

LEVEL 3

Your survey report

Property address

[REDACTED]

Client's name

[REDACTED]

Inspection date

[REDACTED] 2022

Surveyor's RICS number
0068792

3

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About the inspection and report

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.



About the inspection and report

As agreed, this report will contain the following:

- a thorough inspection of the property (see '*The inspection*' in section M) and
- a detailed report based on the inspection (see '*The report*' in section M).

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.

- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

Reminder

Please refer to your **Terms and Conditions** that were sent to you at the point you (the client) confirmed your instruction to us (the firm), for a full list of exclusions.

About the inspection

Surveyor's name

A P Gribbon

Surveyor's RICS number

0068792

Company name

Gribbon And Pelham

Date of the inspection

2022

Report reference number**Related party disclosure**

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

Full address and postcode of the property

Front elevation



Rear elevation

About the inspection



West elevation - extension



North elevation - extension

Weather conditions when the inspection took place

Dry and clear.

Status of the property when the inspection took place

The property was carpeted, furnished and occupied.

B

Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note

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

Summary of condition ratings

Overall opinion of property

The property comprises a detached house understood to date from the 16th Century. It is situated in a residential area amongst properties of varying age and type. We are advised the property is not formally Listed but is locally Listed by [REDACTED] and it is within a Conservation Area.

The building has been the subject of extension. The current owners have added a two storey addition with a bedroom and bathroom at first floor level and a kitchen/breakfast room to the ground floor. Previously there was an extension in the 1970's. Legal Advisers should confirm appropriate consents are in place for these extensions.

The general condition of the property appears largely consistent with its age and type of construction but some works of repair and maintenance are required. The most material matters are as follows:-

- This is a timber framed building that will be vulnerable to potential issues with penetrating dampness and condensation, particularly to the older part of the building. The property exhibits no signs of significant issues with rising dampness.
- Unsurprisingly the house has been affected by woodboring beetle. There are indications to suggest this may be active, in part, as seen to the roof space and a specialist report should be obtained and treatment undertaken as necessary.
- Part of the plumbing is in steel and the feed and expansion tank for the heating system requires immediate replacement. There is a possibility the incoming water pipe is in steel and this might require replacement.
- The thermal performance of the building is poor and utility costs will be significant.
- The property is on a private drainage system which has been replaced in recent years.

The biggest threats to buildings of this age tend to be structural movement, timber defects and dampness. In this regard we are able to advise as follows:-

Structural Movement

The building exhibits signs of structural movement which is inevitable with a timber framed property. This manifests itself in distortion in both the horizontal and vertical alignment of brickwork and rendering and the timber frame. There are no indications to suggest the movement is of recent origin or likely to prove progressive.

Timber Defects

We have outlined earlier the building has been affected by woodboring beetle and this may be active. In relation to the garage stored items restricted inspection but we noted a limited number of holes on one of the accessible timbers which might be indicative of some localised infestation. [REDACTED]

Some minor wet rot decay was noted.

Dampness

No evidence of significant dampness was noted at the time of inspection. A building of this age and type, however, will be vulnerable to potential issues with dampness particularly during the Winter.

Services

It is now a standard recommendation that service installations be the subject of specialist inspection prior to commitment to purchase, unless there is current certification in relation to these.

Summary of condition ratings

Overall opinion of property

The electrical installation has been upgraded. The oil fired boiler is reasonably modern and there is a modern storage tank. Drainage is to a private treatment plant which has been replaced in recent years. There have been legislative changes in the last couple of years relating to such systems.

We note you wish to use the outbuilding and garage for storage and the useability of this has been commented upon within the relevant section of this report.

On balance the property is considered to be a reasonable proposition for purchase as long as you are prepared to accept the cost and inconvenience of dealing with the various repairs and further investigations required. Where further investigations and reports are recommended it is imperative that these are completed and obtained as appropriate, prior to exchange of Contracts.

The section on 'Repairs' and 'Further Investigations' deals with significant matters only. There are other matters of a maintenance nature which are outlined within the individual sections of this report and it is, therefore, imperative you read the whole of the report so you are fully appraised as to all matters prior to exchange of Contracts.

Summary of condition ratings

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

3

Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)
D5	Windows	
D6	Outside doors	
E1	Roof structure	
E7	Woodwork	
E8	Bathroom fittings	
F1	Electricity	
F3	Water	
F4	Heating	
F6	Drainage	

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
D7	Conservatory and porches	
E2	Ceilings	
E3	Walls and partitions	
G1	Garage	
G2	Permanent outbuildings	

Summary of condition ratings

G3	Other	
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1

Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
D2	Roof coverings	
D4	Main walls	
E4	Floors	
E5	Fireplaces	
E6	Built-in fittings	
E9	Inside other	
F5	Water heating	

NI

Elements not inspected

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

Element no.	Element name	Comments (if applicable)
D3	Rain water pipes and gutters	
D8	Other joinery and finishes	
D9	Outside other	
F2	Gas/Oil	
F7	Common services	

Summary of condition ratings

Summary of repairs and cost guidance

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

Repairs	Cost guidance (optional)
F4: Heating - replace feed and expansion tank.	

Further investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

Obtain a specialist report in relation to timber infestation from a Property Care Association (PCA) registered contractor and carry out treatment as necessary. The report should be obtained in relation to the whole of the older part of the building, notwithstanding active infestation was only seen to the roof.

A plumber should be engaged to inspect the plumbing installation and in particular advise upon the condition of the incoming water main between the company and household stopcocks (F3).

Subject to the outcome of enquiries by Legal Advisers specialist reports may be required in relation to the electrical (F1), heating (F4) and drainage (F6) installations.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

Detached house.

Approximate year the property was built

1500 -

Approximate year the property was extended

2018

Approximate year the property was converted

Information relevant to flats and maisonettes

Not applicable.

Construction

The main walls are constructed on the timber frame principle. Where the property has been extended, although the construction is partly timber framed, the walls are essentially of cavity type. The roof is pitched and covered with thatch. Floors are a mixture of suspended timber and concrete.



