Mi HOME BUYER SURVEY

360° CONFIDENCE FOR HOME BUYERS

RICS TECH AFFILIATE

HOME BUYER SURVEY

CLIENT

PROPERTY

SURVEY DATE

REF 5111

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

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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 at the request of the client

	**Section 2 Property information** **2.1 - About the property**
Seller Information	The property owner was present for the duration of the survey. She provided some information about the property and its history and although it is assumed that this information is true and accurate, no verification was carried out. You are therefore advised to confirm the accuracy of any such information prior to exchange of contracts. The vendor advised that her family was in residence for 37 years.
General Construction Information	This is a mid 1970's built property constructed from stone and block to form a cavity. The damp proof course is of pvc. The roof is constructed from pre-fabricated truss timbers and is covered with plain concrete tiles and concrete ridge tiles. There is a bitumen sarking felt undercovering to the tiles (secondary weatherproofing). There is one chimney stack to the right hand gable end with one pot. The ground and first floors are constructed from suspended timber joists covered with timber boards. All the windows and doors are constructed from UPVC frames and are double glazed. The double garage has been converted. A conservatory has been added to the rear. There was information available to view on the councils planning website to confirm conversion dates or details, dated 20/1/2000. But your Legal advisor should still check this matter during the conveyancing process. The British Geological Website indicates that the bedrock geology is of Bowland shale formation, mudstone and sandstone. 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. The surveyed property is referenced as ‘the property’
Council Information	There are at least 5 trees to the garden with Tree Preservation Orders.
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 –Not 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 warm, dry and sunny.
Local Authority	The property is within the area of Council.
Conservation / AONB / National Parks	The property is in an AONB (Area of Outstanding Natural Beauty).
Heating	A full central heating system is installed with an oil fired boiler supplying hot water to radiators throughout the property. At the time of survey, the boiler was not activated and not seen to be operating, however it had been activated recently for the provision of hot water. 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 wasn't noted within the boundary of the property. The gardens extend to the front and rear of the property. There is a timber summerhouse, a steel shed and a 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	Eight 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: Roof coverings - Issue 2: Rainwater goods - Issue 3: Walls - Issue 4: Windows & doors - Issue 5: External joinery - Issue 6: Conservatory - Issue 7: Floors - Issue 8: Services
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, 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 within levels to be expected for a property of this type and age. No unduly high readings were noted to any of the locations tested.

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
First Floor		4	2						
Ground Floor	5		2		1	1	1		

The approximate living area of the property including the conservatory is 150m²

2.5 - Floorplan

No Floorplan Supplied or Available

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.

There is no EPC available for this property

It is a legal requirement for an EPC to be produced by the vendor for the buyer. There is only an EPC on the register for the converted garage when it was a separate dwelling. You solicitor will expect an EPC and I warned the vendor she needed to produce one.

Section 3 - Conveyancing, Health & Safety and Environmental Matters

3.1 - Conveyancing Related Matters

Extensions & Alterations	Extensions: None noted Conservatory: One 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: None noted
Access & Rights of way	No issue noted by surveyor
Easements & Wayleaves	No issue noted by surveyor There are possible underground pipes running across the property which are not for the sole use of this property.
Property Let	No issue noted by surveyor
Tree Preservation Orders	At last five trees have TPO's
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.
Common and Shared Areas	No common or shared areas noted by surveyor
Misc	The property is in an AONB (Area of Outstanding Natural Beauty).

3.2 - Health & Safety related matters	
Fire Risk	Although smoke alarms are fitted at the property they have not been tested. You should ensure that there are sufficient devices fitted at the property and that they are all in good working order. Polystyrene tiles were noted to the ground floor bathroom ceiling, these are a considerable fire risk, see section 5.2.
Safety Glass	Safety glass was not noted to the double doors to the living room to the dining room and the exterior sliding doors. See also sections 4.5 and 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	Stairs Steepness: No Issue Noted Stairs Handrails: No Issue Noted Stairs Balustrades: No Issue Noted Window Sill heights: No Issue Noted Trip Hazards: No Issue Noted
Unsafe Fittings	No issue noted by surveyor
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 noted that some ceiling coatings may contain asbestos. See also section 5.2. We didn't note any other construction materials and products used at the property containing 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	One issue was noted by the surveyor at the time of the survey, flooding was noted in or around the subject property from Chipping Brook which runs through the garden, see flood maps c/o the environment agency below. The vendor stated the garden has been flooded but never the house since her parents moved in in 1981. 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 rivers and seas
	Flood risk surface

