made as to its position.

The incoming service pipe was not seen.

Older houses often have lead incoming water service pipes. These should ideally be renewed in PVC.

The visible internal pipework is plumbed in copper and PVC.

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There were no signs of leaks apparent. Condition Rating 1.

Having regard for the age of the property, there may be some older lead pipework. The need for some re-plumbing cannot be ruled out.

You should familiarise yourself with the location of the water stop taps, which should also be kept readily accessible to allow for emergency operation.

To prevent possible freezing and leakage, it is essential to maintain good insulation to all vulnerable areas of plumbing (See section K1 – Insulation).

Older (lead) pipework may be concealed from view (e.g. under floors) and this may be discovered during future improvements (e.g. renewal of bathrooms or kitchen). Lead pipework is not considered to be a significant health hazard, but it would be preferable to renew the older pipework at some stage.

### **Water: Condition Rating 1.**

#### **F4. Heating**

The heating and hot water installation was subject to a visual inspection only. Most of the system was concealed from view. We are not qualified to inspect, test, or certify heating and hot water installations.

Central heating and hot water are provided by a Worcester gas fired combination boiler in the rear bedroom. The boiler provides central heating via water filled panel radiators. It also provides instant hot water. The combination central heating boiler provides hot water direct. There is no provision for hot water storage therefore supplies are instantaneous and will be limited when serving more than two fittings simultaneously.

The system should be seen running and evidence of recent regular and satisfactory servicing should be obtained. If it is not possible to see the system running or to obtain such evidence the system should be tested and serviced by a Gas Safe registered contractor prior to your legal commitment to purchase.

The radiators appear serviceable. Condition Rating 1.

The system was not tested. It is not known if there is any service history for the system and the purchaser's solicitor should verify.

The boiler appears serviceable. Condition Rating 1.

There should be a Building Regulations compliance certificate and a gas safety certificate for the boiler. No certification was seen and a Condition Rating 3 is therefore given.

The heating installation should be inspected for safety by a member of a 'competent person scheme'. Condition Rating 3.

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For safety, all gas appliances need annual maintenance by a member of a 'competent person scheme' such as a Gas Safe Registered engineer. If possible, service records should be obtained from the vendor.

Pipes have been run within the structure and are not readily accessible. This is very common, but can be disruptive if leakages occur. Care should be taken when undertaking maintenance and repair as the pipes will be vulnerable to damage from nails and screws etc.

Carbon monoxide (CO) is a highly poisonous substance produced by the incomplete burning of gas and liquid petroleum gas (LPG). This happens when a gas appliance has been incorrectly fitted, badly repaired or poorly maintained. It can also occur if flues, chimneys or vents are blocked. It is recommended that a carbon monoxide alarm is installed in every room containing a gas appliance. You should follow the individual manufacturer's instructions when installing the alarms.

### **Heating: Condition Rating 3.**

#### **F5. Water heating**

Hot water is provided (instantaneously) from the gas fired combination boiler.

The visible hot water pipework is plumbed in copper and PVC.

The installation appeared functional but was not tested in detail.

There were no signs of leakage apparent. Condition Rating 1.

Having regard for the age of the property, there may be some older lead pipework. The need for some re-plumbing cannot be ruled out.

### **Water Heating: Condition Rating 1.**

#### **F6. Drainage**

The property has gullies around the perimeter of the property, collecting roof and surface water. These appear serviceable. Underground drains were not traced or tested.

It is important to keep drains well maintained. This is particularly true where gardens, drives, etc., slope down towards the dwelling.

Foul drainage is assumed to be connected to the main sewer, which has been adopted and is maintained at the public expense. However, your Legal Advisers should formally confirm this (See section I3 – Other Matters).

The drains are likely to be shared with neighbouring owners.

It was not possible to locate an accessible inspection chamber within the site. Therefore, it is not possible to give an indication of the condition and efficiency of the drainage system.

The soil pipe and external waste pipes are made of PVC. These appear serviceable. Condition Rating 1.

Open gullies should be periodically cleaned out and provided with proper covers to minimise the risks of blockages.

We stress that the underground drainage system has not been traced or tested as part of this report.

The serviceability of the underground drainage system cannot be predicted and the need for future repairs or even renewal must therefore be accepted. It is therefore recommended that a specialist drainage contractor be asked to inspect and test the drainage system before you are legally committed to purchase the property. A closed circuit TV based report would be prudent.

