Mi HOME BUYER SURVEY

360° CONFIDENCE FOR HOME BUYERS

RICS TECH AFFILIATE

HOME BUYER SURVEY

CLIENT

PROPERTY

SURVEY DATE

REF 3468

The format of this Mi HOME BUYER SURVEY is consistent with the guidance note requirements for a Survey Level 2 as defined by RICS Surveys of Residential Property 3rd edition May 2016

RPSA RESIDENTIAL PROPERTY SURVEYORS ASSOCIATION

Index

5	Inside of the Property	Condition Rating
5.1	Roof spaces	3
5.2	Ceilings	2
5.3	Walls	3
5.4	Floors	1
5.5	Chimney Breasts, Fireplaces and Flues	1
5.6	Built-In Fittings	1
5.7	Internal Joinery	1
5.8	Bathroom and Sanitary Fittings	1
6	Services	Condition Rating
6.1	Electricity	HS
6.2	Gas/Oil	HS
6.3	Water	1
6.4	Heating and Cooling	2
6.5	Drainage	1
6.6	Other Services	1
7	External Elements	Condition Rating
7.1	Garaging	2
7.2	Outbuildings and Sheds	3
7.3	Grounds	2
7.4	Common and Shared Areas	NA
7.5	Neighbourly Matters	
8	Addendum	
8.1	About your surveyor	
8.2	Maintenance advice	
8.3	Customer Care	

1.1 - About the survey and the report

Introduction

This report is for the private and confidential use of the client named in the report and for whom the survey is undertaken, and for the use of their professional advisors, and should not be reproduced in whole or in part or relied upon by Third Parties for any purpose without the express written authority of the Surveyor.

This report is produced by a properly qualified surveyor who will provide an objective opinion about the condition of the property which you, as the buyer, will be able to rely on and use. However, if you decide not to act on the advice in the report, you do so at your own risk.

What this report tells you;

- about the construction of the property and the history of its development as far as could be ascertained.
- about the condition of the property on the date it was inspected.
- any limitations that the surveyor experienced during the course of the inspection, and the nature of risks that may be present in those areas
- the nature of any significant defects that were found.
- how to approach rectification of defects identified.
- about elements of the property that will require more frequent or costly maintenance than would normally be expected
- whether more enquiries or investigations are needed.

What this report does not tell you;

- the market value of the property or matters that will be considered when a market valuation is provided.
- about the nature or condition of any part of the property that is/was
  - specifically excluded from the inspection by prior arrangement
  - not accessible or visible using normal and accepted surveying practices
  - not accessible or visible for health or safety reasons
- about any minor defects that would be anticipated in a property of the type and age being inspected - the nature of such minor defects will vary between property types
- details of defects that would normally be categorised as wear and tear or which would normally be dealt with as a matter of routine maintenance.
- the report is not an asbestos inspection under the Control of Asbestos Regulations 2012.
- any advice on subjects that are not covered by the report. If you need further advice you must arrange for it to be provided separately.
- the condition of services (heating, plumbing, electrics, drains etc.) other than can be determined from a visual inspection and when checking them by operating them in normal everyday circumstances.

1.2 - How the survey is carried out

General

The surveyor carefully and thoroughly carries out a visual and non-invasive inspection of the inside and outside of the main building and all permanent outbuildings, recording the construction and defects (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the relevant sections of the report.

The surveyor does not force or open up the fabric, or take action where there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, wardrobes, and/or roof spaces, moving of personal possessions, removing secured panels and/or hatches or undoing electrical fittings. The under-floor areas are inspected only where there is safe and clear access.

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 moisture meter, binoculars and a torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.
The surveyor may also carries out additional research about matters affecting the property.

Services

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

Outside

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 reasonably be obtained. Where there are restrictions to access, these are reported and advice is given on any potential underlying risks that may require further investigation.

Outbuildings

Buildings with swimming pools and sports facilities are treated as permanent outbuildings and therefore are inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and associated equipment internally and externally, landscaping or other facilities (for example, tennis courts and temporary outbuildings).

1.2 - How the survey is carried out

Flats

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

Hazardous substances, contamination and environmental issues

Unless otherwise expressly stated in the report, the surveyor assumed that no harmful or dangerous materials or techniques have been used in the construction of the property. However, the surveyor will advise in the Report if, in his view, there is a likelihood that harmful or dangerous materials have been used in the construction and specific enquiries should be made or tests should be carried out by a specialist.

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he/she recommends further investigation. See also section 3.3.

The Surveyor does not comment upon the possible existence of noxious substances, landfill or mineral extraction, or other forms of contamination other than in a general sense if information is available.

Asbestos

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a ‘dutyholder’ (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder. See also section 3.2

Consents, approvals and searches

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012.
With flats which have common areas, the surveyor assumes that there is a ‘dutyholder’ (as defined in the regulations), and that in place are an asbestos register and an effective management plan, which you should ask to see. The surveyor does not consult the dutyholder

Assumptions

Unless otherwise expressly agreed, the surveyor while preparing the report assumed that:

a. the property (if for sale) is offered with vacant possession;

b. the Property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client; and

c. access to the Property is as of right upon terms known and acceptable to the Client.

1.2 - How the survey is carried out (contd)

Legal matters

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

The report has been prepared by the Surveyor, who has the skills, knowledge and experience to survey and report on the property.

The statements and opinions expressed in the report are expressed on behalf of the Surveyor, who accepts full responsibility for these.

The report is provided for the use of the client(s) named on the front of the report and the Surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Nothing in these terms removes your right of cancellation under the Consumer Contracts Regulations 2013.

If the property is leasehold, the Surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given towards the back of the report.

1.3 - Condition Ratings

The report applies 'condition ratings' to the major parts of the main building, associated habitable structures, and other structures present. The property is broken down into separate elements, and each element has been given a condition rating 1, 2, 3, HS or NI – see more on definitions below.

To help describe the condition of the home, condition ratings are given to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
The condition ratings are described:-

Condition Rating 1

Only minor or cosmetic repairs, or no repairs at all are currently needed. Normal maintenance must be carried out.

Condition Rating 2

Repairs or replacements are needed but these are not considered to be serious or urgent

Condition Rating 3

These are defects which are either serious and/or require urgent repair or replacement or where it is felt that further investigation is required (for instance where there is reason to believe repair work is needed but an invasive investigation is required to confirm this). A serious defect is one which could lead to rapid deterioration in the property, or one where the building element has failed or where its imminent failure could lead to more serious structural damage. You should obtain quotes for additional work where a condition rating 3 is given, prior to exchange of contracts.

Condition Rating HS

These are actual, or potential, health and safety related matters that require your immediate attention. **Failure to attend to these issues could result in serious injury or death**. In many cases it will require specific testing of services such as electricity or gas to confirm that they are safe to use, but in other instances it may relate to actual, or perceived, risks of falls or other hazards.

It is recommended that that these matters are treated as urgent and should be attended to as soon as possible after receipt of this report and prior to any exchange of contracts.

NI

Not inspected. Indicates an element of the property that could not be inspected due to some restriction of access or view.

NA

Not applicable – this element is not present at the property or is included within another section of the report.

	**Section - 1.4/1.5 - Additional Information for this Survey**
Conflicts of Interest	A conflict of interest is anything that impedes or might be perceived to impede an individual's or firm's ability to act impartially and in the best interest of a client.
	There are no known relevant conflicts of interest
Specific Exclusions	Areas which are excluded from the inspection and report by prior arrangement
	There are no areas of the property excluded from the extent of the inspection

	**Section 2 Property information** **2.1 - About the property**
Seller Information	The property owners were not present for any part of the survey. The keys were collected from the agents.
General Construction Information	This is a late 1950's built detached bungalow constructed from two skins of brick to form a cavity. The cavity has been retrospectively filled with insulation. The damp proof course is of poured bitumen. The roof is constructed from traditional cut timbers and is covered with plain clay tiles and clay ridge tiles. There is presumed to be a bitumen sarking felt undercovering to the tiles (secondary weatherproofing), see section 5.1. There are two chimney stacks, one to each side. The floor is constructed from a solid concrete slab. All the windows are constructed from UPVC frames and are double glazed. The front door is constructed from timber and the rear door from the sun room is of UPVC. A single storey extension has been added to the rear to provide a "sun room". There was no information available to view on the councils planning website to confirm any construction or conversion dates or details. The extension was probably erected under permitted development rights but your Legal advisor should still check this matter during the conveyancing process. The British Geological Website indicates that the bedrock geology is of mudstone. References in the report refer: The front of the property is deemed as road side. The left and right of the property are as standing outside facing the front door. Room names are referenced from the floorplan supplied. The surveyed property is referenced as 'the property'
Council Information	No specific information for this property was noted
Listing	The property is not listed.
Nature of the property when inspected	The property was unoccupied, habitable and fully furnished. All connected services were operational.
Summary of mains services	Gas – Connected to Mains Electricity – Connected to Mains Drainage – Connected to Mains Water – Connected to Mains
Weather Conditions	At the time of survey the weather was overcast and drizzly.

