Mi BUILDING SURVEY

360° CONFIDENCE FOR HOME BUYERS

BUILDING SURVEY REPORT

CLIENT

PROPERTY

SURVEY DATE

REF 8561

The format of this Mi BUILDING SURVEY REPORT is consistent with the guidance note requirements for a Survey Level 3 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 is entitled to assume that the property is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the Property or affect the reasonable enjoyment of the Property.

The Surveyor is entitled to assume that all planning, building regulations and other consents required in relation to the Property have been obtained. The Surveyor did not verify whether such consents have been obtained. Any enquiries should be made by the client or the client's legal advisers prior to exchange of contracts. Drawings and specifications were not inspected by the Surveyor unless otherwise previously agreed.

The Surveyor is entitled to assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the Property, nor its condition, its use or its intended use, is or will be unlawful.

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 owners were not present for any part of the survey. The keys were collected from the agents.
General Construction Information	The property is a mid-terraced property arranged over two floors. It was built in 1795. It is of solid stone construction with fully rendered rear walls and brick built party walls. The roof is constructed from traditional cut timbers and is covered with natural slates, it has one rendered chimney stack. The ground floors are of solid construction and the first floors are constructed from suspended timber joists covered with timber boards. The windows are all double glazed timber framed units. The doors are constructed from timber. A conservatory has been added to the rear. There was no information available to view on the councils planning website to confirm any construction or conversion dates or details. The conservatory may have been erected under permitted development rights before the area became a conservation area 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. The surveyed property is referenced as ‘the property’
Council Planning Information	No specific information for this property was noted
Listing	The property is garde 2 listed.

	Listed building entry
	Listed building map
Nature of the property when inspected	The property was occupied, habitable and fully furnished. All connected services were not operational.

Summary of mains services	Gas –Connected to Mains Electricity –Connected to Mains Drainage –Connected to Mains Water –Connected to Mains but turned off
Weather Conditions	At the time of survey the weather was dry, warm and sunny.
Local Authority	The property is within the area of Council.
Conservation / AONB / National Parks	The property is in a Conservation area Conservation Map
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 only for the delivery of hot water. The radiator circuit was not in operation at the time of the survey. 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 garden extends to the rear of the property and is paved with some flower beds. There is brick built outside store to the rear. There is a timber shed in the rear garden.
Renewable Energy Services	There are no renewable energy services installed at the property.
Broadband Service	I have carried out an assessment of broadband speeds for this property. See section 6.6.
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	The front of the property faces North East. Nine 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. It should be noted that in any property of this age there will be general unevenness of the surfaces and structures of walls, floors, ceilings, doors, windows and other elements. These have occurred due to settlement of the structure and general usage over an extended period. It is not possible to highlight each individual example of such distortions and only those felt to be of an unusual nature have been highlighted. The main overall observation is that there maybe a level of asbestos present in the property. This is typical of properties refurbished post-war and care should be taken if any major intrusive updating works are planned. There are also a number of issues which will require negotiations with the neighbouring owners to carry out repairs that are affecting this property.
Main Issues	- Issue 1: Rainwater goods etc - Issue 2: External walls - Issue 3: Windows and doors - Issue 4: Conservatory - Issue 5: Ceilings - Issue 6: Internal walls - Issue 7: Loft conversion - Issue 8: Gas and electrical services - Issue 9: Heating and cooling

Dampness Summary	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. High readings were noted to some of the locations tested. See also 5.3 for further information.
Structural Summary	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 / Sun room	Other	Integral Garage
First Floor		2	1						
Ground Floor	2		1		1		1		

The approximate living area of the property, excluding outbuildings and conservatory, is 90m²

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.

The Energy Performance Certificate (EPC) for the property shows a current efficiency rating of 53 band E. The potential rating is given as 80 band C. The rating as provided for this property is below the UK average. We have obtained the complete 4-page EPC document should you wish to see a copy. Because this property is a listed building it is exempt from the EPC regulations.

The property already benefits from roof insulation and a modern boiler and efficient heating controls.

Further improvements can be gained employing renewable energy sources such as Solar and PV panels for hot water and electricity generation, but these would be subject to listed building and conservation area consents.

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.

I would suggest you do not rely on the recommendations in this report as there are inaccuracies.

EPC

Section 3 - Conveyancing, Health & Safety and Environmental Matters

3.1 - Conveyancing Related Matters

This information should be highlighted to your conveyancer.

This may not include all relevant issues but is an indication of those matters that were apparent to the surveyor, who is not legally qualified. Legal documents will not have been examined during the course of preparation of this report.

Extensions & Alterations	Extensions: None noted Conservatory: One noted Loft Conversion: None noted New Boiler: A modern condensing boiler has been installed 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: Not applicable
Access & Rights of way	There are shared pedestrian access rights affecting the property
Easements & Wayleaves	There may be 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	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 an 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. The boundaries to the rear of the property are unclear on the ground. You should check the title deed as supplied by your legal advisor against the actual property layout on the ground. The plan did not match what I found on site. Boundaries

Common and Shared Areas	The ginnell and possibly part of the rear are shared areas.
Misc	Both this property and number nine have a flying freehold over the ginnell. Number eleven has a flying freehold over this property's kitchen and bathroom.

3.2 - Health & Safety related matters

A full Health & Safety risk assessment of the property and grounds was not conducted, however any matters noted during the survey which could increase the risk of accidents or injury are reported here.

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. There are inadequate partition walls in the roof space between the neighbouring property. This could increase the risk of spread of fire from or to the neighbouring property.
Safety Glass	No issue noted by surveyor
Lead Pipes	A visual inspection was carried out, however pipes buried within walls or beneath the ground were not inspected.
Risk of Falls	Window sills on the first floor are low to the floor, increasing the risk of falls, especially for the very young or elderly. The stairs are very steep by design. They are not to current regulations (as would be expected of a property of this age) and hence care must be taken when traversing the steps. Stairs Handrails: No issue noted Stairs Balustrades: 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

A full environmental assessment of the property and grounds was not undertaken. Publicly available information is reproduced herewith, and may be supplemented by a more detailed search which can be commissioned by your conveyancer.