About the property

Accommodation

	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	3		1		1	1		
First		4	2					
Second								
Third								
Other								
Roof spaces								

Means of escape

We recommend that soon after moving in you formulate a fire evacuation plan including the route of escape and exits from the property in the event of a fire. It is recommended that all occupiers are aware of the plan and it is prudent to practice the evacuation on occasion.

The prime function of a window is to naturally light and ventilate the room into which it is installed. The size of the window and those sections which open, is therefore important to ensure adequacy in these respects. Windows in some rooms, for example bedrooms, also need to provide emergency means of escape in the event of fire, for which purpose at least one of the available opening sections needs to be designed accordingly. Regulations in this respect have historically been very weak and there are still many relevant windows which fall well short of current requirements and which therefore warrant immediate replacement on health and safety grounds.

Due to the period nature of the property the window openings are small and provide no meaningful route for escape. Without enlarging the external window openings the position cannot materially be improved and bearing in mind the property is in a Conservation Area it is unlikely consent would be forthcoming. It is, therefore, imperative that mains wired smoke alarms are maintained around the property and that neither furniture or personal effects are placed in such a manner that would inhibit escape from the first floor to the ground floor to access the external doors. The property has two independent staircases which improves the position with regard to escape.

Mains wired smoke alarms have been provided.



Energy efficiency

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

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

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating

F38

Issues relating to the energy efficiency rating

Under current legislation the property cannot be let because of the poor energy rating.

Mains services

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

☐

Gas

☒

Electric

☒

Water

☐

Drainage

Central heating

☐

Gas

☐

Electric

☐

Solid fuel

☒

Oil

☐

None

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

Sewage treatment plant.

Other energy matters

None.

Location and facilities

Grounds

The property occupies large grounds which we note from the agents details apparently extend to approximately three quarters of an acre; the grounds have not been measured.

There is a double garage on site and there is additional parking to the driveway. There is also an outbuilding for storage.



Garden

Location

The property is situated in a mainly residential area [REDACTED] The main road is made-up and adopted. No doubt there are s [REDACTED] y.

The property is understood to be in a Conservation Area and Legal Advisers should confirm.

The front elevation of the house, incorporating the name plate, is taken to face north.

You should familiarise yourself with the locality and amenities before purchase.

Facilities

There is a range of shops, schools and transport facilities within a 3 mile radius.

Location and facilities

Local environment

Reference to British Geological Survey data indicates that sub-soils in the area include shrinkable material such as clay which is prone to seasonal variations which can cause structural movement as a result of shrinkage and expansion.

Aside from this the area is principally residential in nature. It is not known that there are any particular adverse environmental matters but no Environmental Search has been undertaken and one should be commissioned by your Legal Advisers on your behalf. If the report should reveal any adverse matters you should refer back to us for further advice.

Other local factors

We are not aware of any other local factors that might adversely affect the property or its value.

D

Outside the property

Outside the property

Limitations on the inspection

Timber Defects

A representative sample of timber has been inspected but the possibility of concealed defects being present to inaccessible timbers cannot be ruled out. As with all property of this age, there is a risk of timber infestation by woodboring insects and timber decay of various types. Whilst we have made a comprehensive inspection of all accessible parts for such defects, there are always hidden and inaccessible areas which cannot be accessed and these are often the most susceptible to attack.

Dry Rot

True dry rot (*Serpula Lacrymans*) is a fungus which develops in damp timber usually under conditions of darkness and inadequate ventilation. The fungus does not like light and often grows between materials where light is excluded. This characteristic can conceal an outbreak at the development stage. Poorly ventilated, damp sub-floor voids are places at high risk from dry rot attack. The fungus produces strands which can extend for several metres over and through such materials as plaster and brickwork allowing secondary outbreaks to occur. It is possible for a dry rot outbreak to pass between adjoining dwellings and it will frequently destroy internal joinery timbers. Eradication always involves replacement of the affected and immediately adjacent timber, so can be difficult, disruptive and very expensive to achieve.

No evidence of dry rot was noted.

Wet Rot

Wet rot in its various forms is usually associated with neglect or poor detailing in buildings occurring in timbers which are continually wet or having a persistent moisture content in excess of around 20%. Wet rot can occur in internal as well as external timbers. It is often limited in extent and does not spread significantly beyond damp timbers. In addition to external joinery exposed to the weather, areas particularly at risk include timbers built into or in contact with damp walls and floors and beneath leaking sanitary fittings and other appliances. Damp sub-floor timbers are also vulnerable. Eradication involves repair or replacement of the affected timber and can be expensive.

Some minor wet rot decay was noted which is reported upon in relation to the conservatory/utility room.

Timber Infestation

Most untreated timber, in varying degrees, is susceptible to infestation by woodboring insects. There are a number of different insects, the most common being the Common Furniture Beetle (*Anobium Punctatum*), which will cause degradation of the timber and, in the worst cases, eventual structural failure if left unchecked. It is rare to see the actual insect but in most cases their presence or past presence can be identified from the small flight holes which they leave in the surface of the timber when exiting and small piles of wood dust (frass), or pellets which may be seen especially when they are most active. Eradication usually involves specialist treatment on a one-off basis although periodic re-treatment is needed in some cases particularly when dealing with the deathwatch beetle (*Xestobium Rufovillosum*). In the worst cases and with certain insects, timber renewals are required so costs of eradication can vary greatly.

The timber frame, including the roof structure, have been affected by woodboring beetle. There are indications to suggest there may be active infestation within the roof. We advise you obtain a specialist report from a Property Care Association (PCA) registered contractor and undertake treatment as necessary. This report should be obtained prior to exchange of Contracts.

Condensation

The older section of the building will be potentially vulnerable to issues with condensation, particularly during Winter periods. Having undertaken surveys on properties of similar age and type in the past we are aware condensation can manifest itself in water running down internal walls, particularly during periods of very cold weather.

We observed no particular issues with condensation at the time of inspection but weather conditions were particularly warm and dry and condensation would not be apparent.

