



LEVEL 2

# Your survey report

**Property address**

80 Granbrook Lane, Mickleton,  
Gloucestershire, GL55 6TF

**Client's name**

Mr D and Mrs P Murphy

**Inspection Date**

11th August 2023

**Surveyor's RICS number**

0102174

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# A

## About the inspection and report

This RICS Home Survey – Level 2 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

# A

## About the inspection and report

### As agreed, this report will contain the following:

- a physical inspection of the property (see 'The inspection' in section L) and
- a report based on the inspection (see 'The report' in section L).

### About the report

#### We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- take into account any significant repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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

### About the inspection

- We only carry out a visual inspection.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- 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 part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 18th July 2023 for a full list of exclusions.

A

## About the inspection

### Surveyor's name

Simon Wilkinson DipSurv MRICS

### Surveyor's RICS number

0102174

### Company name

Simon Wilkinson Surveyors Ltd

### Date of the inspection

11th August 2023

### Report reference number

2023SWS.273L2

### Related party disclosure

We are not aware that there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct. We have no links to this transaction.

### Full address and postcode of the property

80 Granbrook Lane, Mickleton, Gloucestershire, GL55 6TF

### Weather conditions when the inspection took place

When we inspected the property, the weather was dry and sunny, following dry weather over the previous 24hrs.

### Status of the property when the inspection took place

The property was unoccupied, part furnished and floors were extensively covered at the time of our inspection. This prevented a detailed inspection of some areas of the property.

# B

## Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

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

### **Important note**

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section K, 'What to do now', and discuss this with us if required.

# B

## Condition ratings

### Overall opinion of the property

A detached house, built we understand by the original owner in 1962, located on the north-eastern edge of Mickleton, adjoining open fields. The house benefits from two good-sized reception rooms, kitchen/diner, utility, conservatory, four bedrooms, bathroom, mature gardens surrounding the house, and off-street parking for several vehicles. The property has lacked items of routine repair and maintenance in more recent years and now requires comprehensive refurbishment. There are also a number of important matters to be considered:

- the property is affected by structural movement (e.g. to the outside and internal walls)
- parts of the property may not be properly supported (e.g. lack of lintel support over openings and roof structure); and
- there are some moisture related issues (e.g. leaking rainwater goods, damp walls and badly rotten ground floors)
- the windows and doors now require replacement; and
- the timber ground floors require replacement; and
- there are some health and safety issues;

Please note: These are not the only problems we have identified. To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report.

The survey inspection revealed a number of defects, some of which are of a serious nature and which require immediate further investigation. You are strongly recommended not to proceed to purchase until all recommended further investigations have been undertaken, and you have been made fully aware of your immediate and longer term liabilities. This property also suffers from the disadvantage that structural movement has occurred to the outside and internal walls. We must advise you that in our opinion therefore, even if repaired/underpinned, this is likely to have an adverse effect on resale. We therefore urge you to consider with the utmost care whether you wish to proceed with the purchase.

You should obtain estimates from reputable contractors for all the works listed as a Condition 2 or Condition 3 prior to exchange of contracts so that you are aware of the financial implications, and you have been made fully aware of your immediate and longer-term liabilities.



# B

## Condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.



### Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
	Electrical safety certificate	
	Gas safety certificate	
	Planning Consents for any extensions and alterations	
	Building Regulation Approval and sign off for any building works	
	Also see section H3	



### Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D8	Other joinery and finishes
E3	Walls and partitions
E4	Floors
E5	Fireplaces, chimney breast and flues
E8	Bathroom fittings
F1	Electricity
F2	Gas/oil
F3	Water
F4	Heating

Element no.	Element name
F6	Drainage



### Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D6	Outside doors (including patio doors)
D7	Conservatory and porches
E1	Roof structure
E2	Ceilings
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase and joinery)
G3	Other



### Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name
F5	Water heating



### Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
D9	Other
E9	Other
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities

## C

## About the property

### Type of property

The property is a detached house with two storeys. The front faces approximately north.



Photo - 2



Photo - 3



Photo - 4



Photo - 5

### Approximate year the property was built

The vendor told us that the property was built by his father in 1962.

### Approximate year the property was extended

A conservatory has been added to the property and based on our knowledge of construction, we think this was built in the 1990s.

A side extension has been added to the property and based on our knowledge of construction, we think this was built in the 1990s.

**Approximate year the property was converted**

The property has not been converted.

**Information relevant to flats and maisonettes**

Not applicable

**Construction**

The property is built using traditional materials and techniques. The roofs are built of timber and covered in concrete tiles or synthetic rubber. The upper floor is built of timber. The ground floor is built of timber and concrete. The main outside walls are built of brickwork and blockwork, with an air gap between the inner and outer faces (called a cavity wall).

**Accommodation**

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	2			1	1	1	1	
First		4	1					

# C

## Energy efficiency

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

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

### Energy efficiency rating

54 - Band E

### Issues relating to the energy efficiency rating

The Energy Performance Certificate (EPC) was issued on 1st November 2022 and is valid until 31st October 2032. We have checked for any obvious discrepancies and found none, apart from the ground floor being described as solid when the majority is timber. However, this is unlikely to have resulted in any significant change in the rating as there would be no insulation in the timber floors either, therefore, the current EPC rating is likely to be relatively accurate.

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions. An average household produces 6 tonnes of CO<sub>2</sub>. According to the EPC, this property produces 7.6 tonnes of CO<sub>2</sub> and its potential production is 3.1 tonnes of CO<sub>2</sub>. By making the recommended changes in the EPC, you could reduce this property's CO<sub>2</sub> emissions by 4.5 tonnes per year. This will help to protect the environment. Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

It is likely that the government will be encouraging property owners to increase the EPC rating to a C banding or better over the next few years. Although some energy efficiency improvements can be achieved relatively easily (for example, increasing loft insulation, cavity wall insulation, hot water tank insulation, draught proofing and low energy lighting) other measures will be more expensive and disruptive (for example, insulation of solid/timber ground floors and flat roofs). The EPC also recommends higher cost measures such as fitting solar panels and installing solar water heating. Although some of these energy improvements will be briefly mentioned in this report, if you want more comprehensive advice on improving energy efficiency of this property, then you should appoint an appropriately qualified person to carry out a detailed assessment.

### Mains services

A marked box shows that the relevant mains service is present.

Gas       Electric       Water       Drainage

### Central heating

Gas       Electric       Solid fuel       Oil       None

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

We are not aware of any other energy sources.

We have not carried out an assessment of broadband speeds for this property. If this is important to you, it is essential that you check with your preferred broadband provider or request a speed test at the property when you visit, certainly before you commit to purchase.

**Other energy matters**

Not applicable

## C

## Location and facilities

### Grounds

The property has no garage, but there is off-street parking available for several vehicles at the front of the property. The property has gardens to the front, side and rear. There are no permanent outbuildings. There are two timber sheds in the rear garden.



Photo - 6



Photo - 7



Photo - 8



Photo - 9





*Photo - 10*



*Photo - 11*

## Location

Mickleton lies approximately 3 miles north of Chipping Campden, with Moreton in the Marsh approximately 11 miles to the south, having a main line railway station providing regular services to London. The historic market town of Stratford-upon-Avon is approximately 9 miles to the north-east. A mainline station at Honeybourne (4 miles) provides regular services to London/Paddington. Junction 9 of the M5 at Tewksbury is about 19 miles to the south-west, and Junction 15 of the M40 at Warwick is about 15 miles to the north-east.

Granbrook Lane is situated in an established residential area lying on the north-eastern edge of Mickleton, which comprises a mixture of semi-detached and detached houses and bungalows of similar styles and ages. No. 80 is located at the northern end of Granbrook Lane, with views across open fields to the east. The west boundary adjoins a modern residential development.



*Photo - 12*

## Facilities

Mickleton offers a reasonable range of local facilities and amenities for its size including general stores, post office, butchers, primary school, two public houses, hotel and Church. Stratford-upon-Avon is host to a wider range of retail, health, education and leisure amenities.

### Local environment

The property is in an area that has clay sub-soils that could affect the stability of foundations (see section I1 Risks).

The property is not in an area that is unlikely to be affected by flooding from rivers or surface water (see I2 Risks).

The property is in an area with raised levels of radon gas that are likely to affect health (see I2 Risks).

# D

## Outside the property

# D

## Full detail of elements inspected

### Limitations on the inspection

It was not raining at the time of our inspection. Therefore, we cannot comment upon the adequacy or water tightness of the rainwater goods.

Although a condition rating has been allocated, our inspection of chimney stacks was restricted because not all the faces were visible from ground level.

Although a condition rating has been allocated, our inspection of roof coverings was restricted because not all slopes or flat roofs were visible from ground level.

Although a condition rating has been allocated, our inspection of main walls was restricted because the west elevation of the single storey wing is built on the boundary and shrubs were growing up against some of the walls.

1

2

3

### D1 Chimney stacks

West chimney stack (dining room and kitchen)

Brick built chimney stack with stone coping having two flues, one with a pot having a metal guard presumably serving the Rayburn in the kitchen and one pot having a stainless steel terminator presumably serving the fireplace in the dining room.

2

The bricks are badly stained and cracked on the rear face. The stone coping is also open jointed/ loose on the rear. Condition rating 2. This should be repointed soon

The waterproofing to the base of the chimney stack (called the flashing) is worn. Condition rating 2. This should be repaired soon. The roof covering and chimney stack may have to be disturbed to repair the lead, and this can increase the amount of work required.