Geology	The British Geological website indicates the ground is of mudstone and sandstone which is a solid base and hence not liable to move adversely. See further comments in 4.4. Bedrock
Radon	Radon Map –C/o http://www.ukradon.org/information/ As the property is in an brown area, it means that there is a 10 - 30% risk and further action needs to be taken. In these cases, UKradon recommends an on-line 'UKradon search'. This is easily arranged and only costs a few pounds. 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 approximately 16 miles from the first licensed fracking site in the UK, on the Fylde. It is not in a prospective shale gas area and has not had a licence issued for exploration. Further information is available from the website www.ogauthority.co.uk Fracking map
Landfill	No issue noted by surveyor Landfill

Invasive Species	The grounds around the house were inspected for any indications of Japanese Knotweed. It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked, overgrown or have been recently cut and maintained. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby. JKW
Mining	No issue noted by surveyor

Section 4 - Outside of the Property

4.1 Chimney Stacks

Condition rating 2

Construction & Type and Limitations	The chimney stack is stone built and is rendered with a sand-cement finish. It has one pot which provides a flue to the LPG fire in the living room. The flashing at the base of the stacks at the junction with the roof slopes is of lead. The chimney was examined from ground level with the aid of binoculars for possible defects including undue movement, distortion, chemical or weather related damage, brickwork, render and pointing damage and other evidence of failure. Due to limited viewing angles it is not possible to see all faces of the chimney stack 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 and pointing seen were in a fair condition. However the render was cracked and some was missing. Render is normally used for weather protection and does not allow rain to penetrate to the masonry. Consequently if water does penetrate to the masonry it will not be allowed to evaporate through the render. The masonry can get wet when the render is cracked or missing, it will then start to penetrate internally, therefore any cracks to the render should be repaired as quickly as possible. The pot has a rain cowl fitted to allow flue gases to escape but prevent vertical rain entering the flue line. The stack must be maintained in the normal way.

Cracked render to chimney stack

4.2 Roof Coverings

Condition rating 3

Construction & Type and Limitations	The main roof slopes are pitched and covered with plain concrete tiles. All ridge tiles are concrete. The roof pitches were examined from ground level with the aid of binoculars and using a pole camera, where necessary for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.
Condition	All tiles seen were in a fair condition with no evidence of any major failures or defects. The mortar at the verges (side most run of tiles) is complete and intact with no evidence of any major weathering (I was unable to check the right hand gable without trespass). The top line of ridge tiles is even with no evidence of any undue levels of flexing or bowing. If ridge tiles are not bedded in well with mortar they are prone to being lost in high winds. A few of the ridge tiles to this property have incomplete mortar beds 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 an excessive amount of moss to this roof which would benefit greatly from its removal. There are even trees starting to grow over the single storey section. The amount of moss and foliage growth will start to damage the roof tiles if not removed as soon as possible.

Incomplete mortar to ridge tiles

Moss on roof

Moss on roof

Tree growth on roof

	4.3 Rainwater and Above Ground Drainage Fittings	Condition rating	3
Construction & Type and Limitations	The rainwater gutters and downpipes are PVC throughout. The waste stack is PVC. An inspection was carried out from ground level with the aid of binoculars where necessary to look for possible areas of leakage, misalignment, overflow and other defects. The soil stack was examined for any signs of damage, leakage, 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.		
Condition	The gutters are currently in fair condition and alignment. 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 an excessive amount of silt and foliage growth to the gutters which needs removal before they start to overflow and damage the walls and foundations. The top of the waste stack would benefit from having a bird cage added to avoid birds nesting on top of the stack.		
	 Growth in gutter		