Outside the property

Limitations on the inspection

The risk and extent of condensation occurring in a dwelling will depend not only upon its orientation and construction, but on variable factors such as weather conditions, lifestyle and how the property is insulated, heated and ventilated. Unchecked condensation can cause potentially toxic mould which is harmful to health. This often begins as black spot mould which invariably signifies a condensation issue as opposed to rising or penetrating damp.

The control of condensation involves maintaining surface temperatures within the building above the dew point (the humidity related temperature at which water vapour turns into moisture) and the provision of adequate thermal insulation and proper ventilation. Unfortunately, the modern emphasis on draught proofing reduces ventilation in dwellings thus increasing the risk of condensation.

The control of condensation can often be significantly improved by installing extract ventilators in bathroom, kitchen and other areas where high levels of moisture are produced, with ducts arranged to disperse moisture laden air to the exterior. This helps by removing water vapour at source and extractors should be operated, preferably automatically and set to run on for a few minutes after the room has been vacated, whenever such rooms are in use. In extreme cases, dehumidifiers or even more specialist systems may be needed to alleviate the problem.

Where moss has grown as a result of condensation, it is necessary to treat and eliminate if appropriate. The mould needs to be eliminated, otherwise it will quickly reappear regardless of any other measures put in place to deal with the problem overall. Simply wiping down the affected area is not sufficient. Such products can be obtained from all good DIY stores.

D1 Chimney stacks

There is a brick built chimney stack. Chimney stacks are prone to leaning due to erosion, acid attack and salts crystallisation from both external and internal factors and environmental conditions around the building. Traditionally, distortion manifests itself by way of a lean towards that side of the stack most exposed to the weather and sun, typically the south facing side, but in practice the direction of the lean can vary and is often towards the centre of the building.

1

Chimney stack masonry is at risk of deterioration due to frost/chemical action, commonly known as spalling, whereby the material softens and falls away, often at an increasing rate. This can be caused or quickly exacerbated, for example, by re-pointing with mortar of the incorrect type or too strong a mix.

Modern chimney stack designs incorporate an impervious barrier (damp proof course) intended to reduce dampness below roof level. Such precautions are often omitted in older property so a degree of damp penetration is inevitable.

The condition of the brickwork would suggest the chimney stack has been extended in height. Brickwork and pointing is in satisfactory condition. There are concrete copings on the top of the chimney to reduce the risk of rainwater running down the chimney flue.

The weatherproofing detail between the chimney and adjacent roof thatch is in the form of a cement mortar. Flashings formed with cement mortar or tiles bedded in cement mortar are very prone to cracking and failure so usually require regular maintenance/repair to keep them reasonably watertight. Alternatively, they can be replaced with lead which is more effective and durable. Flashings should be correctly wedged in place so as to avoid slippage and the mortar pointing falling out. Cement as opposed to lead, however, is often used in relation to thatched roofs.

There is a TV aerial attached to the chimney. Great care needs to be taken with items fixed to chimney stacks, for example TV aerials and satellite dishes, which impose added stresses and strains upon the structure for which it was not designed especially during very windy weather conditions. In extreme cases, structural failure can occur. Even where apparently sound, such fixings should be monitored and checked on a regular basis.

Outside the property

Condition rating: 1



Chimney stack

D2 Roof coverings

The roof to the property is thatched. There are three principal types of thatching used in the United Kingdom water reed, combed wheat reed and long straw. We believe the material used on the subject property is combed wheat reed. The Vendors advise the roof covering has been replaced within the last few years. Legal Advisers should establish whether there is a guarantee relating to this.

1

A combed wheat reed roof has a projected life expectancy of about twenty five to forty years from new. The ridge details, however, are usually undertaken in long straw and these have a shorter life expectancy of around fifteen years.

The thatch was seen to be in satisfactory condition and has been overlaid with protective metal netting. There is a slight build-up of moss on the surface of the roof. This will not impair the overall performance of the roof in the short term but it is important you engage the services of a thatcher on a bi-annual basis to check the covering, carry out any minor repairs and remove any excess moss.

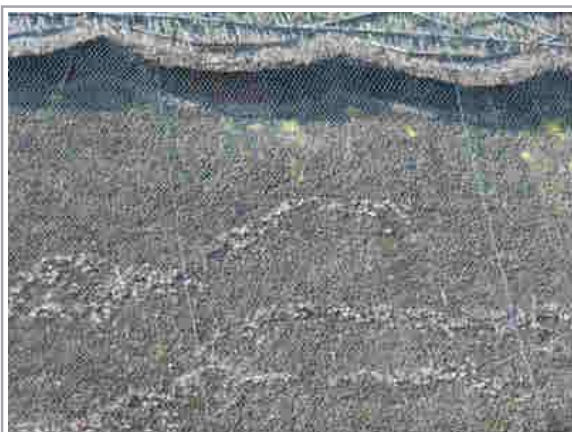
To maintain the roof in good condition trees close to the roof should be regularly cut back (consent will be required for this bearing in mind the property is in a Conservation Area) to ensure the roof is exposed to the maximum amount of sunlight to allow drying out and to reduce the potential for moss developing.

Fire spread is obviously a key issue with regard to thatched roofs. The Dorset Model is quoted in approved Document B of the Building Regulations as a way of dealing with issues of external fire spread. The Dorset Model is guidance for extensions and new buildings with thatched roofs which are within twelve metres of a boundary. The model is from Dorset Councils Building Control Technical Committee. It is used nationally but there are other ways to meet B4 Building Regulations which refers to 'rafters overdrawn with minimum thirty minutes fire resistant barrier, particularly if the roof is not standard'.

To the older part of the building there is new thatch over old thatch and it is, therefore, unlikely there is a fire resisting barrier. We would expect there would be a fire resisting barrier where the property has been the subject of most recent extension but cannot confirm this.

Outside the property

Condition rating: 1



Light moss



Ridge detail

D3 Rainwater pipes and gutters

Rainwater goods are not provided to thatched roofs because of the extent of overhang at the eaves which should ensure rainwater discharges some distance from the walls. In certain instances problems can be encountered with dampness where hard pavings are provided immediately adjacent to the walls. If dampness does become an issue sometimes it is necessary to remove these pavings.