East chimney stack (sitting room)

Brick built chimney stack with stone coping having single flue, with a pot having a metal guard, presumably serving the fireplace in the sitting room.

The waterproofing to the base of the chimney stack (called the flashing) is worn. Condition rating 2. This should be repaired soon. The roof covering and chimney stack may have to be disturbed to repair the lead, and this can increase the amount of work required.

The mortar to the bricks is eroded. Condition rating 2. This should be repointed soon

The chimney pots are open and vulnerable to rain penetration, which could result in damp penetration internally to the chimney breast in the roof space. Condition rating 2. Open chimney pots can allow rain penetration or can be blocked by nesting birds. To prevent these problems, an appropriate guard should be provided soon.

It is also likely that upon closer examination, cracking and general deterioration will be found to the mortar flashing around the top of both the chimney stacks onto which the chimney pots are bedded. Repairs should be anticipated, and the chimney pot(s) may also require re-bedding.

You should instruct a competent contractor to provide an estimate for these works prior to purchase. To repair the chimney safely and avoid damaging the roof covering, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.).



*Photo - 13*



*Photo - 14*



*Photo - 15*



*Photo - 16*



*Photo - 17*



*Photo - 18*



Photo - 19



Photo - 20

## D2 Roof Coverings

### Main roof covering

The sloping roofs are covered with concrete tiles over a secondary waterproof barrier (bituminous roofing felt). There are sloping preformed tiled valleys at the junction of the front gable and main roof. No significant sagging or deflection could be seen from the limited inspection from ground level, and there are no indications to suggest any weakness in the timbers making up the roof frame, but parts of the roof structure are not properly supported (see E1 Roof Structure). However, on closer inspection defects may become apparent, for example to ridge tiles, roof tiles and their fixings. The surface of the covering is generally even. The main roof covering is likely to be original, and consequently ongoing repairs and replacements will be required. You should budget accordingly. The following defects were also noted:

2

There is a missing tile to the front slope adjoining the west gable. There is a missing tile and two broken tiles to the rear slope adjoining the west gable. Condition rating 2. These should be repaired soon.

There are large gaps to the tiles to front and rear slopes adjoining the edges of the roof (called the verge) of both gables and also to both slopes to the front gable due to lack of lateral restraint between the gable walls and roof structure (see E1 Roof Structure). Condition rating 2. These should be repaired soon. Once the strapping to the gables has been installed, the tiles along the edges of the roof will require stripping back and relaying.

The tiles along the top of the roof (the ridge tiles) are poorly secured. Condition rating 2. These should be repaired soon. Small numbers of ridge tiles can be repaired, but the work may dislodge or damage adjacent tiles. It may be more economical to replace or re-fix all the other ridge tiles at the same time. Loose ridge tiles can be dislodged during stormy weather, causing potential injury to persons or damage to property.

The felt that is exposed to the eaves is now perished and no longer be lapped into the gutters, resulting in water staining to the fascia boards. Condition rating 2. The roofing felt prevents water, which passes through the tiles and runs down the roofing felt, from running down the fascia boards and outside walls, which can result in lateral damp penetration internally and decay to timbers. A closer inspection may also reveal areas of wet rot to timbers, especially behind guttering, and repairs may be required. The lower course of tiles will require stripping back, the perished felt renewed and plastic eaves protectors provided into the gutters soon.

Moss growth is present on the roof slopes. Condition rating 2. This can impede the run-off of rainwater, lead to gutter blockages and cause water penetration, which in turn may lead to rot or other defects in nearby timbers. It would be prudent for all moss growth to be brushed off from the roof slopes and then the guttering cleared.

The valley gutters are lined with concrete tiles and vulnerable to blockage and deterioration and are a frequent source of damp penetration, which in turn can lead to timber defects. It will be essential to regularly inspect and overhaul the gutter lining materials, but you should expect to have to replace the concrete tiles with a new proprietary lining in the near future. (As a precautionary measure, we would recommend a closer inspection of the valley gutters be undertaken by a reputable roofing contractor prior to purchase in order that your immediate and longer-term liability can be established).

#### Single storey flat roof covering

The flat roof is covered in synthetic rubber, with synthetic rubber upstands and metal cover flashing to the gable wall. No damp staining was noted to the ceiling in the utility/cloakroom below, to indicate there was a problem. However, the condition of the decking below the rubber covering cannot be determined. The rubber upstand to the parapet wall has not been taken under the coping to prevent damp penetration down the wall. The space between the flat roof covering, and the ceiling is not ventilated and this could result in future dampness. There is unlikely to be any insulation. Condition rating 2. This should be resolved soon.

Additional ventilation should be provided soon. To do this, you will have to alter the edges of the roof covering. In these cases, it may be more economical to replace the whole of the roof covering as well. When this covering is replaced, the opportunity should be taken to improve the level of insulation to the flat roof. Flat roof coverings do not last as long as those on sloping roofs, and they can quickly get worse.

You should ask your legal adviser to check if there is any guarantee for the rubber covering and if so how long remains (see H2 Guarantees).

#### Side extension sloping roof covering

The sloping roofs are covered with concrete tiles, presumably over a secondary waterproof barrier (bituminous roofing felt). No significant sagging or deflection could be seen from the limited inspection from ground level, and there are no indications to suggest any weakness in the timbers making up the roof frame. However, on closer inspection defects may become apparent, for example to roof tiles and their fixings. The surface of the covering is generally even and there were no slipped, missing or broke tiles noted at the time of our inspection. The following defects were also noted:

Moss growth is present on the roof slopes. Condition rating 2. This can impede the run-off of rainwater, lead to gutter blockages and cause water penetration, which in turn may lead to rot or other defects in nearby timbers. It would be prudent for all moss growth to be brushed off from the roof slopes and then the guttering cleared.

You should instruct a competent roofing contractor to provide an estimate for these works and any necessary associated repairs prior to exchange of contracts. To repair or replace roofs safely and without damaging the roof covering, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.).



*Photo - 21*



*Photo - 22*



*Photo - 23*



*Photo - 24*



*Photo - 25*



*Photo - 26*





*Photo - 27*



*Photo - 28*



*Photo - 29*



*Photo - 30*



*Photo - 31*



*Photo - 32*



*Photo - 33*



*Photo - 34*



*Photo - 35*



*Photo - 36*



*Photo - 37*



*Photo - 38*



Photo - 39



Photo - 40



Photo - 41



Photo - 42



Photo - 43



Photo - 44

### D3 Rainwater pipes and gutters

The rainwater gutters are made of plastic with plastic downpipes, discharging to ground, presumably to a separate foul and storm water disposal system. The following defects were noted:

3

- the downpipe to the front north-east corner has come away from the ground connection and is discharging over the ground
- the gutters are blocked with vegetation to the base of the east valley to the front gable
- there is staining and leaking at joints to the rear gutter
- the end stop to the west end of the rear gutter is missing
- the rear gutter is broken/damaged, causing water to splash back against the base of the rear wall
- there are no gutters to the side extension roof.
- the middle bracket is broken to rear south-east corner downpipe
- there is general staining at joints and the gutters are partly blocked with vegetation

These defects are causing damp penetration internally and rot to the timber floors (see D4 Main Walls, E3 Walls and Partitions and E4 Floors). Condition rating 3. This should be repaired now. Given the extent of the repairs required, it is likely to be more economical to simply replace all the rainwater goods

You should instruct a competent roofing contractor to provide an estimate for these works and any necessary associated repairs prior to exchange of contracts. To repair or replace rainwater goods safely and without damaging the roof covering, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.).



Photo - 45



Photo - 46



Photo - 47



Photo - 48



Photo - 49



Photo - 50



Photo - 51



Photo - 52



Photo - 53



Photo - 54

#### D4 Main walls

##### Main Walls (Two storey)

The outside walls are built of brick and blockwork, with an air gap between the inside and outside faces (called a cavity wall). Where visible, the walls have a barrier against dampness rising from

the ground (called a damp proof course or DPC) consisting of a layer of bituminous felt built into the walls. The following cracking to the mortar joints and/or bricks to the outside walls was noted:

On the front gable walls:

- horizontal cracking and perished mortar joints to the east elevation wall
- stepped cracking below the side west window to bedroom 1
- horizontal cracking to the left-hand side of the side west window to bedroom 1

On the front north elevation:

- horizontal and vertical cracking over the front door
- stepped cracking above the left-hand corner of the sitting room window up to the corner of the side gable
- stepped cracking below both corners of the window to bedroom 3

On the side east gable

- stepped cracking from the roof of the extension up to the front corner
- stepped cracking over the window to bedroom 3

On the rear south elevation

- stepped cracking above the conservatory roof up to the window to bedroom 4
- stepped cracking above the small window to the dining room up to the landing window
- stepped cracking below the small window to the dining room
- the bricks above the dpc oversail the bricks below by approximately 15mm
- stepped cracking and dropped soldier brickwork above the dining room window up to the underside of the window to bedroom 2

On the side west gable

- stepped cracking below the dining room window
- stepped cracking above the left-hand and right-hand corners of the dining room window
- stepped cracking above the left-hand corner of the window to bedroom 2

A range of factors common to properties of this type and age can cause the outside walls of a property to move over time. Possible causes could include subsidence due to shrinkage of clay sub-soils, lack of lintel support over openings, lack of lateral restraint at roof level and thermal expansion. Condition rating 3. Further investigation. Movement in this property is serious and it could get worse. Parts of the property could become unstable. You should ask an appropriately qualified person to investigate the problem and recommend a scheme of repair. To do this properly, parts of the property will have to be disturbed, so you should discuss this with the building owner. Evidence of former building movement (even where satisfactorily resolved) can affect future suitability for mortgage and saleability of the property.