Lack of birds nest

Blocked gutter

4.4 Walls

Condition rating 3

Construction & Type and Limitations

The outside walls are stone-faced and of cavity construction. The damp proof course at ground level [waterproofing to prevent rising damp] is pvc. Sub floor 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 is 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 sandstone and 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 There is no evidence that the wall cavities have been filled with insulation (cavity wall insulation) and it is unlikely that they would have been filled at the time of construction. The energy efficiency of the property may be improved by installing insulation, however not all properties are suitable for having cavities filled and a survey by a specialist company should be conducted prior to any installation. Air bricks are visible at the base of the walls. These are present to ensure adequate ventilation to the under floor voids to minimise the build-up of moisture that can promote the development of rot and other defects in the materials that support the floors. It is essential that a free flow of air is maintained through the air bricks. At the time of the survey some airbricks were hidden by foliage growth. I noted some eroded pointing on my visit, pointing should always be repaired as soon as it is spotted. There was also a gap around a pipe entering the rear wall which requires sealing. There are a lot of climbing plants to the walls, which whatever your opinion on their looks, will eventually cause damage to the property and I would recommend they are removed completely.

Climbing plants

Climbing plants

Eroded pointing

Eroded pointing

Gap around pipe at rear

4.5 Windows and External Doors

Condition rating 3

Construction & Type and Limitations

The front door and side door from the conversion are of UPVC Construction. The set of double sliding doors from the living room are also UPVC framed with double glazed panels. The UPVC doors are fitted with multi point locking systems.

All of the windows are double glazed with UPVC frames.

All external doors were checked for normal operation and signs of failure or damage, except the sliding doors which were inaccessible.

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. Some were unreachable. The condensation levels in certain weather conditions can disguise evidence of misted double glazed units.

Condition	Doors No significant defects were noted, all doors checked operated effectively on opening and closure. All locks functioned correctly. I was unable to reach the doors in the living room. Windows Internal sill heights were compliant with the current legal safety limits, all handles operated satisfactorily. 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 20 years old but there is no evidence of any imminent failures. The frames are usually fixed into the brickwork and flexible sealant 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. At least one window sill is suffering from spalling. This is caused by water penetrating to the steel reinforcement which then rusts. As it rusts it expands and pushes off the surface covering of cement and this just continues until all of the concrete falls away. I also noted two of the concrete mullions had cracks which could allow water penetration and this could cause the same problem. The window sills and mullions need urgent repair.
	 Spalled (frost damage) to window sill

Spalled (frost damage) to window sill

Cracked mullion

Cracked mullion

4.6 External Joinery and Finishes

Condition rating 3

Construction & Type and Limitations

This includes such items as woodwork at the roof edges, fascias, and trim panels. Decorated areas include such items as windows, doors, walls, timbers at roof edges, porches.

The fascias are all of timber construction.

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

Most 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. However a section of fascia to the front is broken and rotting and appears to be losing its grip on the wall. This could bring down the gutter if it were to fail and fall. It therefore needs immediate repair.

There are areas where peeling paint is visible. Some redecoration is now required or consideration given to replacing all boards with modern PVC equivalents.

Broken and rotten fascia

4.7 Conservatories and Porches

Condition rating 3

Construction & Type and Limitations	There is a conservatory to the rear of the property. It is of UPVC construction with glazed sections on three sides, a pitched polycarbonate roof and is on a brick dwarf wall. The conservatory structure was examined for indications of leaking, bowing, leaning, cracking and undue movement, failure or damage of the floor, walls and roof, separation from the main building, and other defects.
Condition	Access to the conservatory is gained by an open wall section with no external quality doors between the two parts. As this is open, building regulation approval would have been required in addition to any planning approvals gained. Your Legal advisor should check these matters during the conveyancing process. I was informed the conservatory was added around the same time as the conversion (2001). The exterior door from the conservatory is misted (failed seal) and therefore the glazing needs replacing. The downpipe to the conservatory does not discharge to a drain or soakaway but is supposedly meant to enter a water butt. However, on my visit it was discharging into mid air and if left will damage the conservatory walls and foundations. It could also affect the house walls as well.