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. However, the extent of local flooding does mean you may not be able to leave Ribchester if floods occur. 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 Sea

	Flood Risk 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 approximately 14 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 (PEDL268) issued for exploration. However, fracking is currently suspended countrywide and will not be allowed to restart unless it can be proved to be safe. 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 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.
Mining	No issue noted by surveyor

Section 4 - Outside of the Property

Scope of survey

The following was carried out:-

- A visual, non-invasive inspection of the outside of the main building and permanent outbuildings from various points within the boundaries of the property and from public areas such as footpaths and open spaces, without entering neighbouring private property unless permission had been expressly granted.
- High level features were inspected either from points within the property using binoculars, a ladder or other equipment, where safe to do so. A ladder was used to view areas not visible from the ground, or other safe and accessible vantage points, where those areas were no more than 3 metres from ground level.
- Because of the risk of falls or of causing damage, flat roofs were not walked upon.

4.1	Chimney Stacks
4.2	Roof Coverings
4.3	Rainwater and Above Ground Drainage Fittings
4.4	Walls
4.5	Windows and External Doors
4.6	External Joinery and Finishes
4.7	Conservatories and Porches

	4.1 Chimney Stacks	Condition rating	2
Construction & Type	The chimney stack is brick built and is rendered with a sand-cement finish. It has one pot which provides a flue to the gas fire in the lounge. The flashing at the base of the stacks at the junction with the roof slopes is expected to be of lead, see below.		
Nature of inspection and Limitations	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.		
Condition	All render and pointing seen were in a fair condition. The pot has an integral rain cowl fitted to allow flue gases to escape but prevent vertical rain entering the flue line. 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. No distortion was noted on my visit. Either the render has been fixed over or there is a distinct lack of lead flashing. No damp was noted internally but you should monitor this on the first floor or carry out an investigation as to whether there is good weather protection in place. No Repair is currently needed. The stacks must be maintained in the normal way.		
Action Required	The chimney stack should be regularly monitored for any indications of damage, instability or other defects. Missing, loose or defective mortar should be re-pointed as necessary.		

Lack of lead flashing

	4.2 Roof Coverings	Condition rating	2
Construction & Type	The main roof slopes are all pitched and covered with natural slate. All ridge tiles are clay.		
Nature of inspection and Limitations	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 slates, holes, and other evidence of failure.		
Condition	Pitched Sections Slates seen were generally in a fair condition with no evidence of any major failures or defects, the roof has been recovered (date unknown) and I would suggest around 70% of the slates were re-used. Therefore they will be more prone to failure. 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 couple 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 slates with obvious consequences. Therefore roofs will always benefit if the moss is cleaned off. There is moss to the front slope. There are a small number of slipped, chipped and cracked slates visible on the main roof pitches. The number of damaged slates is within a normal range for a roof of this type and age and would not significantly affect the performance of the roof at this stage. The slates noted would benefit from being repaired or replaced. There is missing mesh below the gutters which is designed to stop pests entering the roof space, see section 5.1. There is moss to the side of a roof light which is stopping rain flowing to the gutters and could allow rain to penetrate internally. There is some slipped lead flashing at the junction of the two roofs to the rear slope. This join is not to the standard expected and unless there is lead flashing along the full length of the join, correctly fitted, then rain may penetrate internally.		
Action Required	Any slipped, missing or broken slates on the roof pitches should be repaired and replaced. You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather. Any missing mortar beneath any ridge tiles should be replaced. Any moss or other accumulated plant matter should be cleared		

Incomplete mortar to ridge tiles

Incomplete mortar to ridge tiles

Lack of mesh protection from pests

Moss stopping rain run off

Moss to slates

Poor roof junction

Slipped lead flashing

	4.3 Rainwater and Above Ground Drainage Fittings	Condition rating	3
Construction & Type	The rainwater gutters and downpipes are timber to the front and PVC to the rear. The waste stack is PVC, there is a gully to the rear providing drainage from the kitchen. Additional gulleys for rainwater are provided around the property and these probably drain to ground soakaways.		
Nature of inspection and Limitations	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 and gulleys were examined for any signs of damage, leaks, 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 mostly in a 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 is a dip to the front gutter and also moss in the gutter at this point. This moss growth will partly be due to standing water accumulating at this point due to the misalignment not allowing rain water to drain correctly. The reason the gutter is misaligned is because it is supported on stone supports which are badly eroded and the one at this point has eroded completely, therefore there is no support. It is likely that to comply with listed building and/or conservation area consent you will need to replace these supports with like for like which could be expensive. There is also a rusting cast iron hopper between the two properties which may be a joint responsibility. You will therefore need to liaise with your neighbour to carry out repairs and share costs to such items. All gulleys were clear at the time of the survey 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. Cast iron fittings, such as the front downpipe are of an older style and prone to sudden failure. Although no evidence of any failure was noted, it would normally be prudent to consider changing these fittings to a more modern PVC alternative, however, it is unlikely to be allowed under listed building and conservation area consent and would probably need to be like for like. The waste stack and associated plumbing is in a fair condition with no leaks noted. The top of the waste stack would benefit from having a bird cage added to avoid birds nesting on top of the stack. I noted what may be a leak to a rear gutter onto your rear wall (damp staining). However, this gutter belongs to number 11. Therefore if there is a leak and it is damaging your property you will need to negotiate with your neighbour to get them to repair it. I would suggest you discuss this and the hopper with your solicitor as to the issues this may cause. Also see section 6.4.		
Action Required	Gutters and downpipes should be cleaned and inspected regularly to ensure that they are free from blockages and leaks. If it is noted during any heavy rain, that gutters or downpipe joints are leaking, then these must be fixed as soon as possible to prevent water penetration to the property and damage to the foundations.		

Dip to gutter

Eroded stone gutter supports

Eroded stone support for gutters

Missing stone gutter support

Rusting hopper

Lack of bird cage to waste stack

Possible leak to end of gutter

	**4.4 Walls**	**Condition rating**	**3**
Construction & Type	The outside walls are of solid stone construction to the front and rear and also rendered to the rear, the party walls appear to be of brick and are rendered in the ginnell.		
Nature of inspection and Limitations	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. Whilst I am unable to confirm the depth to which these foundations bear, taking into account the age of the property it is likely that these remain of shallow formation, and as such are unlikely to be considered consistent with current standards. However, this is applicable to a large proportion of the housing stock and the property should not therefore be considered unusual in this respect. Movement Stability and vertical alignment is generally satisfactory. Condition and alignment of the masonry is fair. There is no evidence of any significant bulges or major structural cracks. There is no evidence of foundation cracking at ground level. Most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance. Externally the stone window lintels and vertical mortar junctions are all complete with no evidence of any movement. These areas are mentioned specifically as any movement to the property would be noted at these points. The British Geological website indicates the ground is of mudstone which is a solid base and hence not liable to move adversely. The rear wall of the kitchen and bathroom are supported by buttresses. These appear stable but there are cracks to the first one which may only be render cracks. However, you need to confirm this before you complete your purchase. Other Aspects Although I noted no major areas of eroded pointing on my visit (just a couple of small sections to the front), pointing should always be repaired as soon as it is spotted. This property will have been originally pointed with lime mortar, therefore any pointing repairs should be carried out with a lime mortar and not cement as they are not compatible. Damp penetrating through a solid stone wall will normally evaporate externally when the pointing is all lime mortar. When cement mortar is in place it is a much harder material and does not allow evaporation externally. Consequently the damp then evaporates internally. Also because they are not compatible the cement eventually pops out again sooner than expected. I believe this is what has caused the eroded pointing to the front. In an ideal world all of the cement mortar should be removed and replaced with lime. However, SPAB (see below) suggest unless damp is occurring currently then you only need to replace as and when the cement pops out. However, if the conservation officer notices they may request full replacement immediately at your cost. Render is normally used for weather protection and does not allow rain to penetrate to the		