Tests were taken with a moisture meter at regular intervals in a structured, methodical manner to the internal face of the outside walls. The following areas had elevated moisture content readings.

- moderate moisture content readings to the front wall in the hall
- low moisture content readings to the front corner of the sitting room, resulting in rot to timber floor (see E4 Floors)
- moderate moisture content readings to the rear corner of the sitting room, resulting in rot to timber floor (see E4 Floors)
- moderate to high moisture content readings to the rear wall of the dining room, resulting in rot to timber floor (see E4 Floors)

No evidence of any significant dampness was detected to the remaining outside walls, although you should be aware that kitchen fittings, pipe boxing, wall tiles, and floor coverings restricted our ability to test all areas. Condition rating 3. Further investigation. The dampness in the walls is

probably due to the leaking rainwater goods externally and the cavity wall being blocked at ground level allowing water to pass through the wall resulting in the decay of the timber floor where the timber joists ends bear into the outside walls. The cavity walls will need to be inspected and cleared of any debris. Once the rainwater goods have been replaced, the outside walls should then dry out naturally. Any defective plaster will require removal and once the walls have dried out replastering with a waterproof render base coat before replastering leaving a minimum 100mm gap to the floor.

There is only one air brick visible to the east gable wall to ventilate the timber floor in the sitting room. This has a wasp's nest inside, which is likely to be blocking the vent. The side extension may also have blocked the original vents to this gable wall, and there are no vents in this wall either. There are only two air bricks visible to the west gable wall to ventilate the timber floor in the dining room. The level of ventilation to the timber floors is therefore inadequate. Condition rating 3. Additional air bricks are required now to the front and rear walls of the sitting room and dining room to provide adequate ventilation to these timber floors soon (see E4 Floors). The wasp's nest also requires removal.

The mortar joints are eroded and cracked in places. Condition rating 2. This should be repointed/ repaired soon.

In cavity construction, the inner and outer leaves of the walls are bonded together by means of ties. The cavity has not been inspected, and we cannot comment on the condition of these ties, nor on the presence of waste material, which may block or obstruct the cavity. In cavity walls built before 1982, metal wall ties may be subject to corrosion, and this process can occur before visible signs become apparent. In severe cases, costly repair is necessary. There are no outward or visible signs of corrosion of the ties at present at this property, but it is a progressive condition, and you must accept the possibility of having to replace corroded wall ties as part of your long term routine maintenance.

#### Single storey walls (utility/cloakroom)

The outside walls appear to be built of either solid brick or two skins of brick butted up together with a thin "finger" cavity. Where visible, the walls have a barrier against dampness rising from the ground (called a damp proof course or DPC) consisting of a layer of bituminous felt built into the walls. The upper parts of the outside walls have been extended upwards and a raised parapet wall formed to the front and side west walls. Steel lintels are provided over window and door openings. The openings on the rear have also been altered in the past. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

#### East side extension walls (sitting room)

The outside walls are built of brick and probably blockwork, with an air gap between the inside and outside faces (called a cavity wall). Where visible, the walls have a barrier against dampness rising from the ground (called a damp proof course or DPC) consisting of a layer of bituminous felt built into the walls. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

You should instruct a competent building contractor to provide an estimate for these works and any necessary associated repairs prior to exchange of contracts. To repair the walls safely, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.).



*Photo - 55*



*Photo - 56*



*Photo - 57*



*Photo - 58*



*Photo - 59*



*Photo - 60*





*Photo - 61*



*Photo - 62*



*Photo - 63*



*Photo - 64*



*Photo - 65*



*Photo - 66*



Photo - 67



Photo - 68



Photo - 69



Photo - 70



Photo - 71



Photo - 72



Photo - 73



Photo - 74



Photo - 75



Photo - 76



Photo - 77



Photo - 78



*Photo - 79*



*Photo - 80*



*Photo - 81*



*Photo - 82*



*Photo - 83*



*Photo - 84*

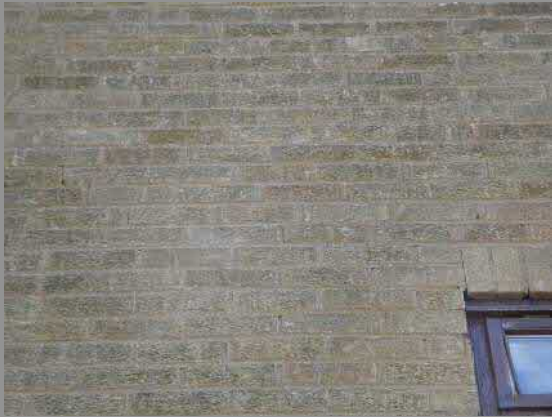


Photo - 85



Photo - 86



Photo - 87



Photo - 88



Photo - 89



Photo - 90



Photo - 91



Photo - 92



Photo - 93



Photo - 94



Photo - 95



Photo - 96



Photo - 97



Photo - 98



Photo - 99

## D5 Windows

The windows comprise painted or stained timber thin double-glazed side and top hung casement windows. The windows are fitted with trickle vents to provide background ventilation when the windows are closed, to prevent the build up of condensation. The design of the windows allows people to escape from a fire in the bedrooms, as the windows open wide enough. The following defects were noted:

3

The windows are extensively rotten, and the decoration is in flaking/worn. Condition rating 3. This should be repaired now. However, it may be more economical to replace all the windows entirely. Outside decorations help keep the property in satisfactory condition. Without a protective finish, parts will quickly deteriorate, requiring extensive repairs. To prevent this, the external surfaces should be redecorated soon following repairs if the windows are to be retained.

The double glazing units to the top hung casement to the dining room, the landing window and side window to bedroom 3 have failed and the space between the glass panes has 'misted' over. Condition rating 2. This is not a serious defect, but is unsightly and can reduce the thermal efficiency of the double glazing. You should replace these soon. Where some double-glazed panels have failed, the remainder could suffer similar problems, and you should plan to replace more in the near future. It can be difficult to replace just the double-glazed units on older windows. In these cases, you may have to plan to replace the whole window. Double glazing has a limited

life and is prone to deterioration at edge seals. This can sometimes be recognized by moisture between panes, but its presence is dependent upon atmospheric conditions, which are of course variable, therefore failure cannot always be diagnosed during a single inspection. When you replace double-glazed units, they need to have either building regulation approval or have been installed by a contractor registered with FENSA (see section H2).

You should instruct a competent contractor to provide an estimate for these works and any necessary associated repairs prior to exchange of contracts.



*Photo - 100*



*Photo - 101*



*Photo - 102*



*Photo - 103*





*Photo - 104*



*Photo - 105*



*Photo - 106*



*Photo - 107*



*Photo - 108*



*Photo - 109*



Photo - 110



Photo - 111

#### D6 Outside doors (including patio doors)

##### Front door (hall)

Stained timber door and painted timber sub-frame with glazed insert. The door/frame is rotten, and the decorations are flaking/worn. Condition rating 2. This should be repaired soon.

2

##### Front door (utility)

Stained timber door and sub-frame with glazed inserts. The decorations are flaking/worn. Condition rating 2. This should be redecorated soon.

##### Rear door (utility)

Stained timber door and sub-frame with glazed upper panel. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

You should instruct a competent contractor to provide an estimate for these works and any necessary associated repairs prior to exchange of contracts.



Photo - 112



Photo - 113



Photo - 114



Photo - 115



Photo - 116

## D7 Conservatory and porches

### Conservatory

On the rear a conservatory has been added made of uPVC having double-glazed windows and French doors having safety glass markings with cavity brick walls below. There is a plastic gutter and downpipe discharging overground. The low sloping roof comprises polycarbonate supported on uPVC clad aluminium glazing bars, having a flashband flashing to the rear wall abutment. Internally, it has a solid floor. The following defects were noted:

- the edge strips to the ends of the roof panels and cover plates to the ends of the glazing bars are missing
- the polycarbonate panels are dirty
- downpipe discharges over ground
- water running down fascia board as no overhang to roof panels into gutter
- several of the double-glazed windows have misted over, indicating the seals have failed

Condition rating 2. This should be repaired soon. However, given the very poor quality of the conservatory, it now requires replacement.

Failed double-glazed units is not a serious defect, but is unsightly and can reduce the thermal efficiency of the double glazing. You should replace these soon. Where some double-glazed

panels have failed, the remainder could suffer similar problems, and you should plan to replace more in the near future.

Conservatories are often constructed from lightweight uPVC and glass and in these areas, where hot and cold air meet, then condensation will form. The presence of condensation is likely to lead, in due course, to the formation of mould. This can be difficult to eradicate. Although these problems can be minimised, they may affect the enjoyment of this space because of the high rate of heat loss from glazed buildings, as it will be expensive to heat during the colder seasons. Highly glazed conservatories will always lose a lot of heat and may suffer from condensation. Although these problems can be minimised, they may affect the enjoyment of this space, especially during the winter, when it may be too cold to use. Conservatories are largely unregulated structures, and your Legal Adviser should check whether it was subject to Building Regulation approvals/Planning Permission (see I1 Regulations). Conservatories and other parts of the structure which have been subsequently added are often of less substantial or substandard construction. They may not have adequate foundations and will be more prone to movement and damp penetration.