Misted (failed seal) window to conservatory

Downpipe from conservatory

Section 5 - Inside the Property

5.1 Roof Spaces

Condition rating: 1

Construction & Type and Limitations	The main roof is constructed using prefabricated truss frames. The sarking felt [undercovering] is bitumen felt. The insulation is laid to a depth of about 150mm. The roof spaces were accessed via a hatch from the middle rear bedroom, with a second hatch in the converted section. There are no loft ladders fitted. The inspections were restricted to head and shoulder inspections due to the depth of insulation hiding the joists and the truss timber construction. 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 or suitable fire walls. Moisture meter readings were taken where possible.
Condition	The roof structures are in a good condition with reasonable quality timbers throughout. The rafters and strut timbers are complete with no evidence of any undue stress or cracking. The bitumen undercovering (secondary waterproof covering) is complete with no major tears or missing sections. The roof space is laid with approximately 150mm of wool type insulation at joist level. Increasing the thickness to the current recommendation of 270mm is advised for maximum energy efficiency. There is no 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.

5.2 Ceilings

Condition rating: 1

Construction & Type and Limitations	The ceilings are constructed from plasterboard. Ceiling heights to the ground floor are a maximum of 2.43m, and 2.41m to the first floors. 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. Plasterboard: There was some visible hairline cracking to some plaster boarded areas. This is normal thermal expansion movement and within tolerance levels. Advice: Some ceilings within the property have a textured finish. Some textured ceiling finishes can contain asbestos and hence should not be drilled, sanded or removed without protective equipment and/or specialist advice. See section 3.2. Any such materials that do contain asbestos are harmless unless airborne fibres are present. At the time of survey no areas of flaking, powdering or similarly damaged material were noted indicating that no specific risk currently exists. Painting or plaster skimming of textured surfaces normally ensures that any asbestos fibres are securely encapsulated and will not present any risk to health if undisturbed. There was one ceiling that is covered with polystyrene tiles, this is a highly flammable material and emits dangerous toxic fumes in the event of a fire, which can kill far faster than normal fumes and it also emits extremely hot drops of plastic when burning. Therefore these should be removed as soon as possible.
	 Polystyrene ceiling tiles in bathroom

	5.3 Walls	Condition rating	1
Construction & Type and Limitations	The internal walls are of both masonry and timber stud construction. 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.		
Condition	All internal walls have been maintained and all surfaces are presented in a fair decorative order. There was no dampness recorded to the internal walls on the day of inspection. However this does not preclude that its presence may be hidden behind furniture or recent decorations. Condensation levels noted were within normal limits expected for a property of this type and age. Some cracking of the internal walls can be noted in a variety of locations, It is common for cracking to occur as the materials of the building expand and contract during normal heating and cooling. Often this cracking is focused on the weakest areas of the walls which are the openings of windows and doors. Commonly cracking is found around the top corners of windows and doors in the area where a supporting lintel is built into the structure. This occurs because the expansion rate of the lintel differs from that of the surrounding masonry. At the time of the survey no undue levels of cracking were noted. No significant defects were noted during my inspection and the internal walls were found to be structurally sound.		

	5.4 Floors	Condition rating	3
Construction & Type and Limitations	The floors to the ground and upper floors are of suspended timber 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. Tiled floors were examined for any cracked tiles which could indicate movement of the structure.		

Condition	Upper Floors: Isolated boards are slightly squeaky, due to being nailed rather than screwed in place. Timber floor construction is prone to misalignment or slight deflection over time, and this is not usually of significance. During the survey I didn't observe any undue levels of movement. Ground Floors: As mentioned in 4.4, air bricks are visible at the base of the external walls. These are present to ensure adequate ventilation to the underfloor voids to minimise the build-up of moisture that can promote the development of rot and other defects in the timbers that support the floors. Any evidence of any undue flexing of the ground floor structure noted would indicate that the ventilation levels are inadequate. It is essential that a free flow of air is maintained through the air bricks. There was some minor flexing of the floor to the middle reception room and the hallway. This could mean the timbers are damp, possibly due to vents being blocked by foliage. It may not be serious but does need to be checked by lifting the floorboards to check the timber joists. At the same time, you should assess whether there has been any insect attack to the boards and joists below. Although this is unlikely in a dry and centrally heated property, if condensation has occurred insect attack is then a possibility.