Local Authority	The property is within the area of Council.
Conservation / AONB / National Parks	No specific issue noted by surveyor
Heating	A full central heating system is installed with a gas fired boiler supplying hot water to radiators throughout the property. At the time of survey, the boiler was activated and was seen to be operating. The boiler was not inspected in detail and should be examined by a suitably qualified engineer in accordance with the manufacturers' guidance.
Outside facilities	A garage was noted within the boundary of the property. The gardens extend to the front and rear of the property. There is a paving stone patio area to the rear of the property. There is a timber shed and timber greenhouse in the rear garden. There are no permanent outbuildings to the property.
Renewable Energy Services	There are no renewable energy services installed at the property.
Broadband Service	I have not carried out an assessment of broadband speeds for this property. If this is important to you, it is essential you check with your preferred broadband provider or request a speed test at the property when you visit and certainly before you commit to the purchase.
Tenure	The property is understood to be of freehold tenure and with vacant possession but your conveyancer should confirm this to be the case.

Section 2 Property information

2.2 - Summary and Issues

This section is a summary of matters that are of particular interest but you should consider ALL information contained in this report.

General	Four serious issues were presented at the time of the survey. There are a number of medium level issues that require attention together with some minor observations made in the following report sections.
Main Issues	- Issue 1: Flat roof - Issue 2: Main roof - Issue 3: External walls - Issue 4: Internal walls
Dampness Background Information	Dampness causes can be for a variety of possible reasons:- Rising dampness is where a damp proof course within the external and internal walls is either not present, has failed, or has been breeched by high ground levels. It is where ground based moisture rises up a wall to a maximum height of 1m. Penetrating dampness is where moisture penetrates from outside through a wall or roof element. This can include a roof tile failure, an open chimney, a gutter failure, driving rain through a solid wall, high ground levels, failed window seals, and poor external drainage. Cold bridging is generally where cold spots are created at the base of internal walls due to the proximity to another cold surface (such as a solid floor) - internal airborne moisture is then attracted to the cold spots which condenses. Condensation is moisture produced by washing, cooking and bathing etc., carried by the air as vapour, and which settles on colder surfaces, often around windows or on cold walls and ceilings, resulting in stains and mould growth. It is often present where there is a lack of good ventilation, heating and insulation. -------- o O o -------- Moisture meter readings were taken internally at regular intervals, about 10-15 per room, where access permitted, throughout the property. They were taken from areas such as the internal face of all external walls, party walls, ground floor, ceilings, chimney breasts, around windows, around all water using fittings, and in the loft space. (This is not an exhaustive list). There is no evidence of any rising damp or excessive levels of cold bridging at the property. Condensation levels are above levels to be expected for a property of this type and age. Unduly high readings were noted to some of the locations tested. See also 5.2 and 5.3 for further information.
Structural	No evidence of movement was seen other than that which would normally be expected in any building of this age.

Health & Safety related matters	There is no evidence of recent inspection of the electrical or heating systems. See also 6.1 and 6.2.

2.3 - External Photographs

Front Elevation

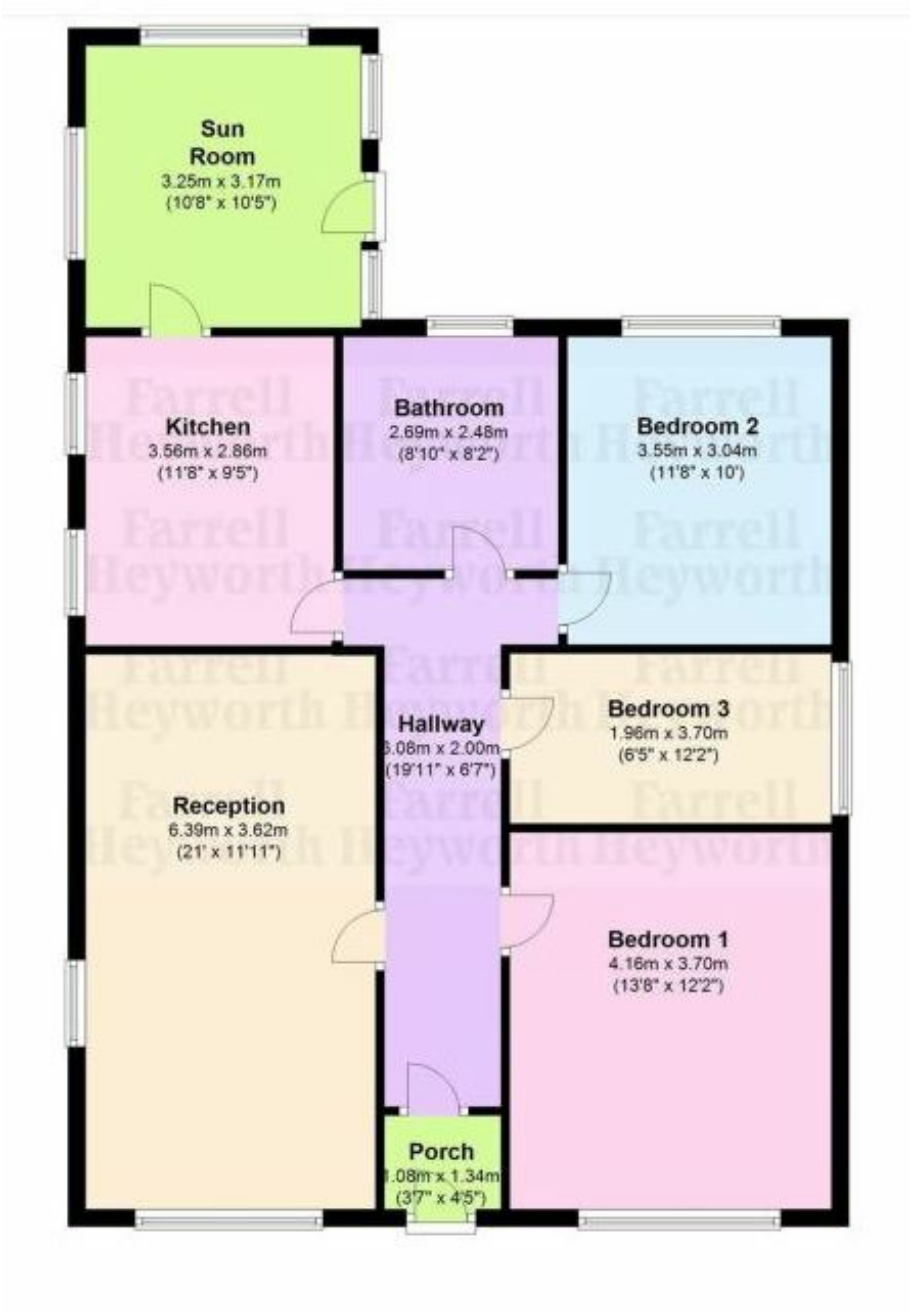
Rear Elevation

2.4 - Summary of Accommodation

	Reception Rooms	Bedrooms	Bath/ Shower	Sep WC	Kitchen	Utility	Conservatory	Other	Integral Garage
Ground Floor	1	3	1		1		1		

The approximate living area of the property including the "sun room", is 88m²

2.5 - Floorplan



Floor plan

Floorplan for illustrative purposes only. Not to scale. Not to be used for estimating or measuring purposes

2.6 - Energy Performance

The Energy Performance Certificate (EPC) is obtained from the publicly accessible national database where one has been lodged. There is no requirement for an EPC to be prepared for some property types, for example, listed buildings. The surveyor considers the contents of the EPC and provides information about energy efficiency measures that could be implemented.

The Energy Performance Certificate (EPC) for the property shows a current efficiency rating of 33, band F. The potential rating is given as 70, band C. The rating as provided for this property is well below the UK average. We have obtained the complete 4-page EPC document should you wish to see a copy.

The boiler is a number of years old and is less efficient than a new condensing boiler. A newer boiler could help to reduce heating bills by burning gas more efficiently. Upgrading the heating controls to include thermostatic valves on radiators could improve the efficiency of the system.

The property already benefits from cavity wall insulation and roof insulation.

Further improvements can be gained employing renewable energy sources such as Solar and PV panels for hot water and electricity generation.

Before commencing any work you should ensure that all statutory permissions have been obtained for any changes you wish to make to your property.

It is understood that the property is not subject to a Green Deal financing loan for energy efficiency improvements.

Where the EPC is an E or below.....There are new regulations set by the Department of Energy and Climate Change that, from 1st April 2018 (for new tenancies), or from 1st April 2020 (for existing tenancies) there will be a requirement for any domestic rented property to achieve a minimum of an EPC E rating. Exemptions from this restriction will be applicable where it can be shown that the property cannot, reasonably, be improved to an E rating, however, failure to comply with the regulations could incur a fine of up to £5000, as well as enforcement action. As this property does not currently achieve the minimum requirement you should consider any potential costs that may be incurred in the event that you wished to offer the property on the rental market.