*Photo - 117*



*Photo - 118*



*Photo - 119*



*Photo - 120*



Photo - 121



Photo - 122



Photo - 123



Photo - 124



Photo - 125



Photo - 126

### D8 Other joinery and finishes

There are painted timber fascia and soffit boards around the edges of the roofs, not fitted with any vents to the soffit boards (see E1 Roof Structure). The fascia and soffit boards are extensively rotten, and the decoration is in flaking/worn. Condition rating 3. This should be repaired now.

3

However it may be more economical to replace all the fascia/soffit boards entirely.

General deterioration was noted from ground level, to eaves level fascia/soffit boards. A closer inspection may also reveal areas of wet rot, especially behind guttering. External timbers at eaves level require regular maintenance to help prevent against rot. Outside decorations help keep the property in satisfactory condition. Without a protective finish, parts will quickly deteriorate, requiring extensive repairs. To prevent this, the external timber surfaces should be redecorated soon if to be retained.

You should obtain an estimate from a reputable contractor for these works prior to purchase. To safely repair parts of the property at higher levels, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.).



*Photo - 127*



*Photo - 128*



*Photo - 129*



*Photo - 130*



*Photo - 131*

**D9 Other**

Not applicable



# E

## Inside the property



## Inside the property

### Limitations on the inspection

The property was unfurnished, but the floors were covered throughout. We were unable to report that any unexposed or inaccessible parts of the property are free from defect. Partial boarding to the ceiling limited our inspection within the main roof void.

We were not able to inspect the voids within the flat roofed area to the single storey wing (utility/cloakroom) and side extension roof space (sitting room) as no access was available. You must accept the risk of defects unless an inspection is made prior to your exchanging contracts.

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

1

2

3

### E1 Roof structure

#### Main roof space

The main roof structure is built of timber rafters supported on timber purlins spanning between gable walls and supported mid-span by four bolted trusses. The front purlin also supported off an extended block cross wall and a diagonal timber strut onto a ceiling binder. Timber ceiling joists span front to back onto external walls, with extra support provided by timber ceiling binders spanning between the gable walls. The front gable roof structure is constructed of timber rafters supported on a single purlin per pitch bearing onto the front gable wall and the other end onto a steel beam spanning between the west gable wall and internal cross wall. This steel beam also supports the rafters to the front slope, where the front gable is formed. Timber ceiling joists span side to side onto external walls, with extra support provided by a central timber ceiling binder spanning between the front gable wall and steel beam. The rafters sit on the outer walls on top of timber wall plates to which they are secured. Timber ceiling joists support the ceilings to the internal rooms but also secure the rafter feet to the front and rear slopes together, thus preventing outward movement of the roof (roof spread). This is typical of properties of this age and type. Slight distortion/splitting was evident to some timbers to the roof structure, consistent with age. The following defects were noted:

2

There is a lack of suitable lateral restraint provided between rafters and all the gable walls, resulting in gaps to the tiled roof covering adjoining the edges of all the gables (see D2 Roof Coverings). Condition rating 2. This should be repaired soon.

There are no mild steel straps to tie the roof structure to the gable walls. We would recommend one metal strap per slope to the rafters is bolted to the gable walls and secured back across at least three rafters with timber noggins in between to provide lateral restraint between the front gable wall and roof structure.

The roofing felt beneath the tiles is a type of bituminous felt, commonly used in this situation, and becomes brittle with age. This material also sometimes contained asbestos fibres (see I3 Risks). It also has a tendency to rot at the eaves if not properly supported, and the rear of the fascia/soffit

boarding will become damp and provide conditions for wet rot to occur (see D2 Roof Coverings). Condition rating 2. This should be repaired/replaced soon.

Some of the exposed roof timbers were tested with an electronic damp meter, and only low moisture content readings were noted to the timbers, but there is a lack of ventilation to the roof space and evidence of wood-boring insect infestation. Condition rating 2. A lack of ventilation in the roof space can cause mould growth, woodworm and wood rot, additional ventilation should be provided soon in the form of vents to the soffit boards, air bricks to the gables and/or tile vents to the roof slopes fitted with fly screens.

Our inspection of visible timbers revealed scattered evidence of wood-boring beetle infestation. There is a possibility that the infestation noted may be active and as a result may require specialist treatment. You should instruct a specialist contractor, ideally Property Care Association registered, to carry out a full inspection of the property and to implement all necessary remedial treatment against wood-boring beetle infestation, rot and other timber defects (Please see Section J - Risks).

The roof space has no thermal insulation laid between the ceiling joists. Condition rating 2. This should be resolved soon. A lack of thermal insulation will result in lower internal temperatures, higher heating costs, condensation, and mould growth. The insulation should be increased now. Ideally, a minimum of 300mm insulation should be provided to the ceilings. The roof space must be ventilated to the outside air to prevent dampness. If installing insulation, the ventilation to the eaves, when fitted, must not be obstructed.

Some of the insulation to the pipework is chewed, indicating vermin in the roof space. Condition rating 2. This should be resolved soon. There is evidence that vermin are or have been in the loft area, and vermin particularly can attack electrical cables and insulation. Action should be taken to eradicate the vermin and sealing the loft against vermin entry.

There are two brick chimney stacks in the roof space. When tested with a damp meter, no significant moisture content readings were noted to either of the chimney stacks (see D1 Chimney Stacks). Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

#### Single storey wing roof structure

We could not inspect the roof structure, but we did not see an issue from the outside, or to the ceiling below, but one could remain out of sight (see D2 Roof covering). Condition rating 1. No repair is currently needed. The property must be maintained in the normal way. However, if you want to be sure, the owner should provide suitable access, and you should ask an appropriately qualified person to carry out a full inspection.

#### Side extension roof space

We could not inspect the roof structure, as no access was provided, but we did not see an issue from the outside, or to the ceiling below, but one could remain out of sight (see D2 Roof covering). Condition rating 1. No repair is currently needed. The property must be maintained in the normal way. However, if you want to be sure, the owner should provide suitable access, and you should ask an appropriately qualified person to carry out a full inspection.

You should instruct a competent roofing contractor to provide an estimate for these works and any necessary associated repairs prior to exchange of contracts.



Photo - 132



Photo - 133



Photo - 134



Photo - 135



Photo - 136



Photo - 137



Photo - 138



Photo - 139



Photo - 140



Photo - 141



Photo - 142



Photo - 143



Photo - 144



Photo - 145



Photo - 146



Photo - 147



Photo - 148



Photo - 149



Photo - 150



Photo - 151



Photo - 152



Photo - 153



Photo - 154



Photo - 155

## E2 Ceilings

The ceilings are made of plasterboard or a similar material having a painted finish, which is in a poor condition. Some ceilings have coving around the edges.

Damp staining was noted to the ceiling in the hall below the shower room. Damp staining was also noted to the ceiling in the sitting room by the right-hand side of the fireplace below the shower room. Damp staining was noted to the ceiling in the airing cupboard off the landing below the cold water and central heating expansion tanks in the roof space above, with damage to the ceiling in the roof space. When tested with a moisture meter, no significant moisture content readings were noted to any of the damp stained areas. The damp staining would appear to be due to leaks from the shower room fittings, water tanks or pipework above (see E8 Bathroom Fittings and F3 Water). Condition rating 2. Once the cause of the leaks has been repaired, the ceilings can be redecorated, which will need to include a stain blocker.

Cracking was noted between the coving and ceiling over the rear French doors to the sitting room, corresponding to the cracking noted externally to the brickwork above the conservatory roof (see D4 Main Walls). Condition rating 2. This should be repaired soon. Once the cause of the cracking noted externally has been diagnosed and repaired, a degree of replastering will be required to these areas of internal cracking.

Cracking at joints was noted in all the rooms except the utility/cloakroom. Condition rating 2. This should be repaired soon. Where cracks are identified to plasterboard ceilings, which often occur at the joints of the plasterboard or where the plasterboard meets the walls, then normally filling and redecoration is all that is required.

Downlighters are provided to the ceiling in the shower room, to which one has come loose. Condition rating 2. This should be repaired soon.



Photo - 156



Photo - 157



Photo - 158



Photo - 159



Photo - 160



Photo - 161



Photo - 162



Photo - 163



Photo - 164



Photo - 165





Photo - 166



Photo - 167

### E3 Walls and partitions

The internal walls are built of solid brickwork covered with plaster or lightweight timber studwork covered with plasterboard or a similar material. The walls have a painted or paper lining finish. The walls to the shower room have a fully tiled finish.

3

Tests were taken with an electronic moisture meter at regular intervals in a structured, methodical manner to internal wall surfaces. Moderate moisture content readings were noted to the left-hand side of the chimney breast in the sitting room and the internal wall between the hall/kitchen in the cupboard. Low to moderate moisture content readings were noted to the internal wall between the cloakroom/utility, with fungus noted growing on the wall. No evidence of any significant dampness was detected to any of the other internal walls, although you should be aware that kitchen units, wall tiles, furniture and floor coverings restricted our ability to test all areas. Condition rating 3. Further investigation.

We could not discover the cause of the dampness. You should ask an appropriately qualified person to inspect the problem and provide you with a report. To do this properly, parts of the property will have to be disturbed, and you should discuss this with the current owner. Once you have repaired the dampness, you may have to carry out other additional work that could typically include replacing damp plaster, repairing rotten timber, etc.