**Drainage: Condition Rating 1.**

#### **F7. Common services**

Not applicable.

**Common Services: Condition Rating NI.**

#### **F8. Other services/features**

##### Fire detectors.

There are mains powered, inter-linked smoke detectors installed in the property. The existing detectors should be regularly tested. Condition Rating 1.

##### Carbon monoxide detectors.

Mains wired carbon monoxide detectors should be fitted near the boiler and any working fire. Condition Rating 2.

**Other Services/Features: Condition Rating 2.**

## G Grounds (including shared areas for flats)

### **Limitations to inspection**

None.

### **G1. Garage(s)**

There is no garage.

**Garage(s): Condition Rating NI.**

### **G2. Permanent outbuildings and other structures**

There are no permanent outbuildings.

**Permanent outbuildings and other structures: Condition Rating NI.**

### **G3. General**

The plot is bounded by mainly timber fences and masonry walls. Boundaries are generally well defined.

Boundary structures are in a condition consistent with age. Normal repair and maintenance will be required. Condition Rating 1.

The property has a yard area to the rear. This area is generally serviceable. Normal repair and maintenance will be needed. Condition Rating 1.

Paths and patio areas are serviceable. Condition Rating 1.

There is a drive, in serviceable condition. Condition Rating 1.

We have carried out a cursory inspection of the grounds. We are not horticultural experts and we are not able to identify the plants growing around the property. If we suspect that any plant is a risk (e.g. Japanese Knotweed) then it will be reported. However, such plants often go unnoticed (e.g. if they are relatively small or when they are dormant in winter). We are therefore unable to confirm that the grounds and surrounding areas are free from any such plant. If further advice is required, then an appropriate specialist should be consulted.

**Other: Condition Rating 1.**

# H Issues for your legal advisers

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

## **H1. Regulations**

Legal advisers should confirm if permissions and certification exists for the following:

Local authority planning permission for any extensions, alterations or conversions.

Building regulations approval and completion certificate for any extensions, alterations or conversions.

FENSA certificate or building regulations approval for any double glazing installed after 01 April 2002.

Electrical installation certificate for any electrical work completed after 01 January 2005.

Building Regulations certificate for any gas boiler installed after 1st April 2005.

## **H2. Guarantees**

Your Legal Advisers should check for the existence, validity and transferability of any guarantees, certificates, warranties and service records. These should be made available to you before completion.

Likely items include:

The cavity wall insulation (if fitted).

Installation of the windows and doors.

Boiler.

Previous damp control works.

Previous timber treatment works.

### **H3. Other matters**

The property is assumed to be freehold or long leasehold (with normal lease terms and a nominal ground rent). You should ask your Legal Advisers to confirm this and explain the implications.

Your Legal Adviser should also check the following:

That the road is adopted (maintained at public expense) by the Highway Authority.

That the main sewer is adopted (maintained at public expense) by the Highway Authority.

Your rights and responsibilities to maintain the shared private drains (the parts of the system between the property and the main sewer).

The ownership of the boundaries.

Whether the property has been flooded in the past. If flooding has occurred, it should be confirmed to what extent and whether repairs were undertaken under insurance. It is also important to confirm that continuing insurance cover will be available.

Confirm where possible the position of the boundaries and responsibility for maintenance thereof where these are shared with neighbours' property.

Confirm that there are no defects in title of the property or any rights associated therewith.

Confirm that vacant possession will be given upon legal completion of the purchase.

The solicitor should verify the presence of Local Authority Planning Permissions and Building Regulations approvals for any extensions and alterations to the property.

Confirmation should be obtained as to whether the property is listed or lies within a Conservation Area.

Confirm the presence of a recent electrical periodic safety certificate for the property.

Confirm the presence of a recent gas safety certificate for the property.

Your legal advisers should confirm access arrangements and maintenance obligations in respect any shared drive, walkway, access, etc.

Any adverse discovery may have serious effect on the resale potential of the property and a possible detrimental effect upon its value. It may therefore be important for you to refer any such matter back to us before you proceed to a legal commitment to purchase the property.

You should immediately forward a copy of this report to your conveyancer with the request that they check all legal matters. Some of the legal enquiries necessary may be highlighted in other sections of the report.

The solicitor should advise in respect of any town planning implications of the property and the surrounding area including tree preservation orders and implications of any restrictions regarding maintenance of the external appearance of the property.