	brickwork. 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, it will then start to penetrate internally, therefore any cracks to the render should be repaired as quickly as possible. I noted a number of cracks to the render and probable evidence of damp penetrating behind the render. I am unable to determine if this render is lime or cement from just a visual inspection, however it seems to be quite hard, therefore I suspect it is sand and cement. If it is sand and cement based then cracks will allow damp to penetrate internally, if it is lime based it should allow the walls to breathe, therefore damp should not cause any internal problems. You can get the render tested at a laboratory. The render also reaches ground level which is not to current standards and should be finished 6" (150mm) from ground level with a Bell Mouth Finish, see diagram below. There is an amount of failing render within the ginnell which may be a shared responsibility. The external walls were found to be structurally sound.
Action Required	Walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent.
Additional Information	The Society for the Protection of Ancient Buildings (SPAB) is a good source of information for looking after older buildings. www.spab.org.uk This website offers a list of trade people capable of working on and using the correct materials for older buildings. https://www.buildingconservation.com/directory/allco.php
	 Eroded pointing

Eroded pointing

Cracks to render

Cracks to render

Cracks to render

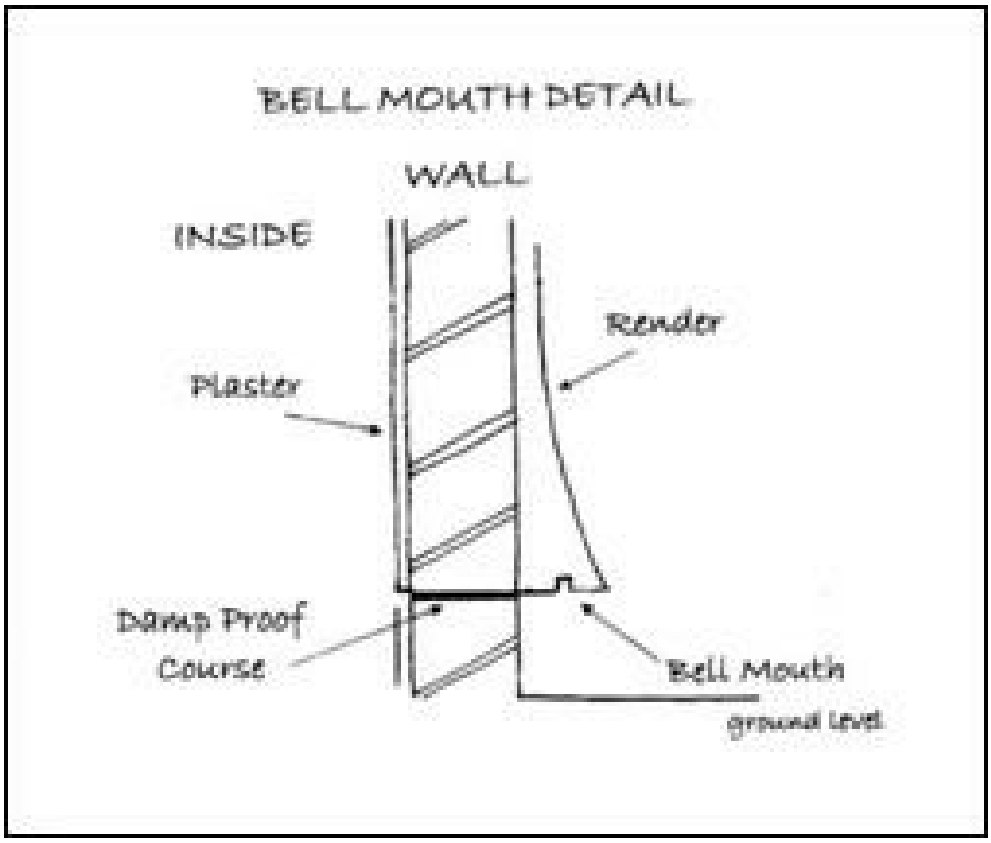
Failed render in ginnell

Failed render in ginnell

Failed render in ginnell

Black stains suggesting damp behind render

Render to ground level



Bell mouth render finish

Ivy to wall

Cracks to buttress

	4.5 Windows and External Doors	Condition rating	3
Construction & Type	The front door and side door from the kitchen are of timber construction. All of the windows are double glazed with timber frames.		
Nature of inspection and Limitations	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 WOOD FRAMES: The frames are affected by wet rot. The frames are in an overall poor condition and would benefit from replacement, subject to listed building and conservation area consent. Internal sill heights were not compliant with the current legal safety limits, 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 and there is evidence of at least one failure. There is also a broken pane to the bathroom window. 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.		
Action Required	Any future misted double glazing units will require replacement. It should also be considered that, where some sealed units within a window have failed, others may also fail in due course. Replacement to a number of frames is required, subject to consent as mentioned above. Be aware that previous owners may have distributed multiple sets of keys for the windows and doors to individuals not known to you. When purchasing a property, you should consider the cost of replacing all of the door and window locks as soon as possible after you take up occupation. When doing this you should consult your insurers to ensure that you meet their requirements for security, and obtain any discounts that may be available by improving the security of the property.		

Broken window pane

Misted (failed seal) window

Rot to window frame

Rot to window frame

Rot to window frame

	4.6 External Joinery and Finishes	Condition rating	2
Construction & Type	This includes such items as woodwork at the roof edges, fascias, and trim panels. Decorated areas may include such items as windows, doors, walls, timbers at roof edges, porches. The rear fascias are all of timber construction.		
Nature of inspection and Limitations	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. There are areas where peeling paint is visible to windows and doors. Some redecoration is now required. It is highly unlikely that you would be able to obtain consent to change any windows, doors or other timbers to UPVC under a level 2 listing. The rendered sections to the external walls have been poorly maintained and these are presented in poor decorative order. Extensive repair and redecoration is needed. Please note any repairs or redecoration will require both listed building and conservation area consent.		
Action Required	Regular maintenance will be required especially to the rear elevation which faces South West. This section of the property will receive most of any inclement weather and the heat of the sun.		