NI

Condition rating: Not inspected

D4 Main walls

Foundations

1

The main walls will be supported on foundations or footings below ground which cannot be seen. These foundations need to be of adequate strength and at sufficient depth below ground to bear the load of the building and withstand the effects of possible ground movement without distortion or failure. Most buildings settle down to a degree after construction as the ground consolidates under load. Effective foundations will accommodate this on a uniform basis so that no distortion or cracking is discernible within the main fabric of the building.

The foundations have not been exposed. It should be noted that the foundations are likely to be relatively shallow in a property of this age, thus at increased risk from sub-soil movement. This risk can be eliminated by such measures as underpinning (effectively increasing the depth of the foundations) but this is a costly operation which is only needed when there is clear evidence of structural or progressive movement or sometimes when undertaking structural alteration/extension works. It is, however, usually important to ensure that the drains are kept in good order and that nearby vegetation is kept strictly under control to help protect the foundations from possible damage. Indeed typical of a building of this age there are unlikely to be foundations in the modern sense of the word. Very often the ground was simply cleared to a firm sub-strata and the building would be constructed on a timber sole plate.

Outside the property

Where the property has been extended, it should be noted in a modern addition such as this that the design and construction of the foundations, subject to Building Regulations compliance, can be expected to be a standard sufficient to prevent unequal movement of the main fabric in all reasonably foreseeable circumstances.

The local geological survey map indicates that the subsoil in the area is in a mixture of sand, silt and clay. A specific site investigation would need to be carried out to confirm the actual material of the subsoil on which the subject property stands, which is beyond the scope of this survey.

Clay sub-soils can and often do become waterlogged during wet weather conditions and they are subject to volumetric change dependent upon their moisture content. So, for example, during long hot dry spells the clay will shrink increasing the potential for subsidence damage and such risks are exacerbated when there are trees and other vegetation within close proximity. Conversely, the indiscriminate removal of longstanding trees can allow excessive clay sub-soil recovery and consequent heave damage to structures and services as the clay recovers moisture and expands.

Granular sub-soils usually drain well but can be susceptible to landslip especially on sloping ground. Granular sub-soils are also prone to the effects of defective drains as the material can be washed away. In these circumstances, there is an increased risk of foundations becoming undermined.

The property has been affected by structural movement which is to be expected having regard to the nature of construction. This manifests itself in distortion to the timber frame both laterally and vertically. There are no signs that the movement is of recent origin or likely to prove progressive.

Condition rating: Not inspected

General

The original section of the building is constructed around a period timber frame. Period timber framed buildings were usually constructed of hardwood hewn directly from trees in a relatively non-uniform way and typically grossly over-engineered so that they can withstand considerable amounts of distortion and subsequent infestation and decay before becoming inherently unstable. It is therefore commonplace to see such buildings exhibiting massive distortion whilst remaining sound and functional but in some cases there comes a point where instability will arise, sometimes unexpectedly, necessitating additional repair or strengthening works. Such structures are often Listed and hence costs of remedial works can be significantly increased. We understand in this instance the building is not Listed.

The durability of the timber frame is largely dependent upon the care taken in maintaining the property since construction and the quality of any alterations that have been carried out. The exterior must be well maintained to prevent water penetration but at the same time allowance must be made for the timber frame to dry out. The use of materials such as herringbone pattern brick in-fills, modern caulking or sealants, cement based render and decorative coatings can be detrimental to period timber frames. Specialist contractors should be used if contemplating undertaking any work and the cost of this work will be greater than for a modern property.

The timber frame has distorted and has been affected by woodboring beetle, but in context of its age is in satisfactory condition; no repairs are required at the current time. There is some metal straps to the frame which have been provided retrospectively.

In-filling between the timber frame is partially in brickwork. Elsewhere there are panels of rendering. The original finishes will usually have been in wattle and daub. This may well have been covered over and could be present beneath external finishes.

The external walls to the original section of the building are effectively of solid construction. External walls which are of solid construction are generally structurally robust but rely upon the thickness of the material and/or the impervious nature of any outer cladding to prevent moisture penetration to the interior. It is most important therefore that such walls are well maintained at all times if the risk of moisture penetration is to be minimised especially in exposed locations. Clearly, thinner walls are more vulnerable to penetrating dampness.

Outside the property

With the advent of climate change, weather conditions including prolonged periods of heavy and in some cases, extreme driving rain, have become more common. This has sometimes created problems of damp penetration in older buildings which have for many years been free from such problems. It can occur unexpectedly and usually happens when the wall becomes so saturated and unable to dry to the exterior, as has occurred in the past, that moisture is forced through to the interior.

The walls have been provided with a colourwash. This is thought to have been emulsion based and vinyl based colourwash paint should not be used in a building of this age and type. Similarly, the nature of some of the rendering suggests this may be cement based. Cement based renders should be avoided in a building of this age as they can contribute to issues with deterioration to the timber frame and can cause dampness to become 'trapped' within the body of the wall.

We can report that the overall condition of the brickwork and pointing is satisfactory. Where we were able to test the adhesion of the render to surfaces behind, particularly at low level, no obvious failure was noted. We were, however, not able to access some areas, notably to the upper part of the original section of the building.

The walls, typically, measure around 180mm wide at their openings. Such walls are particularly vulnerable to issues with condensation and penetrating dampness. Weather conditions at the time of inspection were dry and warm and such issues may not be apparent until the Winter.

To the base of the external walls to the original section of the building cement has been applied but we suspect this forms part of the damp proofing works separately referred.

Legal Advisers should confirm that appropriate consents are in place for the two extensions that have been undertaken to the property.

Condition rating: 1

Dampness

Damp Proof Course

A damp proof course is effectively a band of impervious material built into the structure typically, but not necessarily, of slate, bituminous felt or plastic, dependent upon range. The provision of damp proofing measures in domestic dwellings increased during the latter part of the 19th Century and subsequently became commonplace and eventually mandatory.