EPC

Section 3 - Conveyancing, Health & Safety and Environmental Matters

3.1 - Conveyancing Related Matters

Extensions & Alterations	Extensions: One noted Conservatory: None noted Loft Conversion: None noted New Boiler: None noted Chimney / Breast Removals: None noted Wall Removal: None noted Post 2002 Windows: None noted Log Burner Installation: None noted Electrical Circuits: None noted Renewables: None noted Drainage: None Noted Cavity wall insulation: Installation noted Cavity wall insulation has been installed at the property. It is recommended to check that the installer is registered with CIGA (The Cavity Insulation Guarantee Agency) and that a valid guarantee was issued by the installer.
Access & Rights of way	No issue noted by surveyor
Easements & Wayleaves	No issue noted by surveyor
Property Let	No issue noted by surveyor
Tree Preservation Orders	No issue noted by surveyor
Party Wall Award	No issue noted by surveyor
Drainage	No issue noted by surveyor

Boundaries and Title Deeds	The Land Registry holds a map, called the Title Plan, which is the Government's official register of the location of a property. Although it shows the boundaries of the property, normally in a red line, they are only an indication of the location of the boundaries and are not specific or highly accurate. The line drawn on the plan may be 1 mm wide at a scale of 1:1250, giving and accuracy of significantly less than 1 metre on the ground. In most cases this is the only official recognition of the boundaries of a property. As such, it is impossible to determine whether a fence or wall is in the correct place. However, during the course of the survey an inspection was conducted to identify any obvious features which could suggest that the boundaries are not consistent with the general line identified on the title plan. No detailed measurements were taken to establish the precise location of any boundary, and, if concerned, you should seek further advice from a boundary dispute specialist, particularly if planning to make alterations that might be immediately adjacent to, or affect, the boundaries. Determining the precise location of a boundary can be a very lengthy and expensive process, and can result in disputes arising between neighbours. Similarly, the Land Registry title documents rarely indicate who is responsible for the maintenance, repair or replacement of a particular boundary fence or wall. And although existing neighbours may believe that an arrangement is officially recorded, it is usually the case that no such information is given within the title plan or register, and that most boundary fences and walls are of shared responsibility. Observations No issue noted by surveyor but I have not checked the title plan against the actual house layout. We have just checked the indicative HMLR Mapsearch facility which shows no obvious anomalies. You should check the title deed as supplied by your legal advisor against the actual property layout on the ground. Boundaries

Common and Shared Areas	No common or shared areas noted by surveyor

3.2 - Health & Safety related matters

Fire Risk	The design of the windows prevents easy exit in the event of fire. Although a smoke alarm is fitted at the property it has not been tested. You should ensure that there are sufficient devices fitted at the property and that they are all in good working order.
Safety Glass	Safety glass was not noted to the kitchen doors. See also section 5.7.
Lead Pipes	A visual inspection was carried out, however pipes buried within walls or beneath the ground were not inspected.
Risk of Falls	Window Sill heights: No Issue Noted Trip Hazards: No Issue Noted Slip hazards: There is a lot of moss to the paths and drive which is a slip hazard.

Lack of safety glass

	 Moss to asphalt drive
Unsafe Fittings	The glazing supports to the greenhouse roof are in a very poor state and the glass to the roof could fall at any time.  Loose glass to greenhouse

Insect and Rodent Infestations	No issue noted by surveyor
Recent testing of services	There is no evidence of recent inspection of the electrical or heating systems. See also 6.1 and 6.2.
Asbestos	This report is not an asbestos inspection under the Control of Asbestos Regulations 2006 and no specific testing to detect the presence of asbestos has been conducted. Based on a visual inspection only, the Surveyor didn't note or suspect that any construction materials and products used at the property contained asbestos. However this does not preclude that their presence may be hidden behind other surface materials. The following should be noted:- No specific tests have been carried out to confirm the presence or absence of asbestos in any materials, and so any references are an assumption based on of the type and age of material seen. None of the materials seen were in a condition that would give any cause for concern, even were they to contain any asbestos. Asbestos only poses a risk where airborne fibres are present and none of the materials seen were seen to be damaged in a way that would release fibres. Asbestos containing materials were commonly used in the construction, conversion and refurbishment of houses in the 1950's-70's, though the use of asbestos was not completely prohibited until the late 1990's. Many houses therefore include materials that contain asbestos and are lived in safely and without risk to health. However you should be aware that there are health risks when asbestos containing materials are drilled or sanded and you should consider this when carrying out any alterations, repairs or renovations. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. You can obtain further information from the Health & Safety Executive asbestos site http://www.hse.gov.uk/asbestos/index.htm

3.3 - Environmental Matters

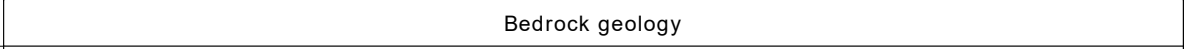
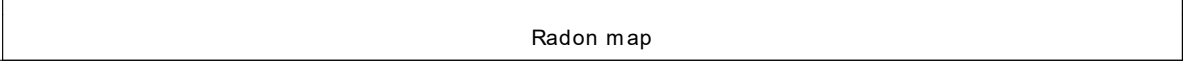
Flood

No issue noted by surveyor at the time of the survey, no flooding was noted in or around the subject property but see flood maps c/o the environment agency below.

Please note that flooding can occur outside designated flood prone areas. The Environment Agency are constantly updating their data to reflect any new incidents of flooding or any increased risks of flooding. This publicly available information should be used to indicate a level of risk to the property. You should consult your legal advisor with regards to the options for carrying out a full environment search.

Flood risk assessment from rivers and seas

Flood risk assessment from surface water

Geology	The British Geological website indicates the ground is of mudstone which is a solid base and hence not liable to move adversely. See further comments in 4.4.  Bedrock geology
Radon	Radon Map – C/o http://www.ukradon.org/information/ As the property is in a white area, it means that there is less than a 0 - 1% risk and no further action needs to be taken. See http://www.ukradon.org/information/ for further information  Radon map

Fracking	The Oil & Gas Authority (OGA) operates a website that provides information about the location of oil and gas deposits, wells, and areas where licenses have been granted or offered for exploration purposes. This may include drilling for oil or gas, or the extraction of shale gas, commonly known as fracking. This property is less than 5 miles from the first licensed fracking site in the UK, on the Fylde. It is also in a prospective shale gas area and has had a licence (PEDL165) issued for exploration. Further information is available from the website www.ogauthority.co.uk Fracking
Landfill	No issue noted by surveyor Landfill

Invasive Species	The grounds around the house were inspected for any indications of Japanese Knotweed. No evidence of any Japanese Knotweed was located. JKW
Mining	No issue noted by surveyor

Section 4 - Outside of the Property

4.1 Chimney Stacks

Condition rating 1

Construction & Type and Limitations	The chimney stacks are brick built. The left hand stack has one pot which provides a flue to the gas fire and back boiler in the reception. The flashing at the base of the stacks at the junction with the roof slopes is of lead. The right hand stack has been reduced in height and is capped. The chimneys were examined from ground level with the aid of binoculars for possible defects including undue movement, distortion, chemical or weather related damage, brickwork and pointing damage and other evidence of failure. Due to limited viewing angles it is not possible to see all faces of the chimney stacks from ground level, and it is assumed that the condition of those faces not visible is similar to that of the visible faces.
Condition	All flashings, brickwork and pointing seen were in a fair condition. The pot has a rain cowl fitted to allow flue gases to escape but prevent vertical rain entering the flue line. When moss builds up on chimney stacks it can eventually damage the bricks, render or pointing with obvious consequences. Therefore stacks will always benefit if the moss is cleaned off. Chimney stacks very often bulge and distort as a result of natural weathering caused by wind-driven rain, sulphate attack and also attacks by condensation and the products of combustion (soot and salts etc). Such problems are very often accentuated by lack of a proper flue lining system. There is a slight lean to the left hand stack. This is not considered to be of concern currently but you should check it for further movement periodically. No significant defects are noted.

Slight lean to chimney stack

4.2 Roof Coverings

Condition rating: 3

Construction & Type and Limitations

The main roof slopes are pitched and covered with plain clay tiles. All ridge tiles are clay.

There is a flat roof section to the sun room which is of built up layers of mineral felt.

The roof pitches were examined from ground level with the aid of binoculars and a ladder where necessary for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.

The flat roof was inspected from a ladder for signs of damage, ponding, inadequate fall and for the presence of chippings. The condition of the felt was inspected for blistering, raised sections and tears.

Condition	Pitched Sections All tiles seen were in a fair condition with no evidence of any major failures or defects. The mortar beneath the hip tiles is complete and intact with no evidence of any major weathering. The top line of ridge tiles is even with no evidence of any undue levels of flexing or bowing. If ridge or hip tiles are not bedded in well with mortar they are prone to being lost in high winds. At least one hip tile to this property has an incomplete mortar bed which would benefit from repair. When moss builds up on roofs it can eventually damage the tiles with obvious consequences. Therefore roofs will always benefit if the moss is cleaned off. There is moss to the main roof. Flat Sections The flat roof appeared to be in a poor condition. Ponding was visible and damp was located on the underside. Levels of tears were noted to the felt on the left hand edge, immediately above all the damp found in the sun room, see sections5.2 and 5.3. We would estimate that the roof covering is past its expected lifespan of 15/20 years. This roof requires a full recover and probably replacement of most of the timbers which appear to have mould growth.
	 Collapsing flat roof

Collapsing flat roof

Collapsing flat roof

Collapsing flat roof

Collapsing flat roof

Moss to main roof

4.3 Rainwater and Above Ground Drainage Fittings

Condition rating 2

Construction & Type and Limitations

The rainwater gutters and downpipes are a mixture of PVC and cast iron. The waste stack is also cast iron, there is a gully to the rear providing drainage from the kitchen. Additional gulleys for rainwater are provided around the property and these possibly drain to ground soakaways.

An inspection was carried out from ground level and with the aid of ladders where necessary to look for possible areas of leakage, misalignment, overflow and other defects. The soil stack and gulleys were examined for any signs of damage, leakage, correct supports, cracking and evidence of significant wear.

As it was dry at the time of survey only a limited assessment could be made as to the effectiveness of the rainwater fittings.

No tests have been carried out to either trace or establish the structure or condition of any underground soakaways.