	4.7 Conservatories and Porches	Condition rating	3
Construction & Type	There is a conservatory to the rear of the property. It is of timber construction with glazed sections on two sides, a pitched glass roof and is on a masonry dwarf wall.		
Nature of inspection and Limitations	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 externally to the property. No heating is present. Externally the roof is flashed to the rear wall using good quality lead detailing. The conservatory is in a poor condition. There is wet rot to various parts of the frame and doors and movement to parts of the window sills. There is a serious amount of moss growth in the gutter which will cause it to overflow causing further water damage to the timber frame. There is vegetation growing into the conservatory from the neighbours garden and I believe damp may also be entering from this side due to items on the neighbouring side.		
Action Required	The conservatory requires extensive repair.		
	 Moss growth in conservatory gutter		

Vegetation growth in conservatory from neighbours property

Movement to conservatory window sill

Movement to conservatory window sill

Rot to timber frame

Rot to timber frame and door

Section 5 - Inside the Property

Scope of survey

The following was carried out:-

- A visual, non-invasive inspection of all the parts of the property that can be seen without causing damage to the fabric or any fixtures, fittings or furnishings present at the time of inspection.
- Checks for damp using a moisture-measuring meter where possible.
- Inspection of the roof structure from inside the roof space where it was safe to access and move around the roof space, but insulation material, stored goods and other contents were not moved or lifted.
- Floor surfaces were inspected where readily and safely accessible, but fitted floor coverings and heavy furniture were not moved.
- Sound insulation or noise is not commented on.
- Personal possessions, including those within cupboards and wardrobes, for example, pictures, mirrors, furniture, and other items were not moved.

5.1	Roof Spaces
5.2	Ceilings
5.3	Walls
5.4	Floors
5.5	Chimney Breasts, Fireplaces and Flues
5.6	Built-In Fittings
5.7	Internal Joinery
5.8	Bathroom and Sanitary Fittings
5.9	Loft Conversions

	5.1 Roof Spaces	Condition rating	2
Construction & Type	The main roof is constructed using individual timbers in a traditional manner. The sarking felt [undercovering] is bitumen felt. The insulation is laid to a depth of up to 150mm.		
Nature of inspection and Limitations	The roof space was accessed via hatches from the converted roof space. There is a steep stair fitted. The inspection was restricted to a head and shoulder inspection due to the depth of insulation and restricted access. The roof space has been converted, see section 5.9. 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. A representative selection of timbers was examined more closely for infestations by wood boring insects (such as Common Furniture Beetle and Death Watch Beetle), though it must be noted that within a general survey it is not physically possible to inspect every timber in sufficient detail to provide conclusive proof of the presence or absence of such infestations. Wood Moisture Equivalent readings were taken from timbers in a selection of representative locations to determine whether moisture levels within the roof space were above average. Normally approximately 6-8 readings will be obtained.		
Condition	The roof structure is in a fair condition with reasonable quality timbers throughout. The rafters, purlins 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 an average of 150mm of wool type insulation at joist level. This is close to the current recommendation of 270mm for maximum energy efficiency. The roof space has gapping below the front gutters to supply ventilation to the roof space. These should be kept clear, with insulation pulled back to free the space at the eaves. Without adequate ventilation condensation can form on the underside of the roof surface and hence introduce dampness to the roof space. As mentioned in section 4.2 there is some mesh to stop pests entering the roof space. However, as also mentioned it was incomplete and I noted evidence of a large birds nest in the roof space. The mesh needs to be complete to avoid pests such as birds, bats or rodents entering. Please see section 3.2 Health and safety issues. There is inadequate protection from fire spread from or to neighbouring properties.		
Action Required	Regularly monitor timbers for evidence of wood boring insects and other such infestations.		

Birds nest in roof

Lack of fire break

	5.2 Ceilings	Condition rating	3
Construction & Type	The ceilings are probably constructed of a mixture of lath and plaster and plasterboard. Without invasive investigation we cannot determine the exact structure of each of the ceilings. Ceiling heights to the ground floor are 2.14m, and 2.76m to the first floors.		
Nature of inspection and Limitations	Ceilings were examined for signs of undue levels of bowing, cracking, staining and other defects.		
Condition	Internal ceilings have not been maintained and surfaces are presented in a poor decorative order. Plasterboard: There was some visible hairline cracking to some plaster boarded areas. This is normal thermal expansion movement and within tolerance levels. Lath and Plaster: Lath and plaster is where wooden Lathes about 10mm wide by 2mm thick, with 3mm gaps between each lathe, are nailed to the underside of the joists and then plaster applied. The plaster fills the gaps and adherence is achieved Whilst the condition and alignment of these ceilings is fair and failure of the ceilings is not considered to be imminent, the presence of minor ridges or cracks suggests some movement. The ridges to the original lath and plaster ceilings are caused by de-bonding of the plaster away from the timber structure (laths.) This is a normal process, which takes place over the course of many years. Often lath and plaster ceilings incorporate a paper lining, to conceal historic defects or to provide some additional support. No undue levels of movement or detachment were observed during the survey 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 I noted areas of flaking, powdering or similarly damaged material, indicating that a 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. If you were to hide an Artex ceiling by skimming, you would need to inform any future new owners or you could be held responsible.		
Action Required	Obtain the opinion of an Asbestos Surveyor to confirm if a risk is present due to the cracks to Artex ceilings. Normal future maintenance is required, including filling and redecorating any cracks as necessary.		