Walls require a horizontal damp proof course to prevent moisture travelling up through the structure (rising damp) which can lead to internal dampness, perished plaster, spoilt decorations and rot in skirting boards and other timbers. Damp proofing measures are often required elsewhere in buildings to prevent damp.

A building of this age and type would not originally have had a damp proof course. Where the property has been extended we would expect there is a damp proof course, most likely in polythene, to the most recent extension and either in polythene or felt to the 1970's extension.

Having regard to the relativity of internal floor level and external ground level to the most recent extension, and to the rear of the 1970's extension, we suspect any damp course is clear of the ground.

Undoubtedly damp proofing works have been undertaken to the original section of the building. There is a possibility the floor level has been lowered. Internally we can see there is a timber wall plate that is set some way above the ground; below this is modern plaster. We suspect, therefore, that a remedial damp proof course has been installed, possibly in the form of tanking with an impervious barrier provided up the wall and also lapped with a damp proof membrane in the floor.

Tests have been conducted throughout the property for damp with an electronic moisture meter

Outside the property

except where impermeable surfaces, finishes, furniture, built-in fittings and stored items prevented access. It should be noted that seasonal conditions and the lifestyle of the occupants can affect the degree of damp and condensation present and that it is only possible to advise as to the condition of the property pertaining at the time of the inspection.

No excessive moisture readings were obtained. This suggests that the damp course is performing satisfactorily.

Legal Advisers should establish whether there is a guarantee relating to any previous works.

External ground levels are high in relation to the internal floor level to the older part of the building and partially to the 1970's addition on the east side. If the damp proof is detailed as outlined above then the height of the pavings should not prove to be a major issue. If, however, dampness should develop in the future there will be a need to reduce these pavings.

It should be noted remedial damp proofing works can fail after a period and there can be no certainty these will perform in the long term particularly within a period building of this type.

Condition rating: 1

Penetrating Dampness

Checks were made for penetrating dampness. Penetrating damp may be defined as any damp which enters a building from the outside other than from the ground. Its presence always indicates some building defect or deficiency including lack of proper maintenance and typically can occur due to a leaking roof, defective rainwater goods, porous walls, ineffective damp proofing provisions, decayed timber, etc. Left unchecked, such damp can quickly cause significant damage sometimes in parts of the building which are not readily accessible or visible so that the early stages of a problem cannot readily be detected. This underscores the prudence of ensuring that a building is always properly maintained, preferably on a preventative and planned, rather than reactive basis.

No evidence of penetrating dampness was noted. We must, however, advise that walls to the older part of the building are 'thin' and these will be more vulnerable to potential issues with penetrating dampness.

Condition rating: 1

Images for Foundations



Brick in-fill



Render in-fill

D

Outside the property



Distortion - front wall

Images for **Dampness**



High ground level

D5 Windows

The windows are in a mixture of timber and metal. The windows are principally single glazed but double glazed to the most recent extension.

3

Traditionally, windows are of timber framed construction. There are many types of timber framed window but all require periodic maintenance, in varying degrees, to maximise their life. Softwood timbers in particular are prone to decay which, depending upon original quality, can suffer significant decay even when well maintained. The frames can usually be repaired by cutting out and replacing rotted timber and/or filling but eventually this becomes uneconomic and complete replacement is necessary.

Steel framed windows have been used during various periods in the past and have the advantage of strength and general longevity but are prone to corrosion, especially if not galvanised, and subsequent expansion and warping which causes the glazing to fail. They generally require constant maintenance and once corrosion becomes well established it is usually uneconomic to do anything other than to replace them.

The practice of replacing windows with double glazed units began in the 1970s, fuelled by the very

Outside the property

poor performance of some of the original timber framing in that era and the additional need to improve the thermal insulation quality of the glazing. Typically, aluminium was the framing material of choice but many of the early aluminium frames were not hermetically sealed so effectively less well insulated than the glazing units and very susceptible to severe condensation problems. As a result and because plastic as a building material was rapidly growing in popularity due to improved production processes, lower costs, better performance and ease of maintenance, uPVC (unplasticised Poly Vinyl Chloride) rapidly became the material of choice in most cases. However, aluminium (and timber) as a window framing material is now increasing in popularity again largely on environmental grounds.

The overall condition of the windows is satisfactory. Some do require easing, however, to ensure they can be fully operated. To the oldest section of the building in particular there are small timber casements with leaded light sections and some of the leadwork is distorted and the need for future repairs or renewals will arise. Similarly some of the metal windows require easing as they are jammed.

It is now mandatory for original and replacement windows to be glazed with low emissivity glass to achieve the required level of thermal insulation. This is usually packaged into a hermetically sealed glazing unit. Unfortunately, the seals on such units do deteriorate over time, at varying rates depending upon original quality and exposure factors in-situ, eventually failing and causing moisture (condensation) to build up between the panes of glass. This is commonly referred to as 'misting'. This is both unsightly and inefficient and when it happens, typically after about 20 years, there is no other effective remedy other than to replace the unit. It is not always possible to detect glazing units which have failed in this way especially during dry, warm weather conditions. No failure of the double glazed sealants was noted.

Replacement double glazing installed since April 2002 requires Building Regulation approval from the local authority or alternatively a certificate under an approved self-assessment scheme such as FENSA or equivalent which guarantees that the glazing units provide the minimum required level of thermal insulation. Such certification, however, is not a guarantee of the quality and performance of the glazing units and frames over time and a separate warranty is required in this respect. Legal Advisers should confirm FENSA certification is in place. This is likely to be covered by Building Regulation consent in relation to the extension generally.

Opening windows should also be glazed in safety glass. Any external window glazing below 800mm above internal floor level or within 300mm of a door opening must be of approved safety glass (usually 4mm toughened type) and should be 'stamped' to this effect. Glazing which does not comply should always be replaced on health and safety grounds. It is not always possible to confirm the quality of any glazing unit from superficial inspection although the requisite markings should be visible after the glass has been fitted.