# I Risks

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

## **I1. Risks to the building**

There are signs of dampness. Adjacent timbers are at increased risk from insect attack and fungal decay. Further investigation is required by a PCA damp and timber specialist. Any recommended repairs should be carried out under a long term meaningful guarantee.

There are signs of roof level defects. Repair or renewal may be required. Further advice should be sought from a reputable roofing contractor (who should inspect at roof level).

## **I2. Risks to the grounds**

There are no significant risks to the grounds.

## **I3. Risks to people**

Older houses may have materials that may contain asbestos.

Older houses may have paint that may contain lead.

Testing of the electrical installation.

Testing of the gas/oil installation.

Testing of the heating installation.

Provision of additional carbon monoxide detectors.

Testing of the existing smoke detectors, if there is no recent test certification.

## **I4. Other Risks or Hazards**

There are no other significant risks apparent.

## J Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of a broad range of energy related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property. This is not a formal energy assessment of the building but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

### **J1. Insulation**

#### Roofs.

We cannot confirm whether or not adequate insulation has been provided to the loft conversion, due to lack of access. We assume that this area will have been insulated as required by Building Regulations.

We cannot comment on loft insulation to the rear outrigger, rear extension, front bay, etc, due to lack of access.

It should be noted that mineral quilt insulation is an irritant and sensible precautions, such as wearing a mask and gloves, should be taken when undertaking any maintenance.

#### Walls.

Any solid external walls will be particularly prone to heat loss, dampness, condensation, etc.

The cavity walls to the main building are unlikely to be insulated.

#### Windows and doors.

The PVC windows are double glazed and draught proofed.

The PVC doors are double glazed and draught proofed.

#### Floors.

The suspended timber ground floors are unlikely to incorporate any insulation. If the floors are exposed in the future, the opportunity should be taken to lift a few boards and upgrade insulation, where possible.

We do not know whether or not the solid floor in the extension was insulated.

#### Plumbing.

Pipework should be lagged wherever possible.

It should be ensured that any outside tap is lagged, or isolated, during cold weather to prevent freezing and leakage.

## **J2. Heating**

The boiler is relatively modern and it should be fairly efficient.

Radiators are relatively modern, with thermostatic valves fitted.

Where possible, exposed heating pipes should be lagged to minimise heat losses.

## **J3. Lighting**

Natural and artificial lighting provision is reasonable.

You should consider installing LED bulbs as these are very efficient and long lasting.

## **J4. Ventilation**

Condensation is the most common type of dampness found in property and is due to relatively warm, moist air from day to day activities, such as cooking and bathing coming into contact with cold surfaces, such as walls and glazing. The warmer air then cools and it is unable to hold as much moisture, resulting in the formation of water on the surface and subsequent dampness. Condensation can be a very difficult problem to manage, but adequate ventilation is essential combined with sensible use of heating and good levels of insulation.

We cannot confirm the adequacy of ventilation to the loft conversion area, eaves areas, rear outrigger loft, rear extension loft, front bay, etc, due to lack of access.

Ventilation under the timber ground floors should be improved as part of damp control and timber treatment work.

The fireplaces to some rooms have been sealed but no provision has been made to vent any redundant flues. Although there were no signs of associated damp problems, it would be prudent to check for through ventilation and introduce vents, if necessary, shortly after occupation.

It is advisable to consider the fitting (and use) of an extractor fan in the bathroom as this will help to reduce condensation and smells.

It is advisable to fit (and use) an extracting cooker hood in the kitchen as this will help to reduce condensation and smells.

We cannot confirm that any mechanical extractor fans provided within the property are vented to the exterior.

Address redacted

## **J5. General**

There are no other matters.

Address redacted

## K Valuation

Valuation not instructed.

# L Surveyor's declaration

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

Signature



Jonathan Higginson. MRICS. MCABE.  
Chartered Surveyor and RICS Registered Valuer.  
Chartered Building Engineer.

Surveyor's RICS number 0842434.

For and on behalf of  
Building Surveyors NW Ltd.  
The Hedgrerows  
Goose Lane  
Claughton-on-Brock  
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Date of report as per front cover.

## **RICS Disclaimers**

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## M What to do now

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

### **Getting quotations.**

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

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

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

### **Further investigations**

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

### **Who you should use for these further investigations**

Specialists belonging to different types of organisation will be able to do this. For example, qualified electricians can belong to various different government-approved schemes. If you want further advice, please contact your surveyor.

### **What the further investigations will involve**

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

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