5.5 Chimney Breasts, Fireplaces and Flues

Condition rating 1

Construction & Type and Limitations	The chimney breast is of stud construction. A breast remains to the living room. A fireplace remains to the living room housing an LPG fire. The fire was not in operation at the time of the survey. The chimney breasts were 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 fireplaces was not tested during the survey.
Condition	No significant defects are noted. All active flues should be checked by a reputable heating engineer specialising in flues and chimneys, prior to use.

5.6 Built-In Fittings

Condition rating 1

Construction & Type and Limitations	The kitchen fittings are basic. The worktops are of butchers block, 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, skirting boards, banisters and staircases. All the internal doors are moulded. 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	The stair balustrades and hand rails are of softwood construction and of suitable quality. All parts were firm with no undue levels of movement during usage. The gaps between the balustrades, the pitch level and head heights are compliant with current regulations. All internal doors were in fair alignment with no undue movement noticed to the frames. Most doors operated effectively, although at least 2 were binding on their frames.

5.8 Bathroom and Sanitary Fittings

Condition rating 1

Construction & Type and Limitations	The main bathroom is to the first floor and comprises a bath, WC and basin. There is an adjacent ensuite with a shower cubicle and mixer shower, basin and WC. There are also two ground floor bathrooms, each with a shower cubicle with electric showers, basins, and WC's. 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 –WC's were all flushed at least twice to ensure correct drainage and flow.
Condition	There is no mechanical ventilation in three of the bathrooms. This increases the levels of moisture within the rooms and hence increases the risk of condensation to the walls and ceiling structures. It is strongly advisable to install extraction fans to improve ventilation. There is mechanical ventilation to the converted section bathroom. This should be kept operational as it reduces the levels of moisture within the room and hence the risk of condensation to the walls and ceiling structures. The WC in the converted section did not flush. All other fittings operated as required with water pressures at fair levels.

Section 6 - Services

6.1 Electricity

Condition rating: HS

Construction & Type and Limitations

There is an underground electrical supply and the meter is in an external cabinet to the right hand side wall of the conversion. The consumer unit [fuse box] is located in the "utility".

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 fittings to the bathrooms are not to current standards. All such fittings to bathrooms are required to have the correct Ingress Protection (IP) ratings for dust and moisture. New fittings 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 no documentation was seen to verify that an inspection has been carried out within the last 10 years.

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)

Light fitting to bathroom

6.2 Gas / Oil

Condition rating HS

Construction & Type and Limitations

There is no mains gas to the property there is an oil store that is located in the garden. It is a Titan model and is of 1221 litres capacity. These Titan single skin tanks are designed to be a domestic oil tank where bunding is not required.

There is also a gas fire in the living room which is supplied by liquid petroleum gas tanks in the front garden.

The system was inspected for any obvious signs of leakage and the condition of the oil tank was inspected for any signs of deterioration.

It is important that the oil or fuel storage tank is inspected annually.
Section 5.1 (b) iii of the regulations also states that all oil tanks should be labelled with information on how to respond to a leak.
It is unlikely that a fire could be started by a fuel storage tank and its contents, However it does need to be protected from a fire that may originate nearby.
For example, tanks should be sited:
•On a solid base, level and at least 42mm thick, that extends a minimum of 300mm around the footprint of the tank
•1800mm away from non-fire rated eves of a building
•1800mm away from openings (such as doors or windows)
•1800mm away from any appliance flue terminals
•1800mm away from a non-fire rated building or structure (ie: garden shed)
•760mm away from non- fire rated boundaries (I.E: wooden fence)

Condition	I do not believe this tank fully complies with all of the regulations noted above. The installation of the LPG containers does not comply with the HSE regulations, see photo below. Advice: OFTEC recommends that all oil 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. From a health and safety perspective, it is recommended that you commission an inspection and servicing of the oil installation and appliances prior to occupation of the property.
	 Oil tanks