There is low level glazing at both ground and first floor level, well below the height of 800mm. None of the glazing seen incorporates safety Kitemarks to confirm the presence of safety glass. We would expect where the building has been recently extended, despite the absence of safety Kitemarks that the glazing is in safety glass. To the older part of the building, however, such glazing is not present. You may wish to consider upgrading but bearing in mind the property is locally Listed and within a Conservation Area consent may not be forthcoming for changes to the windows.

Condition rating: 3

D

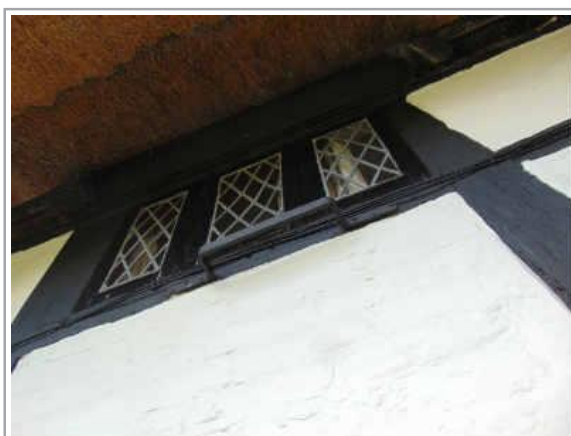
Outside the property



Double glazed windows



Older metal windows



Distorted lead work

D6 Outside doors (including patio doors)

External doors are in timber. There is a tongue and grooved front door which is part glazed and a similar door between the study and conservatory. There is a modern double glazed door providing access to the kitchen.

The doors are traditional and of timber framed construction. There are many types of timber framed door but all require periodic maintenance, in varying degrees, to maximise their life. Softwood timbers in particular are prone to decay which, depending upon original quality, can suffer significant decay even when well maintained. The frames can usually be repaired by cutting out and replacing rotted timber and/or filling but eventually this becomes uneconomic and complete replacement is necessary.

The doors were noted to be in satisfactory condition. Any external door glazing which is wholly or partly within 1500mm of internal floor level must be of approved safety glass (usually 4mm toughened type) and should be 'stamped' to this effect. Glazing which does not comply should always be replaced on health and safety grounds. It is not always possible to confirm the quality of any glazing unit from superficial inspection although the requisite markings should be visible after the glass has been fitted.

The door into the kitchen is glazed in safety glass but the doors to the study and front door are not in

3

Outside the property

safety glass and you may wish to consider re-glazing. Bearing in mind the property is in a Conservation Area consent would be required for this.

Replacement double glazing installed since April 2002 requires Building Regulation approval from the local authority or alternatively a certificate under an approved self-assessment scheme such as FENSA or equivalent which guarantees that the glazing units provide the minimum required level of thermal insulation. Such certification, however, is not a guarantee of the quality and performance of the glazing units and frames over time and a separate warranty is required in this respect. Legal Advisers should confirm FENSA certification is in place. This is likely to be covered by Building Regulation consent in relation to the extension generally.

Condition rating: 3

D7 Conservatory and porches

Conservatory/Utility Room

2

The utility room is essentially a conservatory structure. It is constructed of cavity brick walls incorporating a damp course. There are timber single glazed windows and doors. The floor is in concrete. The roof is of polycarbonate sheet type.

The following should be noted:-

1. Conservatory type structures often fall outside of the local authority Planning and Building Regulations regime, there is little control over standards of design, materials and workmanship. Accordingly, the economic life of many conservatories is limited and the necessity for additional periodic maintenance should be anticipated. They tend to be at much greater risk of damp and condensation and leaks can often occur unexpectedly and without warning. Foundations are frequently at a much shallower depth than would be acceptable for the main building which increases the risk of movement, distortion and cracking. Furthermore, the normal standards required for glazing can be overlooked which presents a risk to personal health and wellbeing if, for example, safety glass has not been used in all required components.
2. There is a timber double glazed door which is glazed in safety glass.
3. Rates of heat loss and gain to this structure on a seasonal basis will be significant.
4. Rainwater goods discharge onto the ground.
5. Localised wet rot decay was noted to one of the windows and a repair is required.

This structure is old and inferior to the principal section of the house. As part of a programme of improvement you may wish to consider its replacement over the coming years.

Condition rating: 2

Porch

A porch may be defined as an exterior appendage to a building forming a covered approach or vestibule to a doorway, usually the main entrance doorway, and which usually has its own separate roof. A similar area incorporated within the main envelope of the building might more accurately be described as a lobby. Often, porches have been formed by enclosing an original canopy.

The porch is constructed of single thickness 100mm brick walls under a small pitched roof covered with thatch. There is no weatherproofing detail between the thatch and the wall but this is under the eaves of the main roof and detailing is not required.

Single skin walls usually formed with masonry approximately 100-150mm thick are structurally weak

D

Outside the property

and offer poor thermal insulation and damp resisting qualities. They are invariably regarded as sub-standard and, where this is unacceptable, require substantially upgrading or rebuilding.

External pavings are above the line of any damp course but no excessive moisture meter readings were obtained and we suspect, therefore, the porch structure has been incorporated within the damp proofing works we believe have been undertaken.

Condition rating: 1

Images for Conservatory/Utility Room



Conservatory/utility room



Decayed window

Images for Porch



High ground level - porch

D8 Other joinery and finishes

Not applicable.

Condition rating: Not inspected

NI

D

Outside the property

D9 Other



E

Inside the property

Inside the property

Limitations on the inspection

The property was carpeted and furnished. There were stored items to built-in cupboards which restricted inspection. The roof space could not be fully manoeuvred around because of the low pitch of the roof to some areas and the likely delicate nature of ceiling joists to the older part of the building.

E1 Roof structure

Access to the roof is via a hatch contained within the ceiling to the south-east bedroom; there is a fitted loft ladder. We have only been able to undertake an inspection of the roof from the loft hatch. The ceiling joists to the older part of the building are of older rough hewn type and may only accommodate a limited load and there is a risk of failure of the ceilings when manoeuvring around the roof space.