Condition	The gutters are currently in fair condition and alignment, although there is a kink in the gutter at the back of the roof where it meets the flat roof. There were no significant leaks noted but all gutters require examining periodically and clearing of moss, leaves and silt which will inevitably accumulate. There was debris, moss and silt noted to the gutters and cleaning should be undertaken at your earliest convenience. All gulleys were not clear at the time of the survey but with no evidence of any flooding or other drainage problems. However all gulleys require regular clearing of any debris that will accumulate over relatively short periods of time.
	 Debris in gutter

Debris in gutter

Moss and silt in gutter

Moss and silt in gutter

Moss and silt in gutter

Bent gutter

4.4 Walls

Condition rating: 3

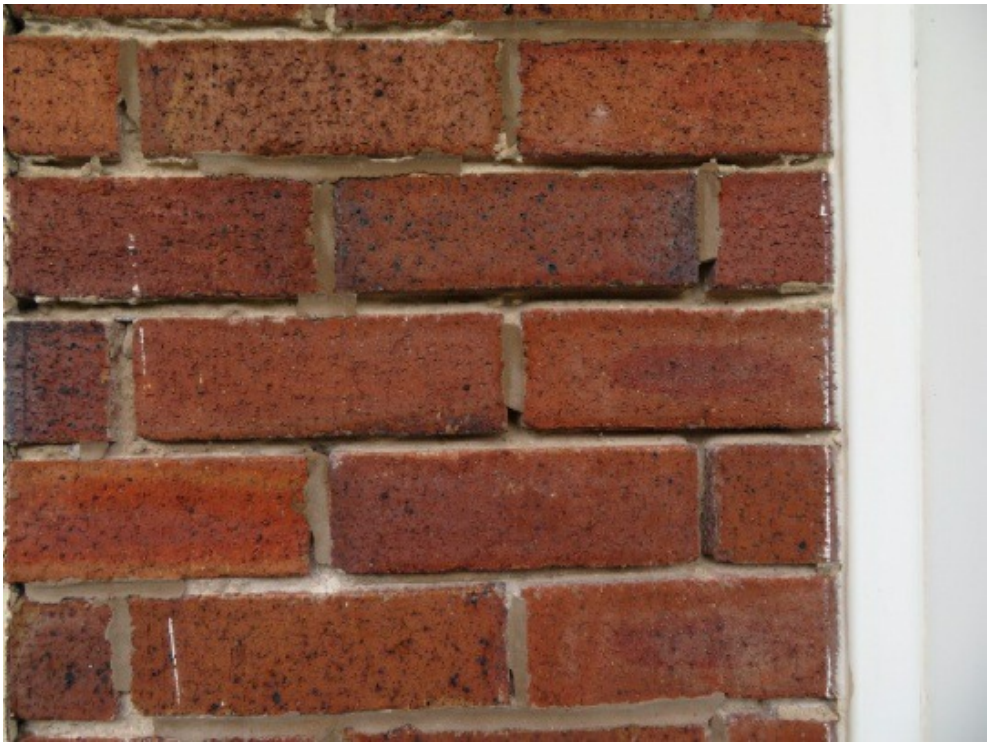
Construction & Type and Limitations

The outside walls are brick-faced and of cavity construction. The damp proof course at ground level [waterproofing to prevent rising damp] is poured bitumen. Ventilation points (airbricks) around the property are terracotta.

The outside walls were examined from ground level with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged masonry and pointing, cracking, indications of subsidence and land failure and other defects.

Condition	Foundations I have not undertaken exposure of the foundation structures during the course of my inspection, as this generally proves impractical in a building survey of this type. Movement Stability and vertical alignment is generally satisfactory. Condition and alignment of the brickwork is fair. There is no evidence of any significant bulges or major structural cracks. There is no evidence of foundation cracking at ground level. The British Geological website indicates the ground is of mudstone which is a solid base and hence not liable to move adversely. No other evidence of movement was seen other than that which would normally be expected in any building of this age. Other Aspects The outside walls are brick-faced and of cavity construction (this means that it was built with an air gap between the inside and outside faces). The cavity has been insulated for which there should be an insurance backed guarantee. (Note: I have raised this in Section 3.1 for your conveyancer/solicitor to check). Cavity Wall Insulation can sometimes cause problems by allowing water to cross the cavity and cause damp on the inside skin of the wall. I saw possible evidence of this at the time of my inspection (though it is not within the scope of the survey to drill a hole in the wall to look inside the cavity for possible problems). Significant areas of the pointing (the mortar joints between the brickwork) of this front wall are incomplete and possibly allowing damp penetration to get into the insulation and across the cavity. This is considered serious and in need of urgent repair. Air bricks are visible in the walls. These are present to ensure adequate ventilation to the property. It is essential that a free flow of air is maintained through the air bricks. At the time of the survey most airbricks were obstructed. There is damp staining to the left hand wall of the extension from the collapsed flat roof, which is probably allowing water penetration into the insulation and hence internally.

Eroded pointing



Eroded pointing

Eroded pointing

Eroded pointing

Eroded pointing

Damp staining to external wall below flat roof

Vents blocked

Vents blocked

	4.5 Windows and External Doors	Condition rating	2
Construction & Type and Limitations	The front door is of timber construction. The door from the extension is UPVC framed with a double glazed panel. All of the windows are double glazed with UPVC frames. All external doors were checked for normal operation and signs of failure or damage. Windows were examined for general signs of degradation and failure including misted double glazing units and worn seals. Opening was attempted to all windows and all checked for normal operation. The condensation levels in certain weather conditions can disguise evidence of misted double glazed units.		
Condition	Doors No significant defects were noted, all doors operated effectively on opening and closure. All locks functioned correctly. Windows Internal sill heights were compliant with the current legal safety limits, all handles operated satisfactorily, except to the bathroom which was stuck and could not be opened. Under normal circumstances sealed double glazed units can be expected to last around 20 years before the seals begin to fail. This can occur more quickly where windows are in exposed or vulnerable situations. It is estimated that most of the windows currently fitted are over 16 years old and there is evidence of failures. The frames are usually fixed into the brickwork and flexible sealant or mortar is added to the perimeter as a weatherproof seal. Occasionally this may crack or shrink and allow windblown rain to penetrate. These seals therefore should be regularly checked for weather tightness. I noted at least one shrunken seal.		

Misted window (failed seal)

Shrunken seals around window frames

	4.6 External Joinery and Finishes	Condition rating	1
Construction & Type and Limitations	This includes such items as woodwork at the roof edges, fascias, and trim panels. Decorated areas include such items as doors and timbers at roof edges. The soffits and fascias are all of timber construction. Soffits are the horizontal timbers joining the fascia boards to the house walls. Fascia boards are the vertical timbers to which the gutters are normally fixed. All such materials were examined from ground level for indications of poor maintenance, rot and other damage. Decorations were examined from ground level with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. Decorations were examined for signs of wear and tear, peeling paint, lack of oiling where applicable and other defects.		
Condition	All of these timbers are reasonably sound, have been maintained and appear to be in a serviceable condition. There is no immediate requirement for any redecoration. The soffits [panels that link the gutter boards to the walls] do not have ventilation grilles installed to supply cross ventilation to the roof space.		

	4.7 Conservatories and Porches	Condition rating	NA
Construction & Type and Limitations	There is no conservatory or formal porch structure at the property.		

Section 5 - Inside the Property

5.1 Roof Spaces

Condition rating: 3

Construction & Type and Limitations

The main roof is constructed using individual timbers in a traditional manner. The sarking felt [undercovering] is hidden by the addition of spray foam between the rafters. The insulation is laid to a depth of about 250mm.

The roof space was accessed via a hatch from the hall outside bedroom two. There is a loft ladder fitted. The inspection was restricted to a head and shoulder inspection due to the depth of insulation hiding the joists.

The roof space was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, insects, animals and beetles (woodworm), and other defects. The roof space was further investigated for any indications of lack of adequate ventilation. Moisture meter readings were taken where possible.

The structure of the flat roof is not accessible and cannot be assessed, but see section 4.2.

Condition	The roof structure appeared to be in a good condition with reasonable quality timbers throughout. The rafters, purlins and strut timbers are complete with no evidence of any undue stress or cracking. The loft hatch latch is not operating correctly and it is therefore currently held in place with a screw. The bitumen undercovering (secondary waterproof covering) is hidden by the addition of spray foam. Sprayed-on foam roof under coatings might seem, to the uninitiated, like a good idea. However, coating the underside of a slated or tiled roof will compromise two vital attributes: the roof's ability to move and to breathe. Traditional pitched roofs are constructed from a timber frame, which will expand and contract in response to changes in moisture and temperature. Tiles are individually nailed to battens, and free to move relative to each other, in order to accommodate this movement. If they become bound together by the rigidity of the foam, this could set up stresses which might damage the verges, the ridges, or the individual tiles. The chief disadvantage, however, is the reduction in breatheability, which might lead to wood rot in the roof timbers. The insulating properties of the foam will mean that in cold weather the battens and rafters - deprived of the slight warming effect of heat escaping from below - will be nearer dew point temperature, and hence more likely to become damp from condensation. Once moisture has condensed out on the timbers, the enclosing effect of the foam means that it is likely to be trapped there for extended periods. For this reason, foam under coatings contravene the requirements of the Building Regulations, which insist on a clear ventilated air gap between roof insulation and the tile covering. It is also reported that although foam spraying is often promoted as a cheap solution to roof problems, it can sometimes cost more than re-roofing using traditional methods. This is compounded by the fact that when the time comes to strip the roof off and do the job properly, it will be found that the foam sticks so tightly to the tiles that they will not be re-usable, and will have to be dumped. The National Federation of Roofing Contractors does not endorse foam undercoating, nor does it recognise it as a discipline of the industry. If the valuer spots the spray foam he is likely to down value the property, which will affect any mortgage application you may undertake. The roof space is laid with approximately 250mm of wool type insulation at joist level. This is close to the current recommendation of 270mm for maximum energy efficiency. As mentioned earlier, in 4.6, the soffit boards [panels that link the gutter boards to the walls] does not have ventilation grilles to supply cross ventilation to the roof space. Without adequate ventilation condensation can form on the underside of the roof surface and hence introduce dampness to the roof space, which will be exacerbated by the spray foam.