Artex to ceiling

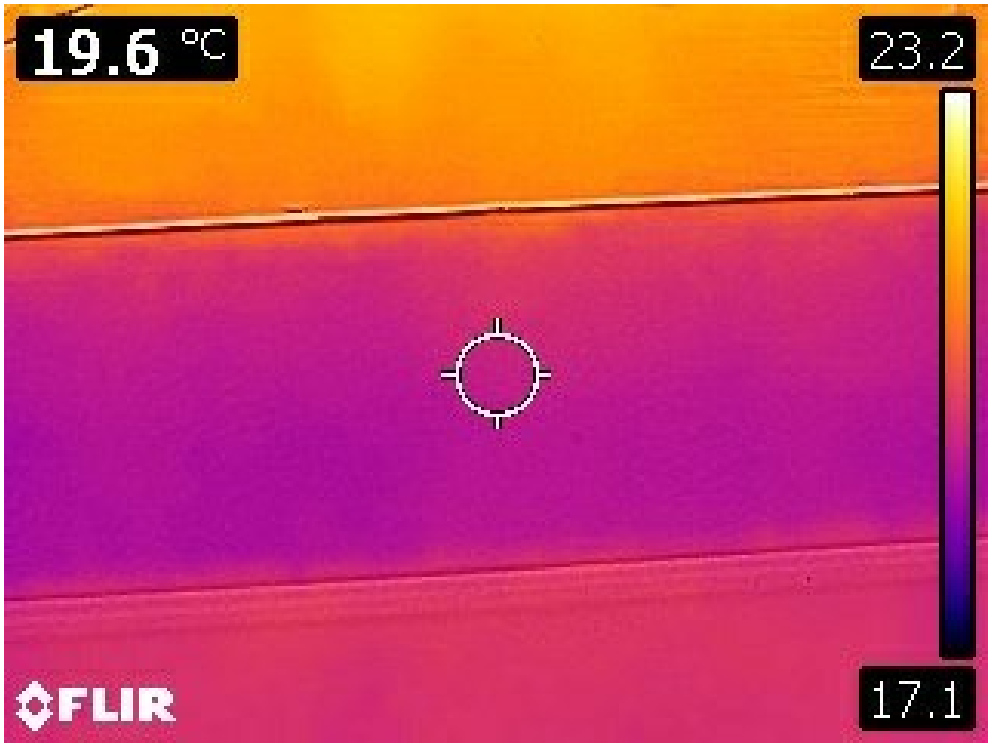
Plasterboard cracks

	**5.3 Walls**	**Condition rating**	**3**
Construction & Type	The internal walls are of both masonry and timber stud construction.		
Nature of inspection and Limitations	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	Internal walls have been maintained and surfaces are presented in a fair decorative order. Some general unevenness was noted. This is due to normal disturbance of the surface by decorations, minor repairs and fittings having been attached in the past. There was 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. The damp noted was to the rear bedroom, below the window sill and to the window reveal. This may be due to condensation but it is also just as likely to be from rain penetration, possibly because of the render (see section 4-4) but probably because of rot to the window frame (see section 4.5). This section of wall is also covered with Artex. See comments on Artex in section 5.2. No other significant defects were noted during my inspection and the internal walls were found to be structurally sound.		
Action Required	Normal maintenance is required, including filling and redecorating cracks as necessary. Many of the internal walls are likely to be finished with lath and plaster. It is common for the surface plaster to become detached from the lath and plaster base and to fall away when surface treatments such as wallpaper are removed. You should anticipate that some repairs to the plaster surface will be required when walls are disturbed for any reason.		

Damp damage to window reveal

Damp damage to window reveal

Thermal image of damp in window reveal



Thermal image of damp below window sill

	5.4 Floors	Condition rating	2
Construction & Type	The floors to the ground floor are of solid construction and of suspended timber construction to the first floors.		
Nature of inspection and Limitations	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	Ground Floors: 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. Upper Floors: Floors in properties of this age can be uneven and out of level. This type of unevenness is commonly found in properties of this age and type and usually reflects settlement of the structure that has occurred over a long period of time. Where significant movement of the floor structures has occurred recently, it is most commonly identified by separation of the joints of the skirting boards, door frames and other associated finishes, exposure of undecorated areas where one surface has moved away from another, and unusual amounts of spring in the floor surfaces. No undue levels of movement were noted at the time of the survey. Isolated boards are slightly squeaky, due to being nailed rather than screwed in place.		
Action Required	Where access was possible to the floorboards there was no sign of beetle or worm infestation. However, it was not possible to inspect large areas of the timberwork and I would recommend that should the carpets or coverings be replaced, isolated floorboards should be lifted to 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, damp was noted at the property, therefore you should make these checks. Floors should be monitored for any changes that occur in their level or springiness.		

	5.5 Chimney Breasts, Fireplaces and Flues	Condition rating	1
Construction & Type	The chimney breasts are of masonry construction. Breasts remain to the front bedroom, dining room and lounge. A fireplace remains to the lounge housing a fuel effect gas fire. The fire was not in operation at the time of the survey. The remaining breasts are sealed and are currently unused.		
Nature of inspection and Limitations	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. It is recommended that chimneys are swept and carefully checked before they are used in this way.		
Condition	No significant defects are noted.		
Action Required	All active flues should be checked by a reputable heating engineer specialising in flues and chimneys, prior to use. Flues should also be swept clean at this time. It is important to maintain an adequate airflow, by means of ventilation, through unused chimney flues to prevent the build-up of condensation within the chimney. Ventilation grilles should be fitted to all sealed breasts.		

	5.6 Built-In Fittings	Condition rating	1
Construction & Type	The kitchen fittings are basic and of an older style. The worktops are of laminated chipboard, units are a mixture of wall-hung and floor standing. The fitted wardrobes are basic.		
Nature of inspection and Limitations	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		
Action Required	Normal maintenance is required		

	5.7 Internal Joinery	Condition rating	1
Construction & Type	The internal woodwork includes such items as: doors, frames, skirting boards, banisters and staircases. All the internal doors are made from softwood.		
Nature of inspection and Limitations	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 and head heights are compliant with current regulations, the pitch level is not. As mentioned in 4.4 most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance. 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.		
Action Required	Door hinges and locks should be regularly lubricated. Internal timbers should be inspected regularly for evidence of bowing or distortion, woodworm and other defects.		

	5.8 Bathroom and Sanitary Fittings	Condition rating	1
Construction & Type	The main bathroom is to the ground floor and comprises a bath, WC and basin. There is an ensuite to the front bedroom with a shower cubicle and mixer shower, basin and WC.		
Nature of inspection and Limitations	The fittings were checked for signs of damage, cracks, leaking pipes and other common defects. Sealant joints were checked for undue wear and failure. No fittings were checked for normal operation due to the water being turned off. WC's were flushed once, because water remained in their cisterns, to ensure correct drainage and flow.		
Condition	There is no mechanical ventilation in the bathroom or ensuite. 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. No significant defects are noted, all WC's operated as required.		
Action Required	Install mechanical ventilation to the bathroom and ensuite. Check the operation of the taps and showers when the water is turned on. Regular maintenance of all seals to the bath and shower to prevent water displacement. I do not know why the water was turned off, therefore I suggest you have a plumber present when it is turned back on.		