3

Traditional pitched roofs are formed with a timber framework which is cut and fabricated on-site as part of the construction process. This framework has to be of sufficient strength to transmit the dead and imposed loadings which are placed upon it, primarily from the weight of the covering and additionally from snow and wind, onto external and often internal loadbearing walls without undue distortion. Any alteration to the roof frame must be carefully considered and appropriate strengthening or provision for redistribution of the loading made to avoid the possibility of failure.

To the original section of the building the roof is essentially formed of rough cut timbers. We can see a number of these timbers have been very significantly affected by woodboring beetle and have lost much of their fabric. Repairs have been undertaken on a piecemeal basis over a number of years, with the introduction of replacement cut timbers. The visible frame was seen to be performing satisfactorily. There is noticeable deflection in the line of the purlins which is not unexpected in a property of this age.

We can see there are battens affixed to the rafters and the thatch is partially affixed to these battens. These battens have, in part, failed. Remedial works, however, are not required. New thatch has been applied over the old thatch and hence it was not possible to remove these battens. Although it is normal for new thatch to be applied over old in certain instances complete removal of the thatch becomes necessary, but bearing in mind the roof has recently been covered clearly this is a matter that is not relevant at the current time.

There are indications the roofing timbers are affected by active timber infestation. We noted a pile of frass beneath one of the rafters, notwithstanding we could only make an inspection from some distance. It is evident in the photograph showing the older roof frame. On the right hand side of the photograph there is material laid over the ceiling joists and by a section of purple material one can see deposits of what appears to be woodboring beetle frass.

We, therefore, advise you obtain a specialist report in relation to timber infestation from a Property Care Association (PCA) registered contractor. We advise this report be obtained in relation to the whole of the timber frame to the original section of the building, notwithstanding we anticipate that only some partial spray treatment will be required.

Where the building has been extended the roof is formed of modern cut timbers. The frame was seen to be performing satisfactorily. The frame has been overlaid with a felt underlay. No evidence of timber infestation was noted to the older timbers and indeed these will have been pre-treated against woodboring beetle.

The main bedroom has a vaulted ceiling and there are some exposed roof rafters. This roof frame was also seen to be performing satisfactorily.

Loft insulation to the older roof section requires re-distribution and supplementation to achieve a depth of 300mm. A similar comment applies in relation to the 1970's extension. As regards the most recent extension it is reasonable to assume appropriate insulation has been provided behind the sloping ceilings.

Inside the property

Condition rating: 3



Roof frame



Frass



Roof frame - 1970's extension

E2 Ceilings

The ceilings are a mixture of lath and plaster and plasterboard. The most common form of traditional ceiling consists of lath and plaster whereby strips of timber known as laths are fixed to the underside of the floor or roof structure above. Usually timber joists, and then plastered over so that the plaster penetrates in between and behind the laths to form a solid fixing. This was a skilled and labour intensive job which has been little used in new construction since the Second World War. Well-constructed and undisturbed lath and plaster ceilings can last for many years, however, they tend to crack and loosen with age and eventually require replacing. The condition of old lath and plaster ceilings should be continually monitored as the sudden and catastrophic collapse of such ceilings can occur and this presents a risk to both building and its inhabitants/contents.

2

Most modern ceilings are constructed of plasterboard which is a relatively thin board available in different thicknesses consisting of a core of plaster covered with heavy paper which is manufactured and presented as a ready to fix panel. The use of plasterboard dates from the 1930's and quickly

Inside the property

developed into the material of choice in the post Second World War era due to its relative strength, flexibility, ease of fixing, durability and fireproofing qualities. The joints between the plasterboard panels once fixed are usually taped or scrimmed in readiness for application of the final finish. It is not uncommon for minor cracks to develop at the plasterboard joints as the structure dries out or perhaps subsequently due to vibration or other disturbance. Such cracks can be unsightly but are rarely of structural significance.

To the older part of the building lath and plaster ceilings remain but they have failed. The ceiling plaster in particular to the bedrooms is only held in place by lining papers. If the ceilings are 'pushed' it will be noted there is detachment of the plaster from the laths above.

Inherently the ceilings have exceeded their design life and from this perspective require replacement, but they can be maintained for a period by the continued use of heavy duty lining papers. Ultimately, however, replacement will be required. Inevitably the ceilings have a 'rough' appearance typical of a property of this age and type.

The ceiling joists to the original section of the building could not be seen because of the presence of boarding within the roof space but it is likely these have been affected by woodboring beetle and they are unlikely to be capable of supporting a significant load and care must be exercised when manoeuvring around the roof space.

Where the property has been extended the ceilings are of plasterboard sheet and were noted to be in satisfactory condition. Minor shrinkage cracks are not of significance.

Condition rating: 2



Crack - uneven ceiling

E3 Walls and partitions

The timber frame origins of the building are apparent from the extensive use of exposed timbers visible both at ground and first floor level to the original part of the building. The timbers are distorted and have been affected by woodboring beetle but no evidence of active infestation was noted. Where the building has been extended the walls are a mixture of solid and studwork type, the latter faced with plasterboard sheet.

2

Some internal walls/partitions are loadbearing and some are not. It is not always possible to ascertain this from a superficial inspection but clearly no alterations should be undertaken to such walls until their entire purpose and capacity has been properly assessed. It is important to understand that walls which are not of solid masonry construction, for example timber framed walls,

Inside the property

can and often do perform a significant loadbearing function. Equally, there may be slender masonry walls which have a very limited loadbearing capacity.

Internal wall/partition finishes can be very varied from traditional plaster to forms of dry lining including old lath and plaster and modern plasterboard together with other forms of panelling which may include asbestos containing or other potentially hazardous materials. Methods of maintenance and applying secure fixings to such finishes will also vary and it is important to establish the precise nature of the wall/partition and any finish to it prior to undertaking works.

The plaster is particularly rough and uneven to the older section of the building, most notably at first floor level, but this is consistent with a building of this age and type. Plaster is adhering to wall surfaces behind to a satisfactory standard. You should, nevertheless, anticipate the need for some isolated re-plastering prior to future redecoration.