Under normal circumstances, ground floor partition walls are supported on foundations or on a thickened section of the concrete ground floor. Without extensive and disruptive investigations, we cannot confirm that the walls are properly supported, but the following was noted:

Cracking to the plaster was noted to the inner face of the outside walls in the sitting room, dining room and kitchen, corresponding to the cracking noted externally to the brickwork (see E4 Main Walls and I1 Risks). Condition rating 2. Once the cause of the cracking noted externally has been diagnosed and repaired, a degree of replastering will be required to these areas of internal cracking.

Cracking was noted to the plaster at the junction of the side wall in the sitting room and single storey extension (see I1 Risks). Condition rating 2. This should be repaired soon. A range of factors common to properties of this type and age can cause the outside walls of a property to move by small amounts. This cracking is probably due to some differential movement between the different structures. This can be concealed on redecoration, but is likely to re-crack over time.

Movement was noted to the internal walls between the hall/dining room and hall/kitchen, resulting in distortion to the door frames, cracking to the plaster over the door openings and binding of the doors in the frames (see I1 Risks). Condition rating 3. Further investigation. A range of factors common to properties of this type and age can cause the inside walls of a property to move by small amounts. This movement is probably due to some slight settlement in the internal walls over time. This probably happened some time ago, and any further significant movement is probably unlikely. However, given the movement/cracking noted to the outside walls, you are advised to instruct a structural engineer to make an inspection and provide a report together with any repairs recommended.

The first floor internal should be built either above lower load bearing walls, or the floors below strengthened to carry the additional weight. We cannot confirm that these walls are adequately supported without extensive investigations, but the following was noted.

Movement was evident in the first floor partitions, which has caused some distortion to the door frames to the bedrooms, cracking to the plaster over the door openings and binding of the doors in the frames. Cracking was also noted to the internal walls to bedrooms 1 and 2 (see I1 Risks). Condition rating 3. Further investigation. The internal solid walls between bedroom 1/shower room, bedroom 1/bedroom 2 and landing/shower room are built off the corresponding ground floor partitions below. However, the internal wall between the shower room/bedroom 3 appears to be simply built off the first floor joists, which was common practice at the time of construction. Overtime, the weight of the partition above can cause some deflection to the floor joists, resulting in movement to the partition. You are advised to instruct a structural engineer to make an inspection and provide a report together with any repairs recommended. If this movement/cracking were to get any worse, then it may be necessary to provide additional support in the form of a steel beam inserted below the first floor partition between the shower room and bedroom 3.

Cracking to the plaster was noted to the inner face of all the external walls to all the bedrooms and landing except the shower room, corresponding to the cracking noted externally to the brickwork (see D4 Main Walls and I1 Risks). Condition rating 2. This should be repaired soon. Once the cause of the cracking noted externally has been diagnosed and repaired, complete replastering will be required to all the inner faces of the walls in these areas.



Photo - 168



Photo - 169



Photo - 170



Photo - 171



Photo - 172



Photo - 173



Photo - 174



Photo - 175



Photo - 176



Photo - 177



Photo - 178



Photo - 179



Photo - 180



Photo - 181



Photo - 182



Photo - 183



Photo - 184



Photo - 185



Photo - 186



Photo - 187



Photo - 188



Photo - 189



Photo - 190



Photo - 191



Photo - 192



Photo - 193



Photo - 194



Photo - 195



Photo - 196



Photo - 197



Photo - 198



Photo - 199



Photo - 200



Photo - 201



Photo - 202

#### E4 Floors

The ground floors in the sitting room and most of the dining room are built of timber joists and probably supported midspan on honeycomb sleeper walls covered with floorboards except the side extension which is covered with boarding and all the floors are finished with carpet. There is extensive decay to both the floor joists and floorboards to the front/rear walls in the sitting room and rear wall in the dining room (see I1 Risks). Fungus is also growing on the floor boards and joists in the dining room (see I1 Risks). The floors also slope towards the outside walls as a result of the decay. When tested with a damp meter, high moisture content was noted to all the timbers (see I1 Risks). High moisture content readings were also noted to the boarded floor in the side extension to the sitting room (see I1 Risks). This is due to the damp walls and lack of subfloor ventilation (see D4 Main Walls). Condition rating 3. This should be repaired now. The rest of the floor structure will need to be inspected to determine the extent of the decay, but it is likely that both the timber floors in the sitting room and dining room will be beyond economical repair and will require replacement.

3

There is only one air brick visible to the east gable wall to ventilate the timber floor in the sitting room. This has a wasp's nest inside, which is likely to be blocking the vent. The side extension may also have blocked the original vents to this gable wall, and there are no vents in this wall either. There are only two air bricks visible to the west gable wall to ventilate the timber floor in the dining room. The level of ventilation to the timber floors is therefore inadequate. Condition rating 3.



Additional air bricks are required now to the front and rear walls of the sitting room and dining room to provide adequate ventilation to these timber floors soon (see D4 Main Walls). The wasp's nest also requires removal.

The remaining ground floors in the hall, kitchen, utility, cloakroom and section of floor under the stairs in the dining room are built of solid concrete and other materials that are supported by the ground, with carpet or tile finish. When tested with a damp meter, low to moderate moisture content readings were noted to the solid floors, particularly the floor in the cupboard in the hall and dining room (see I1 Risks). This is probably due to lack of damp proof membrane, damp outside walls and lack of proper seal where the floors butt up against the outside walls. Condition rating 3. Further investigation. Although we could not see the full extent of the dampness problem, we suspect more serious defects exist in hidden areas. You should ask an appropriately qualified person to inspect the floor and identify the full extent of the problems.

Many older solid floors do not have a barrier against dampness from the ground (called a damp-proof membrane or DPM). These can be more vulnerable to dampness than floors that have a DPM. Floors of this type rely on moisture gradually passing through the floor and evaporating harmlessly in a well-ventilated property. In these cases, you should not use any impervious coverings (for example vinyl sheeting, ceramic floor tiles, foam backed carpets, etc.) because these will prevent this moisture movement creating a dampness problem in other parts. Properties of this type should be properly ventilated. Poorly ventilated property can become more prone to problems with condensation, dampness on external walls, etc.

The first floors are built of timber joists covered with floorboards and finished with carpet. When tested at random underfoot, no significant movement was noted to the remaining first floor. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.



*Photo - 203*



*Photo - 204*



Photo - 205



Photo - 206



Photo - 207



Photo - 208



Photo - 209



Photo - 210



*Photo - 211*



*Photo - 212*



*Photo - 213*



*Photo - 214*



*Photo - 215*



*Photo - 216*



Photo - 217



Photo - 218



Photo - 219



Photo - 220



Photo - 221



Photo - 222



Photo - 223



Photo - 224



Photo - 225



Photo - 226

## E5 Fireplaces, chimney breasts and flues

### Dining room

The stone fireplace is fitted with a coal effect gas fire venting into the chimney stack. No significant dampness was noted to the chimney breast at the time of our inspection. There is no carbon monoxide detector in this room. This is a safety hazard (see I3 Risks). There is no evidence that this appliance has been serviced in the last 12 months. This is a safety hazard. Condition rating 3. All heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person (see section F4). Without specialist tests, we cannot comment on the condition of the flue. You should have it checked prior to use. It is recommended you arrange for the appliance to be tested by a qualified engineer/HETAS registered installer.

### Sitting room

The open fireplace has a brick surround and concrete hearth connected to the chimney stack externally. No significant dampness was noted to the chimney breast at the time of our inspection. There is no carbon monoxide detector in the room. This is a safety hazard (see I3 Risks). There is soot debris in the fireplace and a build up of soot to the lower part of the flue. Condition rating 2. This should be swept soon.

3

In older properties, the fireplace and its chimney breast are designed to accommodate an open fire. To work properly, an open fire requires an effective chimney (sometimes called a flue) that allows the combustion gases to safely escape to the outside air, and good ventilation to the room, so the air consumed by the fire is replaced. If these elements are not effective, the fire will not work properly, and the combustion gases will be a safety hazard for the occupants. You should arrange to have the flues and chimneys of solid fuel burning appliances (even smokeless fuels) swept regularly, and this should be done by a contractor experienced in this type of work. Older chimneys and flues can deteriorate, allowing combustion gases to leak into other rooms and spaces, creating a health hazard. In these cases, you will have to protect the inside surfaces of the flue (called 'relining'). Given the age of the property, it is unlikely the flue lining are decayed, but they could be unsuitable for use unless re-lined. You should have them checked prior to use. Without specialist tests, we cannot comment on the condition of the flue. It is recommended you arrange for this to be tested by a qualified engineer/HETAS registered installer.

#### Kitchen

There is a two plate gas fired Rayburn with metal flue into the chimney stack, which also provides the central heating. There is a carbon monoxide detector in this room. There is no evidence that this appliance has been serviced in the last 12 months. This is a safety hazard. Condition rating 3. All heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person (see section F4). Without specialist tests, we cannot comment on the condition of the flue. You should have it checked prior to use. It is recommended you arrange for the appliance to be tested by a qualified engineer/HETAS registered installer. We understand the Rayburn is to be removed by vendor on the sale of the property.

#### Bedrooms 2 and 3

There are chimney breasts in these bedrooms for the fireplaces in the sitting room, dining room and kitchen below. No significant dampness was noted to the chimney breasts at the time of our inspection. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.