	5.9 Loft Conversions	Condition rating	3
Construction & Type	The roof space conversion is constructed with chipboard floors and plasterboard ceilings and walls.		
Nature of inspection and Limitations	It was inspected in the same way as the rest of the property's walls, floors and ceilings.		
Condition	Although the condition of these walls, floor and ceiling is acceptable I doubt the conversion has been notified to Building Control as it does not comply with current regulations and therefore should not be used as a room, only for storage. The walls have not been insulated, I cannot confirm if the floor has been reinforced, the stairs are too steep to comply with the regulations and there is no fire protection.		
Action Required	Only use for storage, a retrospective Building Control application would prove very expensive, due to the alterations which would be required.		

Section 6 - Services

Scope of survey

A visual, non-invasive inspection of the services was carried out, but specialist tests were not conducted. If any services (such as the boiler or mains water) were turned off, they were not turned on for safety reasons and the report will state that to be the case.

The reports only comments on the services covered in this section (electricity, gas, oil, water, heating and drainage).

All other services and domestic appliances are not included in the inspection: for example security and door answering systems, smoke alarms, television, cable, wireless and satellite communication systems, cookers, hobs, washing machines and fridges (even where built in).

Competent Person Schemes

Competent person self certification schemes (commonly referred to as competent person schemes) were introduced by the Government in 2002 to allow registered installers (i.e. businesses, mostly small firms or sole traders), who are competent in their field, to self-certify certain types of building work as compliant with the requirements of the Building Regulations.

These schemes offer benefits to the building industry and consumers:
- scheme members save time by not having to notify in advance and use a building control body (i.e. a local authority or a private sector approved inspector) to check/inspect their work
- consumers benefit from lower prices as building control charges are not payable.

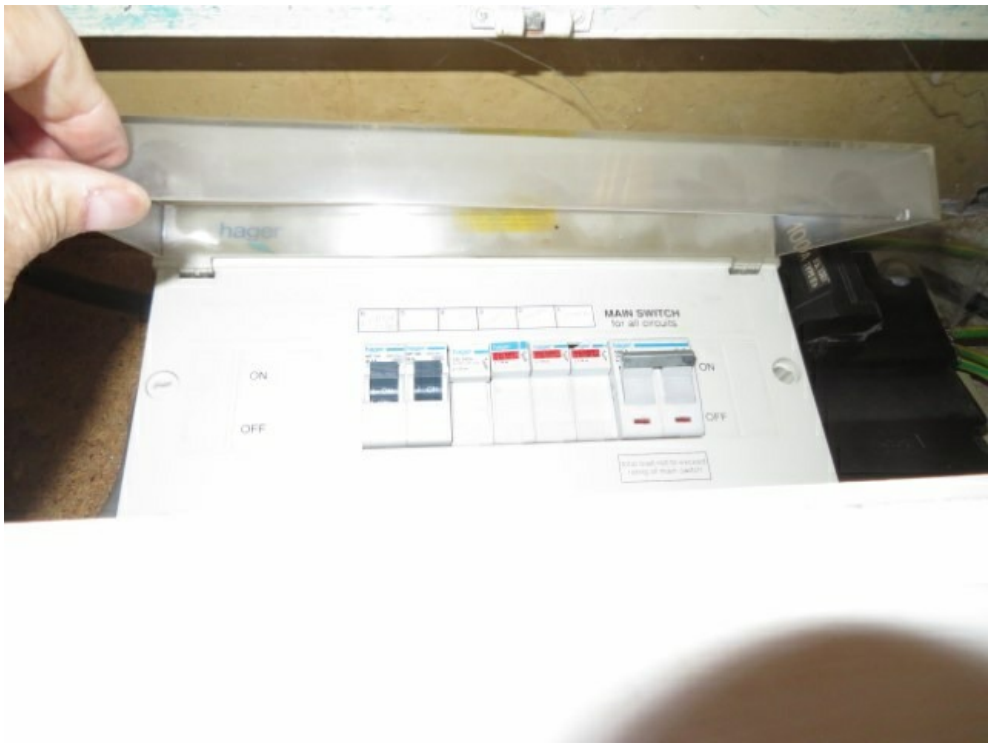
The schemes help to tackle the problem of cowboy builders by raising standards in the industry and enabling consumers to identify competent installers. They also allow building control bodies to concentrate their resources on areas of higher risk.

Any works undertaken to these services should be carried out only by a suitably qualified competent person.

6.1	Electricity
6.2	Gas / Oil
6.3	Water
6.4	Heating and Cooling
6.5	Drainage
6.6	Other Services

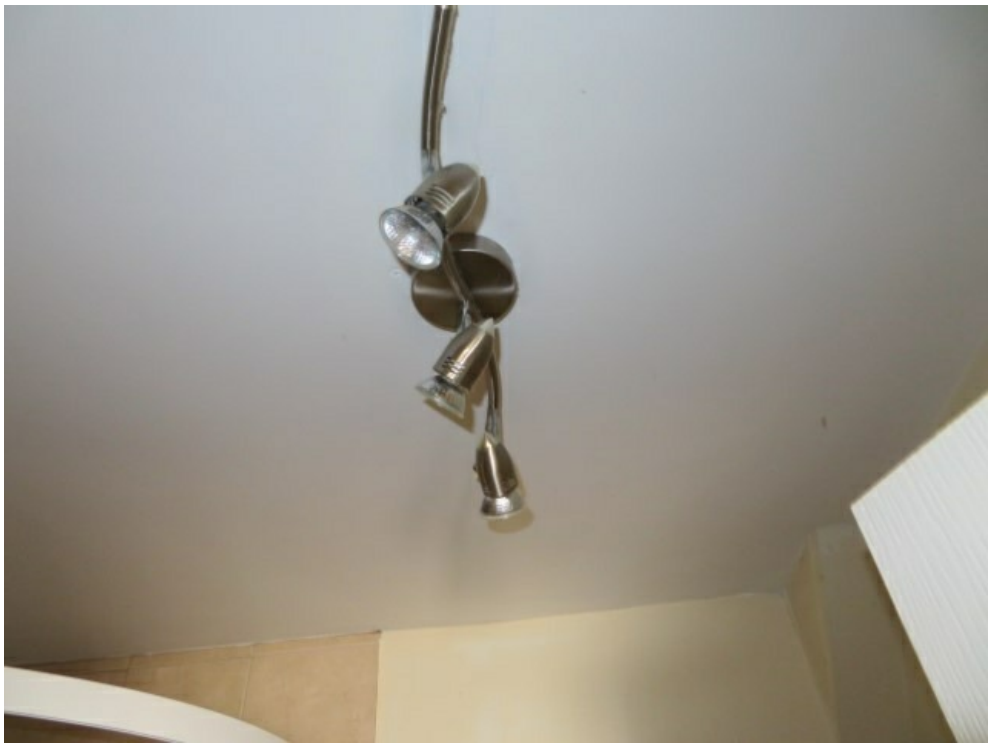
	6.1 Electricity	Condition rating	HS
Construction & Type	There is an underground electrical supply and the meter and consumer unit [fuse box] are located in a high level cupboard in the dining room. The consumer unit has MCB's (miniature circuit breakers) it does not have an RCD (Residual Current device). The electric meter is on a single tariff. The main fuse is rated at 100amps.		
Nature of inspection and Limitations	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 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 now 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 and previous changes, the consumer unit (fuse box) no longer complies with current regulations. Changes to regulations are rarely retrospective.		
Action Required	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 Electrical Installation Condition Report (EICR) by a suitably qualified engineer at least every 10 years. They further recommend that a EICR 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 year. 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)