LPG tanks

Health and Safety Executive

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Separation distances

Maximum LPG capacity			Minimum separation distances		
Of any single vessel in a group		Of all vessels in a group			
LPG capacity (Tonnes)	Typical water capacity (Litres)	LPG capacity (Tonnes)	From buildings, boundary, property line or fixed source of ignition - **without fire wall**	From buildings, boundary, property line or fixed source of ignition - **with fire wall**	**Between vessels**
			Metres	Metres	Metres
0.05 to 0.25	150 to 500	0.8	2.5	0.3	1
> 0.25 to 1.1	> 500 to 2,500	3.5	3	1.5	1
> 1.1 to 4	> 2,500 to 9,000	12.5	7.5	4	1

For further guidance on location and spacing for vessels and requirements concerning fire wall provision reference should be made to LP Gas Association - COP 1 part 1 and with respect to buried or mounded vessels LP Gas Association COP 1 part 4.

Related content

- HSE's Sector and Health priority plans
- Gas supply
- Domestic gas
- Gas Safe Register site
- UKLPG
- The Gas Safe Register site

Resources

- Safety changes in the industrial and commercial use of LPG. 2009-2015
- Report of the LPG Independent Expert Working Group
- Inspecting and maintaining or replacing buried metallic pipework carrying LPG vapour
- LPG Notice

HSE regulations for LPG

	6.3 Water	Condition rating	1
Construction & Type and Limitations	There is a mains water supply. The incoming mains pipework is black plastic and the stop valve is in the "utility". The water installation is of the more modern unvented system style. This does not require a cold water storage tank; all the cold water draw-off points are fed directly off the mains supply. There are no water storage facilities (hot or cold) at the property. 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.		
Condition	No significant defects are noted, all fittings operated as required with water pressures at fair levels. The water main is of black plastic pipe. As part of the electrical supplementary bonding wiring, the water main pipe is often used as an earthing point for the supplementary bonding circuit. A plastic pipe removes the opportunity for completing the bonding circuit. All bonding should be checked by a suitably qualified electrician to ensure correct earthing of the circuit 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	1
Construction & Type and Limitations	The heating and hot water is provided by a combination oil boiler which is located in a kitchen cupboard. The boiler is a Worcester Heatslave 20/25, exact model undetermined. It provides heat to the property via the hot water radiator system. It also provides hot water on demand to the hot water taps. On the Building Energy Performance Assessment database this range of boilers are rated from 70 - 83% efficient. As a guide, modern condensing boilers are around 90% efficient. There are TRV's (thermostatic radiator valves) on most radiators for individual room temperature control. There is no wall thermostat and the programmer unit is on the boiler. It is not possible to fully assess the condition and safety of an oil 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	No visible repairs were noted but we would recommend seeing the boiler and radiator system in full operation with radiators becoming warm to the top and bottom. The hot water system should also be tested. No evidence was seen to suggest that an inhibitor has been added to the heating system recently to prevent a build-up of sludge in the pipework and radiators, and it is therefore recommended that the system be flushed through and an inhibitor added. Health and Safety –See also notes in 6.2 regarding the general safety and servicing of the complete oil system.		
	 Boiler		

	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 front of the property. The drains appear to run across the front of the properties. No covers were lifted, The covers were concrete and too heavy for a one man lift. Internally, all taps were run and WC's flushed, and water was seen to be running clear from the internal services.		
Condition	Without extensive exposure work we cannot confirm the type or layout of the underground drainage system. Nevertheless, we found no signs of flooding or blockages on site. 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.		

	6.6 Other Services	Condition rating	1
Construction & Type and Limitations	There are two television aerials, one mounted to each gable end. There is no satellite dish at the property. 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.		

Section 7 - External Elements

	7.1 Garaging	Condition rating	NA
Construction & Type and Limitations	There is no garage to the property.		

	7.2 Outbuildings and Sheds	Condition rating	2
Construction & Type and Limitations	There are no permanent outbuildings. The garden shed is of steel and the summerhouse is of timber construction. There is also a greenhouse. They were assessed for general condition and were examined externally to identify areas of rot, damage, leaks and other defects.		
Condition	The shed is in a fair condition. The summerhouse has rot below the side window. The greenhouse is in a fair condition but is unlikely to be constructed with safety glass, making it a health and safety hazard.		