Photo - 227



Photo - 228



Photo - 229



Photo - 230

## E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

### Kitchen

The fittings comprise a range of timber framed wall and base units having panelled doors and drawers with stainless steel sink, built-in fridge and space for cooker. There is an extractor hood fitted over the hob that only vents internally. The fittings are dated and worn. Condition rating 2. Many buyers would plan to replace older fittings. All seals to kitchen fittings should be maintained in a good condition to prevent the penetration of water and the associated risks to adjacent timbers. Good ventilation is important, so you should consider directing the extractor hood to vent externally.

2

### Utility

The fittings comprise a range of timber framed wall and base units having panelled doors. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

### Hall

Built-in cupboard with painted timber panelled doors. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

### Bedroom 2

Built-in laminated wardrobe and cupboard with shelves and hanging rails having laminated or flush veneer timber doors. The fittings are dated and worn. Condition rating 2. Many buyers would plan to replace older fittings.

### Bedroom 4

Built-in timber framed wardrobe with shelves and hanging rail, having sliding mirror doors. The fittings are dated and worn. Condition rating 2. Many buyers would plan to replace older fittings.

## E7 Woodwork (for example, staircase joinery)

The joinery items consist of painted or stained timber skirting's, architraves and door linings with flush veneer or painted timber and glazed doors. The timber skirting boards in the sitting room and dining room adjoining the damp walls/floors are damp and rotten. Condition rating 2. Once the dampness problem has been resolved (see I1 Risks) the rotten skirting should be replaced.

2

There are a pair of painted timber doors with glazed panels between the sitting room and conservatory. The low-level glazing has no safety glass marks. This is a safety hazard (see I3 Risks). Condition rating 2. This should be replaced soon. We could not find evidence that the glass to this door is safety glass. You should ask an appropriately qualified person to inspect this and recommend repairs to make it safe.

Straight flight timber staircase with stained timber handrail and painted timber, unusually designed balustrade. The staircase is of conventional timber construction and easy to ascend and descend. However, it was noted that the unusual balustrade design is a safety hazard (see I3 Risks). Condition rating 2. This should be repaired soon. The gaps between the balustrades are wider than the 100mm allowed under Building Regulations, and this is particularly dangerous for small children. Also, the design could allow small children to climb up and fall over down the stairs. The balustrade should be replaced soon.

The doors to the sitting room, kitchen and bedrooms catch in the frame and require easing (see E3 Walls and Partitions). Condition rating 2. This should be repaired soon



Photo - 231



Photo - 232



Photo - 233



Photo - 234





Photo - 235

## E8 Bathroom fittings

The fittings and appliances in the shower room comprise a fully tiled glazed shower cubicle with curved glass doors having an electric Mira shower, wash hand basin in vanity unit and low flush WC with concealed cistern. The fittings are modern but only of an average quality. There has been or is a leak to the fittings or pipework that has resulted in the damp staining to the ceilings below in the hall and sitting room (see E2 Ceilings). Condition rating 3. Further investigation. We could not establish the cause of the leak. You should instruct a suitably qualified contractor to make an inspection to determine the cause of the leak and the repairs required prior to exchange of contracts.

3

There is an externally venting extractor fan fitted, which worked when turned on, but the ducting in the roof space is kinked, not insulated and the distance to the vent in the gable wall is too long. Condition rating 2. This should be replaced soon.

### Cloakroom

The fittings and appliances comprise a low flush WC and wash hand basin in a vanity unit. Where accessible, the visible pipework appears to be free from significant leakage. The fittings are modern. There is a mechanical extract fan fitted venting externally through the front wall. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

The sanitary fittings are of a modern design, but now worn and only of average quality. The sealants around the edges of the shower and wash hand basins can leak and damage adjacent surfaces. If not repaired quickly, wood rot can soon develop. Check and maintain the seals around the perimeter of the shower tray to prevent an escape of water causing damage to the area below the shower room.

Many properties are affected by condensation and in order to reduce the problem it is necessary to maintain ventilation in the property whilst also ensuring the property is also heated. The flexible ducting for the shower room extractor fan requires insulating to prevent condensation building up in the ducting, which could run back and cause dampness to the ceiling. Ideally long runs of flexible ducting should be avoided and if necessary rigid plastic pipe should be used to allow a better flow of air, which will also require insulating. Ideally, however, a new more powerful humidistat controlled extractor fan should also be fitted venting direct out of the front wall soon.



*Photo - 236*



*Photo - 237*

**E9 Other**

Not applicable



# 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, and meet modern standards.

## Services

### Limitations on the inspection

It should be appreciated that the majority of the electrical, gas and water installation is not visible. Our inspection only relates to the accessible areas. Any further investigation by a specialist contractor might highlight defects, and an inspection and testing of the services is always recommended prior to exchange so that you are aware of any likely future costs.

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### 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.*

There is a mains electricity supply and the meter in a cupboard in the utility room. The consumer unit is located in the utility on the wall by the door to the kitchen. The consumer unit is fitted with mini-circuit breakers having individual residual current devices to protect the electrical sockets, lights and appliances enclosed in a metal fireproof box for fire safety. The wiring, where visible, comprises uPVC sheathed cable and there are old plastic sockets and switches. The electricity supply was off when we inspected. There is no security alarm fitted. There is no smoke alarm to the hall and only a battery smoke alarm on the landing and no heat alarm in the kitchen. This is a safety hazard (see section I3 Risks). The electrical system is below current standards because we saw no evidence that it is covered by a current inspection and testing certificate. This is a safety hazard (see section I3 Risks). Condition rating 3. If a current test certificate is not available, you should ask an appropriately qualified person to inspect the electrical system now.

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Any alterations that have been undertaken to the electrical installation within a property since 1st January 2005 must now follow certain Building Regulation principals (BS 7671), such work being undertaken and/or certified by a suitably accredited electrician. Whilst the visible wiring appears satisfactory, if there is no record of an electrical test having been recently undertaken, it is recommended that the installation be tested by a competent electrician ('NICEIC/ECA' registered) prior to purchase so that you are aware of any likely future costs and all recommendations implemented. Thereafter, the installation should be retested every ten years. However, we would strongly recommend an inspection of the electrical system on change of ownership (See I3 Risks).



Photo - 238



Photo - 239

## F2 Gas/oil

**Safety warning:** All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' 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.

Mains gas is connected with the meter and control valve located in a box on the front wall of the utility. A supply is provided to the Rayburn in the kitchen and fireplace in the dining room. There is evidence of earth bonding to supply pipework. We have not seen any evidence that the gas system is covered by a current inspection and testing certificate. This is a safety hazard (see Section I3 Risks). Condition rating 3. If a current test certificate is not available, you should ask an appropriately qualified person to inspect the gas system now.

3

Without specialist examinations of the system we are unable to comment on the quality or safety of the system and as a precautionary measure we would recommend further investigations be undertaken prior to purchase. If a recent test certificate, dated within the last 12 months, is not available for the gas supply and appliance(s) then we recommend they are tested (See I2 Risks). Thereafter, the installation should be serviced annually.



Photo - 240

### F3 Water

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There is an independent mains water supply to the property. The external stop valve is located in the grass verge in front of the property. The stop valve within the property is located in the vanity unit in the cloakroom. The water was turned off at the time of our inspection. The supply pipe is made of blue plastic. It should be appreciated that leaks can occur for some time before signs are apparent on the surface. The internal pipework is made of copper and plastic. There is a partly lagged cold water tank located in the roof space having a close-fitting lid, but where the overflow pipe discharges to could not be determined. The internal pipework is made of copper and plastic. As noted under F8 Bathroom Fittings, there is or has been a leak that may be from pipework that is concealed in the floor void below the shower room. Condition rating 3. Further investigation. You should instruct a suitably qualified contractor to make an inspection to determine the cause of the leak and the repairs required prior to exchange of contracts.



Photo - 241



Photo - 242



Photo - 243



Photo - 244



Photo - 245

#### F4 Heating

The property is heated via a central heating system consisting of a Rayburn gas fired boiler located in the kitchen and vented in to the chimney stack shared with the dining room. Heating is distributed via copper pipework to panelled radiators fitted with thermostatic radiator valves. There is a thermostat in the hall, and a programmer in the kitchen. There is a carbon monoxide detector in the kitchen. There is a lagged central heating expansion tank located in the roof space, but where the overflow pipe discharges to could not be determined. There is no evidence that the heating system has been checked or serviced within the last 12 months. This is a safety hazard (see section I3 Risks). Condition rating 3. If a current test certificate is not available, you should ask an appropriately qualified person to inspect the central heating system now.

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Heating systems and appliances that have not been installed correctly may be a safety hazard. We did not see any evidence that the appliances in this property have been checked. You should ask your legal adviser to confirm that the gas appliances are covered by a current inspection and testing certificate. If not, you should ask an appropriately qualified person to inspect the gas appliance now.

We understand the Rayburn is to be removed by the vendor on sale of the property, so the house will have no means of heating until a new gas fired boiler is installed.

You should be aware that boilers and systems of this type require regular maintenance, and any servicing or replacing of components must be carried out only by approved installers. You should ensure that you are familiar with the instruction manual for the system, and we always recommend that the system is checked to ensure that it complies with all current regulations, particularly so far as protection device and safety is concerned. We recommend a service contract is entered into with an appropriately qualified local company, such as a 'Gas Safe' registered heating engineer. We recommend the service record of the boiler is obtained and if this is not available, or if there is any doubt as to when the boiler was last serviced, then a check by a 'Gas Safe' registered heating engineer, before exchange of contracts, is strongly recommended.