None compliant light fitting



None compliant light fitting

	6.2 Gas / Oil	Condition rating	HS
Construction & Type	There is a mains gas supply and the meter and valve are located in an external cabinet to the rear of the property. The gas supplies the heating boiler, gas fire and the kitchen services.		
Nature of inspection and Limitations	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.		
Action Required	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 may be unoccupied, 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, gas fire and gas hob) prior to purchase of the property.		
	 Gas Meter		

	6.3 Water	Condition rating	2
Construction & Type	There is a mains water supply. The incoming mains pipework is blue plastic and the stop valve is adjacent to the front door. 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.		
Nature of inspection and Limitations	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 not operated to check for flow pressure and correct drainage as the water was turned off.		
Condition	No obvious significant defects are noted, I would recommend you have a qualified plumber at the property when the water is turned back on. As the property may be unoccupied 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 legionnaires 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.		
Action Required	Check the installation for evidence of leaks or other defects on a regular basis i.e. approximately every 6 months, or sooner. Leaks most often occur at pipe joints and where pipes are subject to movement or physical damage, such as airing cupboards, roof spaces and under sinks.		

Water stop tap

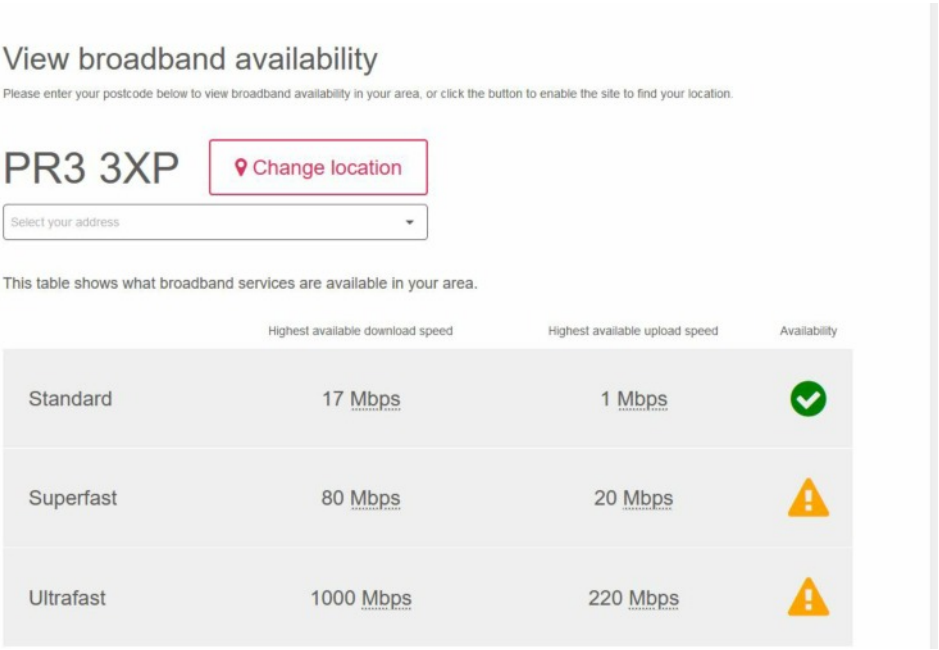
	6.4 Heating and Cooling	Condition rating	3
Construction & Type	The heating and hot water is provided by a combination and condensing gas boiler which is located in roof space. The boiler is a Potterton Gold 24 HE A model. It provides heat to the property via the hot water radiator system. It also provides hot water on demand to the hot water taps. On the Building Energy Performance Assessment database this boiler is rated as 89% efficient and this particular model has been manufactured from 2008 and was discontinued in 2015. Condensing boilers of this type are the most efficient type available at present. There are TRV's (thermostatic radiator valves) on most radiators for individual room temperature control. There is also a wall thermostat and a programmer unit on the landing.		
Nature of inspection and Limitations	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 radiator system was not in operation during the survey but the hot taps were tested, the boiler fired and hot water was delivered. 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. Note: Combination boilers can only provide hot water to one appliance at a time (usually the appliance closest to the boiler.) Consequently if there is more than one demand for the boiler at a time the appliances further away can get reduced levels of hot water. It can also take longer to fill a bath than with a traditional system. This is a condensing boiler and as part of its function it discharges condensate (partially acidic water) which under building regulations has to be drained directly into a drain. In this property the condensate pipe drains to a gutter. The condensate pipe should be extended into a drain and clad against the possibility of freezing, which would stop the boiler working. The gutter it drains to does not belong to this property, therefore it is a form of trespass. This is also the section of leaking gutter mentioned in section 4.3, which will mean your neighbour will find out the condensate pipe is feeding into their gutter if you ask them to fix the leak. Finally, since April 2005 new boilers should be notified to the local Building Control Office. Since this boiler was only manufactured after 2008 there should be an installation certificate registered on the Local Authority Building Control register, we did not find one on the register.		
Action Required	Flush through radiator system and add inhibitor No visible repairs were noted; normal maintenance servicing must be continually undertaken. Health and Safety –See also notes in 6.2 regarding the general safety and servicing of the complete Gas system.		