Screw holding loft hatch in place

Spray foam between rafters

Spray foam between rafters

5.2 Ceilings

Condition rating: 2

Construction & Type and Limitations

The ceilings are constructed from plasterboard.

Ceiling heights are 2.63m.

Ceilings were examined for signs of undue levels of bowing, cracking, staining and other defects.

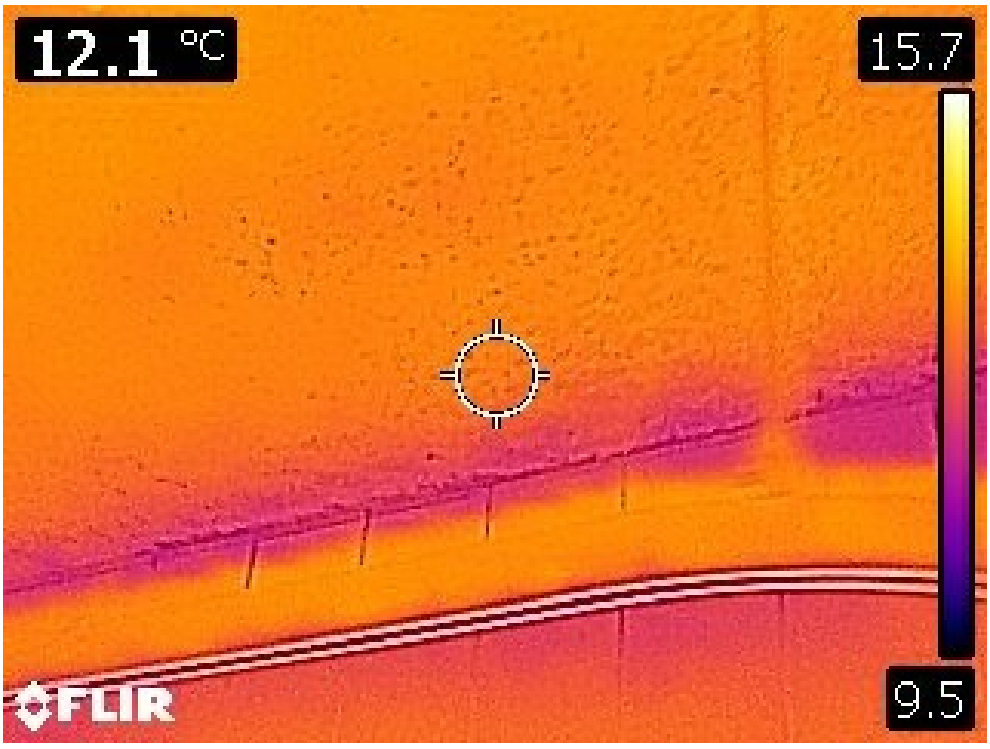
Condition

All internal ceilings have been maintained and all surfaces are presented in a fair decorative order.

There is damp staining to the bathroom ceiling caused by condensation, the window would not open and there is no extraction fan, see section 5.7. It has not fully dried out since its last use.

See photo in section 5.3. There is damp to the kitchen ceiling, spread from the defect in the flat roof. This may require repairs or replacement to the main roof joists.

Damp stained ceiling in bathroom



Thermal image of damp stained ceiling in bathroom

Damp stained ceiling in bathroom

5.3 Walls

Condition rating 3

Construction & Type and Limitations

The internal walls are of masonry construction.

The inside faces of some of the external walls have been dry-lined.

Internal walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage. Moisture meter readings were taken at regular intervals where access and wall construction/location permitted. A thermal imaging camera was also used.

Moisture meter readings can only provide a guide as to the presence of dampness and the recording of high readings can be affected by other factors, for example metal wall finishes, chemical salts within internal plaster, or reactive materials below the plaster surface. A definitive and complete diagnosis for the presence of dampness, and the cause, will involve further testing requiring invasive methods that will cause some damage to the wall surfaces.

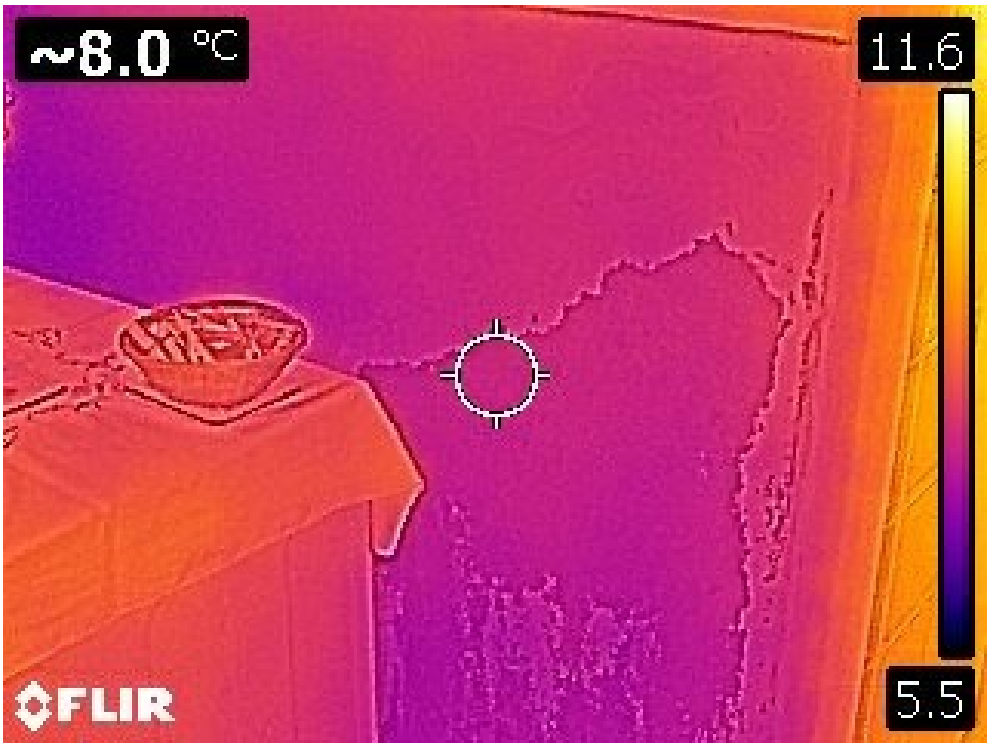
Condition	All internal walls have been maintained and all surfaces are presented in a fair decorative order. There was dampness recorded to the internal walls on the day of inspection. However this does not preclude that its further presence may be hidden behind furniture or recent Decorations. The external vents should have their obstructions removed to improve ventilation and reduce condensation levels. Damp was found to the internal walls to the sun room which I would suggest is caused by the flat roof defects above this room as detailed in section 4.2. There is also high level evidence of damp in the kitchen adjacent to the defect in the roof. Damp was also noted to the bay windows in the reception and bedroom one. Some of this could be condensation, but as mentioned in section 4.4 there is eroded pointing and this is possibly allowing the cavity insulation to become wet and then transferring the damp internally. It may be that you will have to remove the cavity wall insulation to allow the walls to dry out after repointing has been carried out.
	 Leak from flat roof