Photo - 246



Photo - 247



Photo - 248



Photo - 249



Photo - 250



Photo - 251





Photo - 252

### F5 Water heating

The hot water is provided by a small pre-lagged hot water storage cylinder located in the airing cupboard on the landing, fitted with an electric immersion heater and cylinder thermostat. Distribution is by copper pipework, which requires lagging in the airing cupboard. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

1

The copper hot water cylinder is dated, and we would recommend that this is tested prior to use. You may wish to consider replacing the cylinder with a pressurised hot water system to provide a better flow of hot water.



Photo - 253

### F6 Drainage

Below ground drainage

The property is assumed to be connected to the public sewer and the drainage system appears to comprise a separate drain for surface water (water from downpipes and yard drains) and foul water (for example waste water from WCs, sinks, baths and wash hand basins). There are four inspection chambers located on site. The first chamber is located in front of the single storey wing. The brick chamber is blocked with soil and roots. It appears to have connections from the

3

cloakroom and utility fittings. The second chamber is located in the front garden. The cement benching is badly perished and missing to the base of the brick chamber. The mortar around the frame is also badly cracked/loose. It also has no proper inspection cover. It appears to have connections from the first chamber, kitchen and shower room fittings. The third chamber is located in the block paved driveway. The deep blue brick chamber appeared to be free flowing with connections from the second chamber and also the adjoining property No. 1 Hidecote View. From here, the drains presumably connect to the mains in the road. The fourth chamber is located by the east side driveway entrance for storm drains and runs across the front of the grass verge. It has no proper cover. Condition rating 3. Further investigation. You are advised to obtain a CCTV inspection of the drains as a precaution to confirm there are no issues and/or undertake any repairs as identified. Repairs are also required to the inspection chambers.

The property is presumed to drain to the mains sewer via drain lines, which appear to run to the of the property. Your Legal Advisers should, however, confirm that the property is connected to the mains. The drains from this property appear to join with those from the neighbouring property before it connects to the main sewer. This combined drain is called a private sewer. Because all the dwellings were built after 1937, the owners of the properties are jointly responsible for the maintenance of this private sewer. To make sure, you should ask your legal adviser to check this and explain the implications (see section H3). The drain from this property passes through the land belonging to the neighbour, and a legal agreement should cover this. You should ask your legal adviser to check this (see section H3).

#### Above ground drainage

The shower room fittings connect to the underground drains via a series of plastic pipes called a soil stack located in the floor then down in boxing in the hall below, with an external vent pipe through the front roof slope not fitted with a guard. A plastic guard should be fitted to the open end of the stack to prevent the entry of birds and vermin. The cloakroom WC connects to the underground drains direct into the floor. The cloakroom wash hand basin connects to the underground drains via an external plastic waste pipe through the front wall into the ground. The washing machine waste pipe in the utility connects to the underground drains into boxing in the cloakroom. The kitchen fittings connect to the underground drains via an external plastic waste pipe to the gully on the front wall. The gully has no slate backing to prevent damp penetration internally. Condition rating 2. This should be repaired soon.

Rainwater is taken to soakaways or the mains drainage system as far as we can tell, but we are unable to confirm that proper connections have been made. You should be aware that soakaways do silt up from time to time, but there was no evidence of this at the time of inspection.



Photo - 254



Photo - 255



*Photo - 256*



*Photo - 257*



*Photo - 258*



*Photo - 259*



*Photo - 260*



*Photo - 261*



Photo - 262



Photo - 263



Photo - 264



Photo - 265



Photo - 266

### F7 Common services

Not applicable



# G

## **Grounds (including shared areas for flats)**

# G

## Grounds (including shared areas for flats)

### Limitations on the inspection

The boundary walls and fences were not inspected in detail, where covered in creeper and shrubs.

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### G1 Garage

The home has no garage.

### G2 Permanent outbuildings and other structures

There are two timber sheds in the rear garden, to which there was no inspection.

### G3 Other

#### Front garden

The house is approached over a gravelled driveway on the east side, with parking for several vehicles. The gravel drive is worn and weedy. There is also a second vehicular entrance on the west side comprising block paving, which is sunk in places due to the tree roots of the Ash tree on the front boundary. The remainder of the front garden is lawned with shrub borders and an area of concrete paving in front of the house. Condition rating 2

2

#### Rear garden

There is an area of lawn at the side of the house with a concrete paved area and shrub borders. The paving continues around the conservatory and forms a paved patio area adjoining the rear of the house, and also continues along the west boundary to the rear. The concrete paving is sunk and uneven in places. The remainder of the garden is lawned with shrub borders. Condition rating 2

Patios and paved areas can provide external areas that can enhance the quality of a property's garden. However, they must be kept in satisfactory condition, otherwise this could present a safety hazard to users.

#### Boundaries

The front north boundary is formed by mixed hedging and a mature Ash tree. The side east boundary is formed by mixed hedging. The side west boundary to the front garden is formed by painted metal railings and vertical boarded fencing. The side west boundary to the rear is formed by stone walling. The rear boundary is formed by part stone walling and part vertical boarded fencing. Condition rating 1

The legal documents that describe the ownership of the property (the deeds) usually describe which of the neighbouring owners are responsible for the upkeep of the boundaries (see section I3).

The Ash tree is approximately 8 - 10m high and approximately 12.5m from the front wall of the house. Although outside potential influencing distance of the structure, to seek the advice of a suitably experienced arboriculturist in respect of the need for general maintenance, pruning and/or removal would be advisable.



*Photo - 267*



*Photo - 268*



*Photo - 269*



*Photo - 270*

# H

## Issues for your legal advisers

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



# Issues for your legal advisers

## H1 Regulation

You should ask your legal adviser to confirm whether the side extension to the sitting room has received Planning Permission and/or Building Regulations approval (including the issue of a Final Completion Certificate) from the local Council and advise on the implications.

You should ask your legal adviser to confirm whether the conservatory has received Planning Permission and/or Building Regulations approval (including the issue of a Final Completion Certificate) from the local Council and advise on the implications. See D7 Porch and Conservatories

## H2 Guarantees

You should ask your legal adviser to confirm whether the synthetic rubber roof covering to the single storey wing is covered by a guarantee or warranty and advise on the implications. See D2 Roof Coverings

You should ask your legal adviser to confirm whether the conservatory is covered by a guarantee or warranty and advise on the implications. See D7 Conservatory and Porches

You should ask your legal adviser to confirm whether the flues to the fireplaces in the sitting room and dining room has been checked in the last 12 months and advise on the implications. See E5 Fireplaces, Chimney Breasts and Flues

You should ask your legal adviser to confirm that there is a current test certificate for the electrical installation. See F1 Electricity

You should ask your legal adviser to confirm that there is a current test certificate for the gas installation. See F2 Gas/Oil

You should ask your legal adviser to confirm that there is a current test certificate for the central heating installation. See F4 Heating

## H3 Other matters

You should ask your Legal Adviser to confirm that the property is connected to the main's sewer. See F6 Drainage

The drains of this property may join with those from the neighbouring property before it connects to the main's sewer. You should ask your legal advisor to confirm this and explain the implications. See F6 Drainage

You should ask your legal advisor to check whether there is a legal agreement to cover the drains from the neighbour's property passing through the land belonging to this property. See F6 Drainage

You should ask your legal advisor to confirm who is responsible for maintenance and repair of the boundaries. See G3 General



## 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. They may have existed for some time and cannot be reasonably changed.

# Risks

## I1 Risks to the building

### Structural movement

The property is affected by movement to the outside walls including around window and door openings resulting in cracking to the mortar joints, bricks and internal plaster, probably due either to subsidence from shrinkable clay sub-soils, lack of lintel support over openings, lack of lateral restraint at roof level or thermal expansion. See E4 Main Walls, E2 Ceilings and E3 Walls and Partitions

The property is affected by movement to the internal walls between the hall/dining room and hall/kitchen, resulting in distortion to the door frames and cracking to plaster, probably due to settlement in the foundation below the wall. See E3 Walls and Partitions

The property is affected by movement to the first floor internal walls, resulting in distortion to door frames and cracking to plaster, probably due to either some deflection to the floor joists due to inadequate support below, movement to the corresponding wall below or differential movement between solid and stud wall sections. See E3 Walls and Partitions

The property is affected by movement between the original side wall of the sitting room and side extension, resulting in cracking of the plaster, probably due to differential movement between the two different structures. See E3 Walls and Partitions

### Dampness

The property is affected by dampness to the external walls in the hall, sitting room and dining room due to leaking rainwater goods and blocked cavity walls. See D3 Rainwater Goods and D4 Main Walls

The property is affected by dampness to the internal walls between the hall/kitchen and sitting room/dining room, probably due to a lack of damp proof course. See E3 Walls and Partitions

The property is affected by dampness to the base of the chimney breast in the sitting room, probably due to a lack of damp proof course. See E3 Walls and Partitions

The property is affected by dampness to the timber ground floors due to the damp outside walls and lack of subfloor ventilation. See E4 Floors

The property is affected by dampness to the concrete ground floors, probably due to a lack of damp proof membrane and dampness to the outside walls. See E4 Floors

### Timber defects:

The property is affected by wood rot to the windows and doors due to a lack of decoration. See D5 Windows and D6 Doors

The property is affected by wood rot to the original timber fascia and soffit boards due to a lack of decoration and water penetration from the roofing underlay being perished and no longer lapped into the gutters. See D8 Other Joinery

The property is affected by wood rot to the floor joists and floorboards to the front/rear walls in the sitting room and rear wall in the dining room. Fungus is also growing on the floor boards and joists in the dining room. This is due to the damp walls and lack of subfloor ventilation

The property is affected by wood boring insect infestation to the timbers in the main roof space. See E1 Roof Structure

## I2 Risks to the grounds

### Clay subsoils

From our local knowledge, the property may be built upon shrinkable subsoil. This is susceptible to shrinkage or expansion according to its moisture content and seasonal movement cannot be ruled out, especially during long spells of dry weather. Accordingly, we recommend that you ensure that the property insurance policy contains adequate provision against subsidence, landslip and heave.