Boiler

Condensate pipe into gutter

	6.5 Drainage	Condition rating	1
Construction & Type	There is a mains underground drainage system. There was two inspection chambers located to the rear of the property. The chambers had concrete covers, requiring special keys and two persons to lift under health and safety regulations.		
Nature of inspection and Limitations	The drains are presumed run down the side of the property, through the ginnell and to the main road at the front. The covers were not lifted due to the H & S regulations and also because they are obviously shared with the neighbouring property. Internally, no taps were run but WC's were flushed. 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 the WC's flushed correctly internally.		
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 where the neighbours drains join with this property's.		
Action Required	Drains should be regularly inspected to ensure they remain free from blockages, tree root damage or other obstructions. We would recommend seeing both covers freed and lifted (with permission from the neighbour), then WC's flushed to see correct operation of the drains.		

	6.6 Other Services	Condition rating	1
Construction & Type	There is a television aerial and a satellite dish mounted to the chimney stack.		
Nature of inspection and Limitations	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 carried out an assessment of broadband speeds for this property. See below.		
Condition	No significant defects were noted. Ensure TV and Radio reception is possible if these are desired services. Broadband speed check from OFCOM: See image below.		
Action Required	Examine all fittings regularly to ensure that they are secure.		



Broadband

Section 7 - External Elements

Scope of survey

The condition of the boundary walls and fences, outbuildings and areas in common (shared) use was inspected from within the grounds and any public areas, but not from neighbouring private property.

The report provides a summary of the general condition of any garden walls, fences and permanent outbuildings. Buildings containing swimming pools and sports facilities are treated as outbuildings, but the report does not comment on the leisure facilities, such as the pool itself and its equipment.

7.1	Garaging
7.2	Outbuildings and Sheds
7.3	Grounds
7.4	Common and Shared Areas
7.5	Neighbourly Matters

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

	7.2 Outbuildings and Sheds	Condition rating	2
Construction & Type	There is a brick outhouse to the rear of the garden with a pitched slate roof. There is also a timber shed attached to this outhouse.		
Nature of inspection and Limitations	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 external rear and right side of the buildings due to the proximity of the boundary and foliage growth.		
Condition	They are in a fair condition. There were climbing plants noted to the outhouse wall growing from the neighbour's property.		
Action Required	Normal maintenance, including regular re-treatment of the walls, is required. Foliage and debris should be removed from the outside walls. Compared to traditional coverings such as tiles and slates, most felt roofs have a typical life of 10-25 years. They are also prone to sudden failure and leakage. Periodic re-covering will therefore be necessary. When this is undertaken, the supporting structure may also need some attention.		

Climbing plant growth from neighbouring property

	7.3 Grounds	Condition rating	1
Construction & Type	There are gardens to the rear which are mostly paved with surrounding borders. There is no driveway to the property. The boundaries are defined by a mixture of timber panel fencing and stone walls.		
Nature of inspection and Limitations	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. Some 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 flooding. The garden is presented in a fair condition. The fencing is also presented in a fair condition, although there was one broken panel to the side of the conservatory. 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.		
Action Required	Normal Maintenance is Required.		

	7.4 Common and Shared Areas	Condition rating	2
Construction & Type	The main access to the rear of the property is via a tunnel between the properties and the front part of the rear may also be shared, there is no obvious boundary. Your legal advisor should check this matter during the conveyancing process.		
Nature of inspection and Limitations	Visual inspection.		
Condition	See section 4.4 regarding the render in the shared ginnell.		
Action Required	The purchaser should satisfy themselves as to their likely liabilities for the repair and maintenance of common areas and parts.		

	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. On the neighbour's side of the right boundary there is tall vegetation that could affect the amount of light entering the conservatory. It is also growing into the conservatory roof. Some vegetation can be deemed to contravene Section 8 of the Anti-Social Behaviour Act 2003 if of more than 2 trees or shrubs, mostly evergreen or semi-evergreen, over 2 metres tall, and capable of restricting light or views. You may therefore have a valid complaint under the Act if the hedge detracts from your reasonable enjoyment of your home or garden. It may be considered more serious if it is damaging your property (growing into the conservatory roof). Further information and advice is available in Government publications such as Over the hedge, High hedges: Complaining to the Council, and Hedge height and light loss. You may wish to discuss this with your legal advisor before you purchase the property. 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.

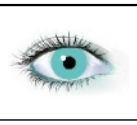
Services

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.

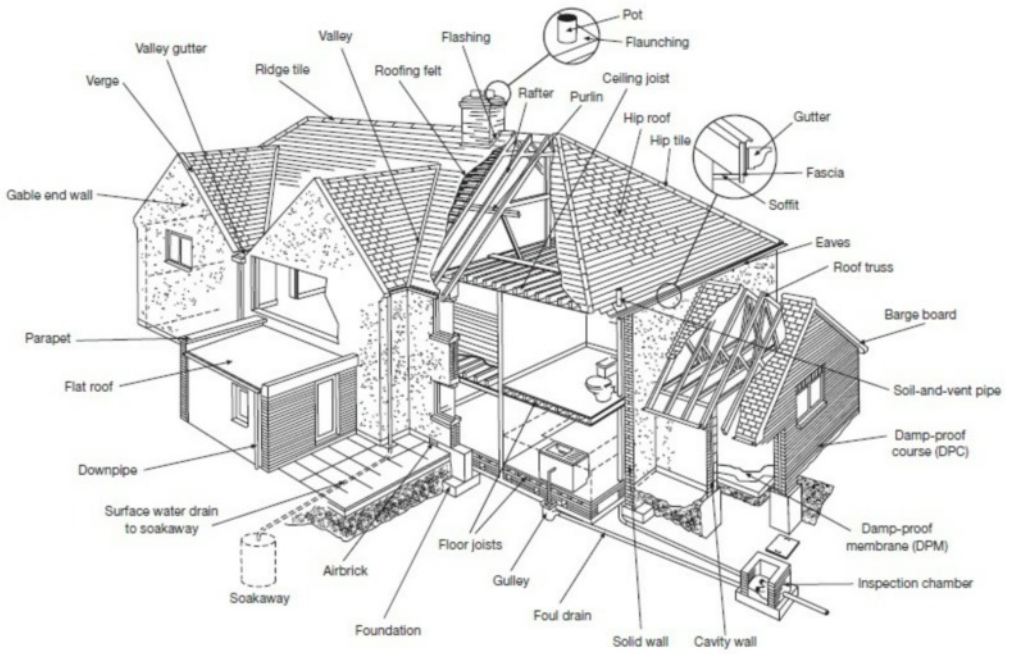
3. Ensure that the guttering and rainwater handling systems are in a well maintained and fully operative condition. Very significant damage can be caused in a very short period of time due to simple leaking gutters, downpipes, hoppers and other elements of the rainwater handling systems. It is therefore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