Damp stained wall in sun room

Leak from flat roof

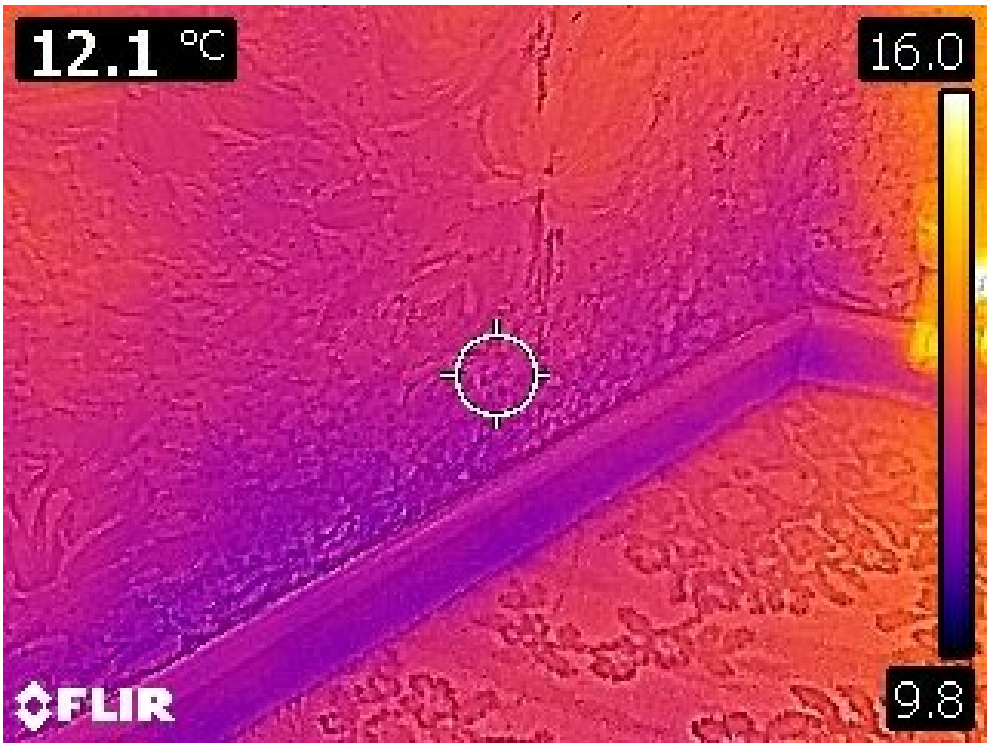
Damp stained wall in sun room

Thermal image of damp stained sunroom wall

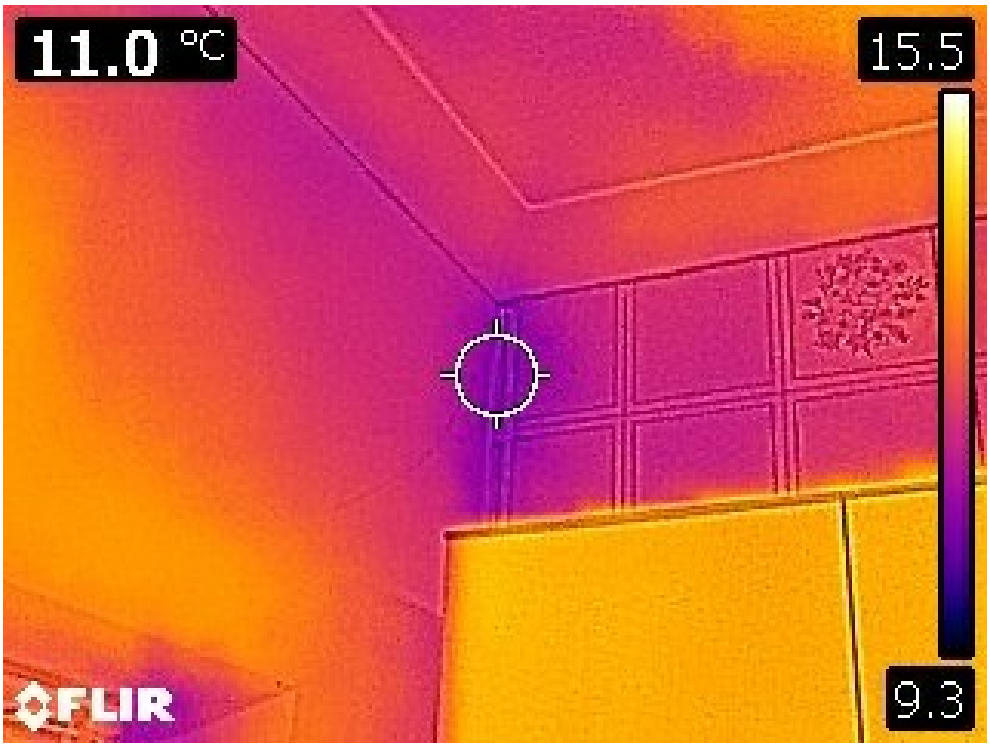


Thermal image of damp stained sunroom wall

Damp stained wall in bedroom one



Thermal image of damp stained bedroom one wall



Thermal image of damp staining in kitchen

Damp stained window reveal

Damp stained window reveal

Damp stained window reveal

Damp stained window reveal

	5.4 Floors	Condition rating	1
Construction & Type and Limitations	The floors to the ground floor are of solid construction. Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings in most rooms prevented direct examination of the floor surfaces.		
Condition	Being of solid construction specific checks were made for any floor drops. Construction materials used for the floors during this period can settle and cause distortion of the slab base. At the time of the survey no evidence of any undue movement was noticed. There was no gapping between the skirting boards and the floor base. No significant defects are noted.		

	5.5 Chimney Breasts, Fireplaces and Flues	Condition rating	1
Construction & Type and Limitations	The chimney breasts are of masonry construction. Breasts remain to the reception. A fireplace remains to the reception housing a gas fire with a back boiler. The fire was not in operation at the time of the survey. The chimney breast was examined for indications of dampness, lack of support, failed lining and other defects. It is not possible to investigate the condition or serviceability of chimney flues for use with fixed or open fires during a survey. The active fireplace was not tested during the survey. It is recommended that chimneys are swept and carefully checked before they are used in this way.		
Condition	No significant defects are noted.		

	5.6 Built-In Fittings	Condition rating	1
Construction & Type and Limitations	The kitchen fittings are basic. The worktops are of laminated chipboard, units are a mixture of wall-hung and floor standing. The fitted wardrobes are basic. The kitchen units were examined for general condition. A selection of cupboards and drawers were checked for normal operation. Built in appliances were not checked for operation or safety. Fitted wardrobes were checked for general condition and door operation.		
Condition	No significant defects or damage was noted but you may wish to consider some modernising and updating.		

	5.7 Internal Joinery	Condition rating	1
Construction & Type and Limitations	The internal woodwork includes such items as: doors, frames and skirting boards. All the internal doors are made from softwood. The internal doors were checked for normal operation and other woodwork examined for a range of defects. Woodwork was also examined for evidence associated with movement of the structure of the property, woodworm and other infestations, and general condition. Moisture meter readings were taken at regular intervals.		
Condition	All internal doors were in fair alignment with no undue movement noticed to the frames. All doors operated effectively. No significant defects or damage was noted, but no safety glass was noted to the two kitchen doors which are part glazed, see section 3.2.		
	 Lack of safety glass		

	5.8 Bathroom and Sanitary Fittings	Condition rating	1
Construction & Type and Limitations	The main bathroom comprises a bath, complete with a mixer shower and curtain, WC and basin. The fittings were checked for signs of damage, cracks, leaking pipes and other common defects. Sealant joints were checked for undue wear and failure. All fittings were checked for normal operation – the WC was flushed at least twice to ensure correct drainage and flow.		
Condition	There is no mechanical ventilation in the bathroom. This increases the levels of moisture within the room and hence increases the risk of condensation to the walls and ceiling structures. It is strongly advisable to install an extraction fan to improve ventilation. Condensation damage has already occurred and will continue to get worse is an extractor fan is not installed and the window released so it can be opened.		

Section 6 - Services

6.1 Electricity

Condition rating: HS

Construction & Type and Limitations

There is an underground electrical supply and the meter and consumer unit [fuse box] are located in a cupboard in the kitchen.

The consumer unit is a modern unit with MCB's (miniature circuit breakers) and also an RCD (Residual Current device). The electric meter is on a single tariff. The main fuse is rated at 100amps.

It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within in the scope of this inspection.

The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use.

Condition

In general the electrical circuits seen are in a fair condition. PVC cabling was observed at the property and the socket face plates and switch plates are of a suitable modern quality. However to some rooms there may be an insufficient number of sockets for modern living standards, this means a level of new circuitry or rewiring may be required. There are also some specific observations listed below which you may consider require your attention.

Observed Issues
- The light fitting to the bathroom is not to current standards. All such fittings to bathrooms are required to have the correct Ingress Protection (IP) ratings for dust and moisture. A new fitting specifically designed for bathrooms should be considered.
- Due to changes for fire protection from 1st Jan. 2016 the consumer unit (fuse box) no longer complies with current regulations. Changes to regulations are rarely retrospective.

Some services will be obscured by furniture and other objects at the time of the survey. Upon occupation it is strongly advisable to visually check all socket outlets and switch points for any broken housings or loose fascias. Any damage seen should be repaired accordingly.

The NICEIC recommends that electrical installations are subjected to a Periodic Inspection Report (PIR) by a suitably qualified engineer at least every 10 years. They further recommend that a PIR be carried out at any change of ownership of the property to properly assess the safety and compliance level of all circuits and fittings. You can get further information from the Electricity Safety Council www.esc.org.uk/public/guides-and-advice/

At the time of survey a sticker was seen to verify that an inspection has been carried out within the last 10 years.

However, from a safety perspective it is essential that you commission an inspection of the electrical installation prior to purchase of the property.

Electric Meter

Consumer Unit (fuse box)

	6.2 Gas / Oil	Condition rating	HS
Construction & Type and Limitations	There is a mains gas supply and the meter and valve are located in a cupboard in the kitchen. The gas supplies the heating boiler and gas fires. The system was inspected for any obvious signs of leakage and damage to the supply pipes where visible.		
Condition	No significant defects were noted but see health and safety advice below. Advice: Gas Safe recommends that all gas appliances and boilers are inspected and serviced according to manufacturers' guidance, but at least once a year. At the time of survey, no documentation was seen to verify that an inspection or servicing has been carried out within the last 12 months. As the property is empty, parts of the system may not have been in use for a while. These observations increase the risk of any hidden issues. From a health and safety perspective, it is recommended that you commission an inspection and servicing of the gas installation and ALL appliances (including the boiler and gas fires) prior to purchase of the property.		