### Contamination:

We have assumed that no contaminative or potential contaminative uses have ever been carried out at the property, and assume that none exists.

### Flooding:

According to the Environment Agency (the Government organisation responsible for flood control), the property is not in an area that is vulnerable to river or surface water flooding.

### Japanese Knotweed:

We have not carried out a detailed inspection for Japanese Knotweed or Himalayan Balsam. You should be aware that these plants cause damage to buildings and where identified, mortgage lending is likely to be unavailable. Whilst no evidence of Japanese Knotweed or Himalayan Balsam was present at the time of inspection, we cannot rule out its presence. For example: it could be that the developer has removed all visible signs prior to inspection. Therefore, if you are at all concerned you should obtain a report from an accredited member of an industry recognised trade association such as the Property Care Association ([www.propertycare.org/invasive-species](http://www.propertycare.org/invasive-species)) to confirm it is not present, hidden below the surface or has re-emerged since our visual inspection as part of our survey of the property.

## I3 Risks to people

### Asbestos:

Some of the building materials used in the house construction during this period such as roofing felt may contain asbestos fibres. It is not always easy to tell whether a product contains asbestos without specialist tests. In the event that you are at all concerned about the possibility of asbestos being within the subject property, you may wish to seek specialist advice prior to purchase. We would comment that the removal of asbestos based materials can be expensive and does need specialist input. See E1 Roof Structures.

### Health and safety advice

E5 Fireplaces - lack of carbon monoxide detector for open fire in sitting room

E5 Fireplaces - lack of carbon monoxide detector for gas fire in dining room

E7 Woodwork - balustrade to landing

E7 Woodwork - lack of safety glass to sitting room doors

F1 Electricity - lack of mains smoke alarm to hall/landing and no mains heat alarm to kitchen

F1 Electricity - lack of current inspection and testing certificate

F2 Gas/Oil - lack of current inspection and testing certificate

F4 Heating - lack of current inspection and testing certificate

F5 Hot water - lack of current inspection and testing certificate

### Smoke and Heat Alarms

There is only a battery smoke alarm provided to the landing. There is also no heat alarm in the kitchen. Ideally, therefore, mains interconnected smoke alarms should be fitted to the hall/landing and a mains heat alarm in the kitchen to provide sufficient warning of fire to allow time to escape.

#### Radon

In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard. This property is in an area with a 5 - 10% chance of being affected by radon. This property is in an area affected by radon gas. You should ask the current owner if they have had the house tested for radon levels. If not, you should ask an appropriately qualified person to assess this property. In most cases, remedial works (if required) are not too expensive. If you want more information on radon gas, you should contact the Health Protection Agency (HPA) at 7th Floor, Holborn Gate, 330 High Holborn, London WC1V 7PP or visit the website at [www.ukradon.org](http://www.ukradon.org).

#### **I4 Other risks or hazards**

If, after reading and considering this report, you intend to proceed with the purchase, we advise you to send a copy of it as soon as possible to your Legal Advisers. Please draw to their attention the whole of Section J - Risks. We are not aware of any other significant considerations affecting the property, for example, the impact of planning proposals. However, it is possible that other relevant matters may come to light as a result of the legal enquiries listed in Section I – Issues for Your Legal Advisers.

# J

## Surveyor's declaration

## Surveyor's declaration

**Surveyor's RICS number**

0102174

**Qualifications**

DipSurv MRICS

**Company**

Simon Wilkinson Surveyors Ltd

**Address**

17 Damson Way, Bidford on Avon, Warwickshire, B50 4NB

**Phone number**

[REDACTED]

**Email**

surveys@simonwilkinsonsurveyors.co.uk

**Website**

www.simonwilkinsonsurveyors.co.uk

**Property address**

80 Granbrook Lane, Mickleton, Gloucestershire, GL55 6TF

**Client's name**

Mr D and Mrs P Murphy

**Date the report was produced**

21st August 2023

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

**Signature**

[REDACTED]

# K

## What to do now



## Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

### Getting quotations

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

You should also:

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

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

### Further investigations and what they involve

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

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

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

### Who you should use for further investigations

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



## **Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement**

## Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

### The service

The RICS Home Survey – Level 2 (survey only) service includes:

- a physical **inspection** of the property (see 'The inspection' below)
- a **report** based on the inspection (see 'The report' below) and

**The surveyor who provides the RICS Home Survey – Level 2 (survey only) service aims to give you professional advice to help you to:**

- make an informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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

### The inspection

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

The surveyor does not force or open up the fabric of the building. 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.

If necessary, the surveyor carries out parts of the inspection when standing at ground level, from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp meter, binoculars and 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.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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

## Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

## Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), 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 also treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally or externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

## Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase.

## Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend 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 such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

## The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

## 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:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

## Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

## Issues for legal advisers

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

## Risks

This section summarises significant 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. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.

## Standard terms of engagement

**1 The service** – The surveyor provides the standard RICS Home Survey – Level 2 (survey only) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs

**2 The surveyor** – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

**3 Before the inspection** – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

**4 Terms of payment** – You agree to pay the surveyor's fee and any other charges agreed in writing.

**5 Cancelling this contract** – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

**6 Liability** – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

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

This report is for use in the UK.

## Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

# M

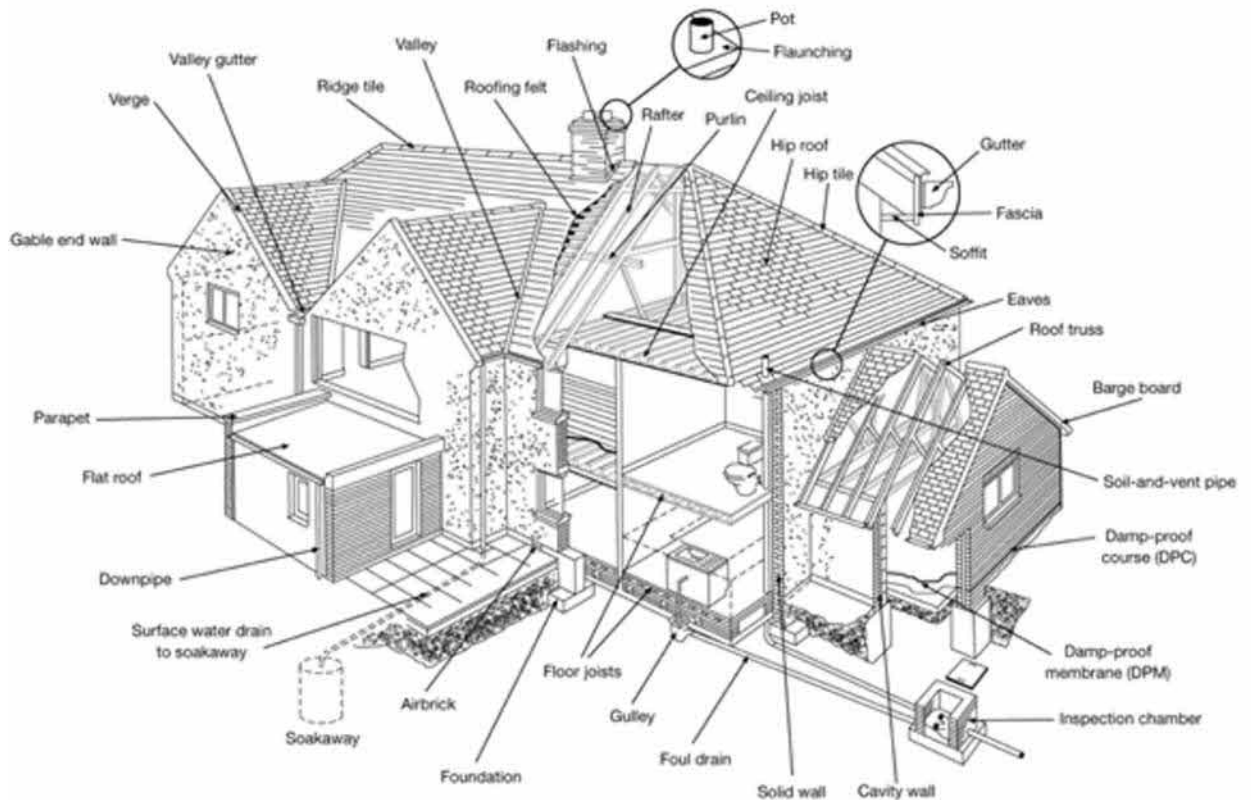
## Typical house diagram



# M

## Typical house diagram

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



## RICS disclaimer

### You should know...

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

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