Rot to summerhouse

7.3 Grounds

Condition rating 1

Construction & Type and Limitations

There are gardens to the front and rear.

There are paths around the property which are of concrete paving stones.

The driveway is to the front of the property and is laid with shingle.

The boundaries are defined by a mixture of timber fencing and stone 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. Most parts of the grounds are overgrown with foliage and could not, therefore, be examined in detail.

Condition	There is no evidence of any damage from recent flooding. The gardens are presented in a poor condition. The driveway surface is in a serviceable condition and is reasonably level. There is no indication of the ownership of any of the boundary walls, fences or hedges, and in most cases this is not specified by the deeds or title documents. Often, responsibility for boundaries to one side or another has been assumed by subsequent owners. You should ask your conveyancer to advise on any indications of ownership included in the title documents. A trench has been dug in the rear garden to lay cables for broadband.
	 Trench for broadband

	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

<table>
<tr><td>  </td><td colspan="4">Section 8 Addendum
8.1 - About your Surveyor</td></tr>
<tr><td>Surveyor</td><td colspan="4">Mr. M. Hordern</td></tr>
<tr><td>Address</td><td colspan="4">Property Inspections NW
43 Clough Avenue, Walton Park, Preston PR5 4LQ</td></tr>
<tr><td rowspan="3">Contact Details</td><td>Telephone</td><td colspan="3">01772 620108</td></tr>
<tr><td>Mobile</td><td colspan="3">07760287337</td></tr>
<tr><td>Email</td><td colspan="3">info@propertyinspectionsnw.com</td></tr>
<tr><td>Signed (electronic signature)</td><td colspan="2">  </td><td>Date Finalising Report</td><td></td></tr>
</table>

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.

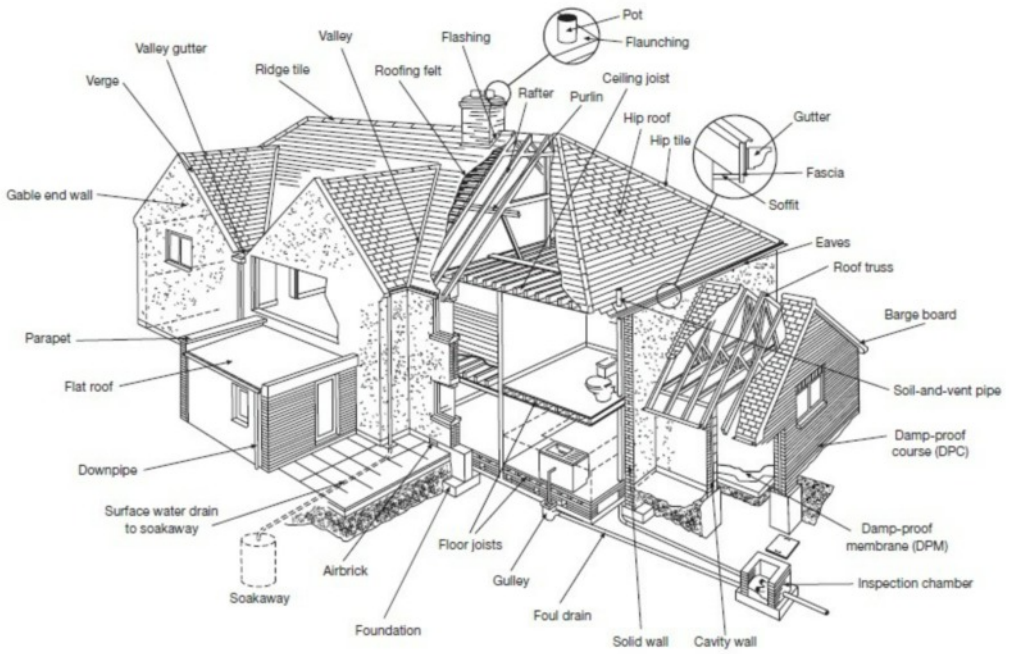
3. Ensure that the guttering and rainwater handling systems are in a well maintained and fully operative condition. Very significant damage can be caused in a very short period of time due to simple leaking gutters, downpipes, hoppers and other elements of the rainwater handling systems. It is therefore 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
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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

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