Gas Meter

	6.3 Water	Condition rating	1
Construction & Type and Limitations	There is a mains water supply. The incoming mains pipework is copper and the stop valve is under the kitchen sink. The cold water storage tank and heating feed & expansion tank are made of plastic and located in the roof space. The system is a typical gravity fed system – generally only the kitchen sink (and any outside garden tap) have a mains supply. The rest of the cold water draw-off points are probably supplied from the storage tank located in the loft. The visible parts of the system were checked for any obvious signs of leaking, damaged pipes, correct covering and insulation, and other evidence of defects. Water taps were operated to check for flow pressure and correct drainage. The water tanks were checked for signs of damage and correct support across a minimum number of joists.		
Condition	The cold water tank is adequately supported on a suitable platform. No significant defects are noted, all fittings operated as required with water pressures at fair levels. As the property is empty it is possible there is some stagnant water within the system. Stagnant water in a system if between 20° and 50℃ can cause a risk of legionella disease. Temperature control is the traditional strategy for reducing the risk of legionella in hot and cold water systems. Cold water systems should be maintained, where possible, at a temperature below 20℃. Hot water should be stored at least at 60℃ and distributed so that it reaches a temperature of 50℃ within one minute at the outlets.		
	 Water stop tap		

6.4 Heating and Cooling

Condition rating: 2

Construction & Type and Limitations

The heating and hot water is provided by a regular gas boiler which is located behind the gas fire in the reception.

The boiler is a Baxi Bermuda 552 model. It provides heat to the property via the hot water radiator system. It also heats the hot water cylinder located in the roof space. The cylinder is of about 115 litre capacity and has approximately 25mm of loose jacket insulation. On the Building Energy Performance Assessment database this boiler is rated as 65% efficient and this particular model has been manufactured from 1980 being discontinued in 1995. As a guide, modern condensing boilers are around 90% efficient.

There are no TRV's (thermostatic radiator valves) on any radiators for individual room temperature control. There is a wall thermostat in the hall and a programmer unit in the gas meter cupboard in the kitchen.

It is not possible to fully assess the condition and safety of a gas and heating installation on the basis of a visual inspection only. A visual inspection was carried out of the radiators, pipework and boiler to detect leaks, corrosion and other common defects.

Condition

The boiler and radiator system was in operation during the survey and radiators were warm to the touch. The hot taps were also tested and hot water was delivered.

I suspect the controls, particularly the room thermostat, are not working correctly if at all. The thermostat was set at 80 degrees Fahrenheit but the radiators were not hot, as would be expected with a thermostat set at that level.

See section 6.2 regarding testing the full gas system before you purchase.

Faulty thermostat

	6.5 Drainage	Condition rating	1
Construction & Type and Limitations	There is a mains underground drainage system. There were two inspection chambers located to the side and front of the property. The chambers had cast iron covers, brick rendered chamber walls and clay pipes at the chamber entrance. The drains run down the side of the property, through the driveway and to the main road at the front. Both covers were lifted, taps were run and WC flushed, and water was seen to be running clear of debris and other obstacles. Internally, all taps were run and WC's flushed, and water was seen to be running clear from the internal services. It should be noted that the underground drainage network was not inspected with the use of cameras and therefore no assessment could be made of the condition of the drains other than at the inspection chambers described above.		
Condition	There were some roots noted in the front inspection chamber. As the drains are quite old, if you wish to be certain there are no issues we suggest you ask a member of the National Association of Drainage Contractors to carry out a CCTV inspection. The owners responsibility ends at the boundary of the property.		

Roots in drains

6.6 Other Services

Condition rating 1

Construction & Type and Limitations

There is a television aerial mounted to the left hand side chimney stack. There is no satellite dish.

The house also benefits from a burglar alarm. This was not in operation and not tested at the time of the survey.

A visual inspection was made to locate television aerials and satellite dishes at the property.

They were examined for general condition and security of fixing from ground level and with the aid of binoculars where necessary.

No specific checks were made to confirm connections to/from the aerials or dishes or their effectiveness of providing a signal.

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

Condition	No significant defects were noted. Ensure TV and Radio reception is possible if these are desired services.

Section 7 - External Elements

7.1 Garaging

Condition rating: 2

Construction & Type and Limitations	The garage is of system built concrete walls with a pitched corrugated metal roof. The garage is accessed via a vehicle metal up-and-over door to the front. It was examined from ground level, and with the aid of step ladders where necessary, for signs of bowing or leaning of walls, damaged concrete and render, internal defects, and the condition of the roof both internally and externally.
Condition	The roof space was examined for signs of bowing, twisting, cracking and failure of roof supports, signs of failure or damage to the roof covering, infestation including birds, insects, animals and beetles (woodworm), and other defects. The outside of the roof covering is rusting. The fascia to the front over the door is rotting. The up and over door was catching slightly on the fascia.

Rot to garage fascia

Rust to garage roof

7.2 Outbuildings and Sheds

Condition rating: 3

Construction & Type and Limitations

There are no permanent outbuildings.

The garden shed and greenhouse are of timber construction.

They were assessed for general condition and was examined externally and internally to identify areas of rot, damage, leaks and other defects.

It was not possible to access the shed internally as it was padlocked and no key was available.

Condition

The shed is in a poor condition, it is leaning and rot is occurring. The greenhouse is also rotting and the glazed sections to the roof are sliding off due to the rotted supports. See section 3.2.

Lean to garden shed

Rot to glass support on greenhouse

Rot to garden shed

Loose glass to greenhouse

Rot to garden shed

Rot to garden shed

	7.3 Grounds	Condition rating	2
Construction & Type and Limitations	There are gardens to the front and rear which are lawned with surrounding borders. There are paths and a patio around the property which are of paving stones . The driveway is to the front and side of the property and is laid to asphalt. The boundaries are defined by a mixture of timber panel fencing and brick walls. The grounds around the house were inspected for any indications of land failure or movement, or other defects that would have a material effect on the property as a whole. The grounds were inspected for signs of Japanese Knotweed and other invasive species. See section 3.3.		
Condition	There is no evidence of any damage from flooding. The gardens are both presented in a fair condition. The driveway surface is in a serviceable condition and is reasonably level but cracks are occurring. The fencing is presented in a poor condition with rot occurring to various parts and a loose panel to the front right hand side.		
	 Rot to fence		

Rot to fence

Rot to fence

Loose fence panel

Crack to driveway

	**7.4 Common and Shared Areas**	**Condition rating**	**NA**
Construction & Type and Limitations	There were no common or shared areas noted at the property.		

	**7.5 Neighbourly Matters**
Observations	A general unspecific overview of the immediate local area was carried out during the course of the survey, to identify issues that might affect the normal enjoyment of the property. No obvious causes of concern were noted however it cannot be known if issues are present at other times. You are advised to visit the property on a number of occasions at different times of the day and night to form an opinion of any factors that might be relevant

Section 8 Addendum
8.1 - About your Surveyor

Surveyor	Mr. M. Hordern			
Address	Property Inspections NW 43 Clough Avenue, Walton Park, Preston PR5 4LQ			
Contact Details	Telephone	01772 620108		
	Mobile	07760287337		
	Email	info@propertyinspectionsnw.com		
Signed (electronic signature)			Date Finalising Report	

8.2 - Maintenance advice

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time.

Outside

You should check the condition of your property at least once a year and after severe weather.
Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

Chimney stacks: Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the flashings, the materials used to form the joints with the roof coverings.

Roof coverings: Check these occasionally for slipped, broken and missing tiles or slates, particularly after severe weather.

Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

Rainwater pipes and gutters: Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.

Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.

Windows and doors: Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.

Conservatories and porches: Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.

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

Grounds

Garages and outbuildings: Follow the maintenance advice given for the main building.

Other: Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after severe weather. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.

8.2 - Maintenance advice (contd)

Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.
Roof structure: When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.

Ceilings: If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.

Walls and partitions: Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.

Floors: Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.

Fireplaces, chimney breasts and flues: You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated.

Flues to gas appliances should be checked annually by a qualified gas technician.

Built-in fittings: Check for broken fittings.

Services

Ensure all meters and control valves are easy to access and not hidden or covered over.
Arrange for a competent person to check and test all gas and oil services, boilers, heating systems and connected devices once a year.

Electrical installations should only be replaced or modified by a competent person and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).

Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.

Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.

8.2 - Maintenance advice (contd)

Important information for purchasers of older, listed and historic properties

Modern properties, those built after 1900 or so, are essentially constructed as sealed boxes which are designed to keep all moisture out. This is achieved by the use of impermeable membranes at ground level (such as a damp proof course) to prevent moisture rising up from the ground below, and cavity walls which are designed to prevent moisture penetrating through the walls. Windows and doors are made to seal tightly, and most houses built today are constructed without any chimneys at all.
In this type of property, where dampness is found inside then it is generally due to some specific defect which will require repair.

Older properties, generally those built before 1850 or so, were constructed in a very different way, and one in which moisture will naturally enter the property. They do not have damp proof courses or cavity walls and are not intended to be a sealed unit.
However, these properties are designed to manage the movement of moisture in such a way as to prevent it becoming a hazard to health or to the structure of the building, and it is important to understand the mechanisms by which it does this in order to protect the structural elements of the building from becoming defective.

At the time that these properties were constructed it was the normal for them to have many openings where draughts could enter the building, such as multiple open fireplaces, ill-fitting doors and windows, and gaps in floorboards. As a result, ventilation levels were very high, allowing moisture to evaporate readily in the moving air, and to be carried away to the outside. So, for example, where moisture penetrated the walls, although the inside surfaces of those walls would be damp, the levels of moisture would achieve equilibrium as the rate of evaporation compensated for the rate of penetration.
Today, we try to minimise draughts by blocking fireplaces, adding secondary or double glazing, laying laminate floors and sealing the gaps around doors and windows. As a result moisture levels rise due to the decreased air movement that is a consequence of the reduced ventilation. This then leads to dampness becoming evident, particularly in areas of minimal air movement, such as behind large objects of furniture and within cupboards and wardrobes.

Many older homes were built at a time when lime mortar was the primary method of setting bricks and stones. Lime mortar is both flexible and porous, unlike the very hard, inflexible and nonporous cement mortars used in more modern construction. Lime mortar, therefore, allows the moisture evaporation process to continue by acting as a wick for moisture to leave the main walls between the bricks and/or stones that make up the bulk of the wall. This is a further step in the process of managing moisture within the property.

Today, we see many repairs carried out to older homes using cement mortar. This seals the gaps between the bricks and/or stones, trapping the moisture in the wall and forcing it into the surface of the bricks and stones, causing them to fail when that moisture freezes in the surface of those materials. And by reducing the amount of moisture that can evaporate through the wall to the outside, it increases dampness levels inside.

As a result of the actions described above, it is common, today, to find higher than average moisture levels in older properties. The consequences of this can cause significant defects within the property. In particular, high moisture levels, especially in roof spaces and cellars, can promote the development of wood boring insects such as Common Furniture Beetle, and Death Watch Beetle in structural timbers such as roof and floor joists. High levels of dampness in walls causes plaster to fail, decorations to become damaged, and in some properties, significant damage to the timber frame of the building.

To avoid these defects developing and becoming a serious threat to the building, it is important to be aware of the consequences of any actions which may have an impact on moisture management within the building.
The following is a list of suggestions and recommendations that will help maintain the building in a good and sound condition. It is by no means an exhaustive list and it is recommended that all owners of listed, historic and older buildings inform themselves of the best way to protect such a property.

1.Consider ways to improve ventilation within the property. This may include the installation of mechanical extractors in kitchens and bathrooms, removing secondary glazing units, ensuring that windows can be opened easily and that they are used regularly, removing insulation from the eaves area of the roof where it may block ventilation, and not leaving the property closed up and unoccupied for extended periods.

2. Where repairs are necessary, ensure they are carried out by tradespeople who are knowledgeable and competent in traditional building methods and that materials are sympathetic to those used originally. In particular, where walls are to be repointed, then lime mortar (which is very different from cement mortar with some lime added!) should be used and any earlier cement mortar repairs removed and refinished.

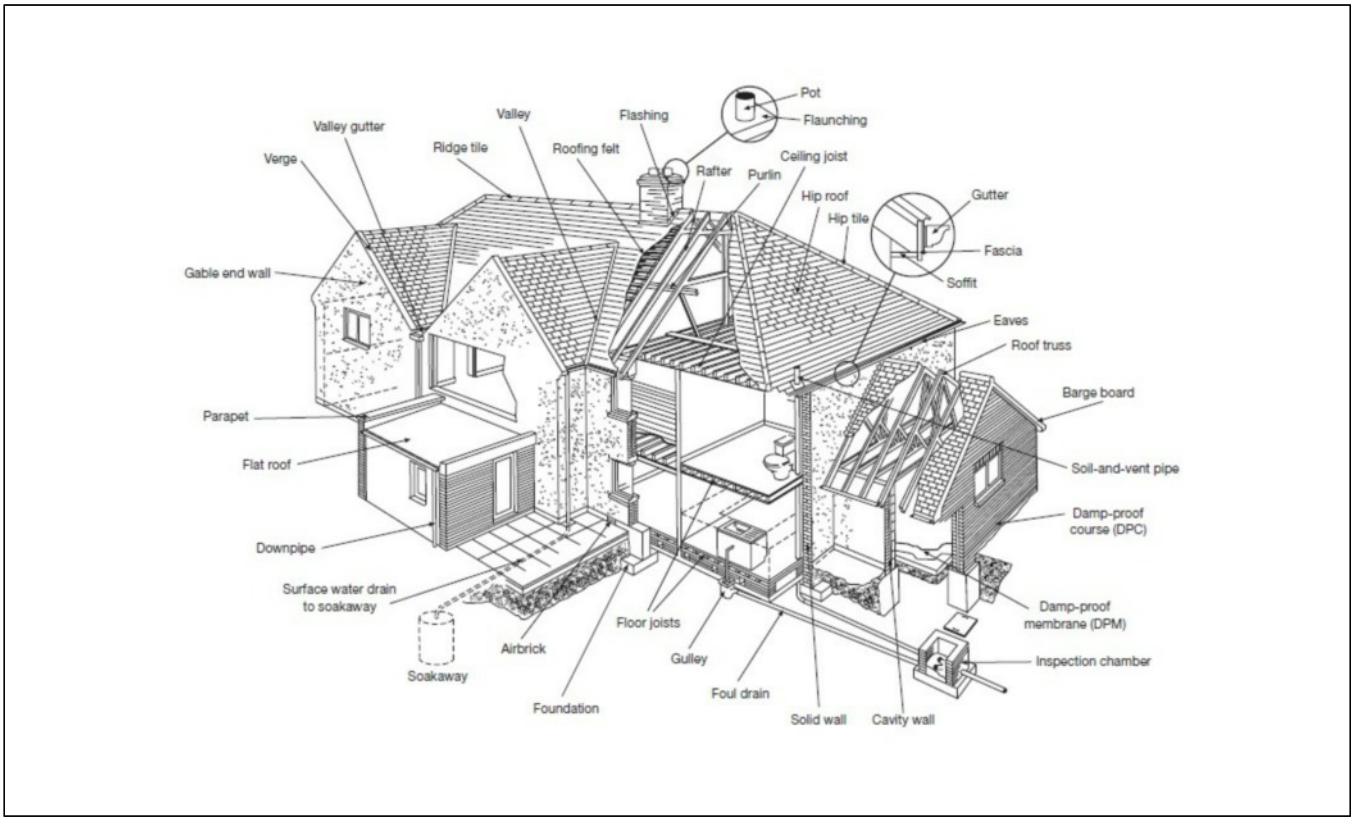
3. Ensure that the guttering and rainwater handling systems are in a well maintained and fully operative condition. Very significant damage can be caused in a very short period of time due to simple leaking gutters, downpipes, hoppers and other elements of the rainwater handling systems. It is therefore essential that these are inspected regularly, at least three or four times a year, and any damages or defects repaired as quickly as possible. In particular they should be cleared after autumn leaf fall to ensure they are as effective as possible during the winter.

4. Maintain a regular and vigilant inspection process. Unidentified or unrepaired defects can rapidly become more significant, and therefore more costly to repair. A regular process of inspection is more likely to ensure that defects identified at an early stage and can be rectified before further damage is caused. Such a process should include inspection of all the outside elements such as chimneys, roofs, walls, guttering and downpipes, windows and doors and roof edge timbers etc. Internal inspections should include a detailed examination of the roof timbers, moving of large objects of furniture to assess the wall condition behind, examination of floors, doors and timber fittings to identify signs of movement, and the condition of the heating and plumbing systems to ensure no leaks are present. This is in addition to a general and normal maintenance programme.

5. Avoid the introduction of unnecessary interventions. Many companies will recommend the use of chemical processes, such as spraying of timbers or injection of damp proof courses, as a means of rectifying the effects of dampness. In most cases, in respect of older properties, these processes are completely unnecessary, usually ineffective, and in many instances counter-productive. Attempting to prevent the passage of moisture through a wall which was always intended to be damp is unlikely to affect a cure. In fact, it is likely to push the problem elsewhere, and may cause even more significant damage.

Remember that, if the property is listed, any works you wish to carry out may require Listed Building Consent, and it is always best to check with the local authority Conservation Officer before undertaking any activities.

There are many useful resources of information available from, for instance English Heritage, and the Society of Protection of Ancient Buildings, which can help you in understanding how to manage an older property in a sympathetic and considered way. It is strongly recommended that you gain an understanding of the means and methods that they advocate in order to protect your investment.


Pot
Flaunching
Valley
Flashing
Valley gutter
Ridge tile
Roofing felt
Verge
Rafter
Purlin
Ceiling joist
Hip roof
Hip tile
Gutter
Fascia
Soffit
Gable end wall
Eaves
Roof truss
Barge board
Parapet
Flat roof
Soil-and-vent pipe
Damp-proof course (DPC)
Downpipe
Surface water drain to soakaway
Floor joists
Damp-proof membrane (DPM)
Airbrick
Gulley
Inspection chamber
Soakaway
Foul drain
Foundation
Solid wall
Cavity wall

8.3 – Customer Care

Customer Care

At Property Inspections NW our aim is to provide the best level of service possible and we go to very great lengths to ensure that the survey report we have prepared for you is as accurate, informative and complete as possible.

It is possible, however, that for some reason we have not met your expectations in some way and that you wish to raise a concern. We will treat any concerns positively and recognise that they are a means of identifying improvements which can be made to our service delivery standards. We will deal with any concerns quickly and will take prompt action to resolve them.

How to contact us

There are several ways you can contact us:
- You can call us by telephone - 01772 620108
- You can email us at info@propertyinspectionsnw.com
- You can write to us at our office, Property Inspections NW, 43 Clough Avenue, Walton Park, Preston PR5 4LQ