There is a possibility some old lime plasters remain within the building but it is thought the majority of plaster has been replaced with modern cement based plaster. This can cause issues with damp penetration in a building of this age. No particular issues, however, were noted at the time of inspection and re-plastering is, therefore, not required.

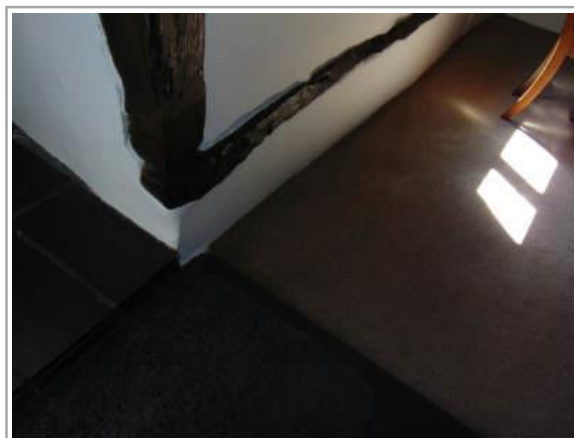
In particular the plaster is modern below the line of what is thought to be the original sole plate visible within the living room and dining room.

We have not seen drawing plans but the Vendors advise the vertical timber posts to the extension are structural and support a ring beam at first floor level. No evidence of distress was noted to the structure.

Condition rating: 2



Exposed framing



Sole plate

E4 Floors

The presence of carpeting hampered a detailed examination. The floors are a mixture of suspended timber and concrete. 1

- **Solid Floors**

Traditional solid ground floors may be found in property of all ages but in recent times became commonplace after the post Second World War era due to a lack of timber available. Their construction is such that the weight of the floor and the loadings placed upon it bear onto the ground

Inside the property

below. The structure should fundamentally comprise of a layer of properly consolidated hard-core laid directly over the ground, a layer of concrete cast 'in-situ' over the hard-core (oversite) with a layer of sand and cement or similar (screed) over the concrete to give a smooth deck onto which a further finish or covering can be laid. The latest relevant regulations require that an impervious layer (damp proof membrane) is incorporated to prevent damp rising to the surface and a layer of suitable insulation, so that ever more stringent thermal insulation requirements can be met. However, for many years, up until the mid-1960s, there was no specific requirement for damp proofing and traditionally no thermal insulation would have been incorporated at all.

Typical structural problems which may arise include movement due to settlement of the ground and/or inadequate consolidation of the hard-core during construction or expansion and cracking of the concrete due to an adverse chemical reaction from moisture laden contaminated hard-core (sulphate attack). Dampness can also rise to the surface due to lack of adequate damp proofing provisions causing deterioration of the surface and damp penetration into adjoining walls, skirtings and plaster with the consequent risk of decay.

The floors were noted to be acceptably level. Where moisture meter readings were taken these were noted to be satisfactory. This suggests the floors incorporate an effective damp proof membrane.

There can be old floors concealed beneath carpeting in a building of this age. We suspect, however, a modern floor has most likely been incorporated bearing in mind the lack of any dampness evident to the floors when using a moisture meter and the relatively level nature of the floors throughout.

● Timber Floors

Upper floors are almost always of suspended timber construction whereby the surface decking, commonly floorboards, chipboard or plywood, is supported on horizontal loadbearing timbers (joists) which are in turn supported on external or internal walls or a combination of both. Such floors, providing they are structurally adequate and well maintained, are both resilient and durable and provide a reasonable degree of flexibility for accommodating alterations and improvement to the building and services.

Whilst it is not possible to see any or all of the structure of the floors, we have walked over and 'drop heel' tested them thoroughly during the course of our inspection and we are pleased to report that they feel reasonably firm and level throughout and that there are, therefore, no signs of significant structural movement or failure apparent. We did note minor unevenness and 'spring' as may typically be found in properties of this age and type but we do not consider that this need be of undue concern.

Having regard to the timber frame origins of the building, notwithstanding we have indicated some unevenness on the floors, they are surprisingly level for a property of this age and type. We suspect replacement timbers have been installed. Sloping is, however, particularly evident to the floor at the top of the original staircase but this is still, nevertheless, within acceptable tolerances.

The structural floor beams are visible within the living room and dining room. The principal beams span north-south and the smaller beams at right angles to this. It does appear a number of these smaller beams have been replaced. Timbers have been affected by woodboring beetle but no evidence of active infestation was noted.

The Vendor advises that the majority of the timber beams at ceiling level within the kitchen are structural supporting the floor above; these were seen to be in satisfactory condition.

Condition rating: 1

Inside the property



Sloping floor - landing



Floor beams - living room



Floor beams - dining room

E5 Fireplaces, chimney breasts and flues

Fireplaces of various types designed for the burning of solid fuels such as wood and coal were traditionally built into domestic dwellings to provide heating and sometimes a means of cooking before central and other heating systems and modern appliances became available. They were typically built into a chimney breast which might serve one or more fireplaces. The chimney breast would more often than not form part of an internal or external wall projecting from that wall to incorporate a flue from each fireplace which is the means of creating a draught to support combustion and ensure that the gases and smoke created by the combustion are safely expelled from the dwelling.

The traditional fireplace would frequently be decorated with a surround, mantelpiece and hearth to form a focal point and feature in the room. Such fireplaces have often been adapted since original construction and in many cases, in any event, no longer comply with the most up to date regulations so will not be serviceable on safety and environmental grounds for the original use intended. It is always therefore essential to have any fireplace arrangement fully specialist appraised before using with any means of combustion.

There are inglenook fireplaces to the living room and dining room. The Vendor advises the fireplaces are served by a single flue. It is important that flues to chimneys, particularly with thatched roofs, are

1

Inside the property

regularly swept. The flues could not be examined. There are metal plates to the base of the flue which need to be lifted by a series of pullies when the fire is in use.

There is a fireplace to the main bedroom and this should be treated as a decorative feature only.

It does appear the chimney has been extended in height in recent years and this would appear to be in accordance with guidance included within the Dorset Model with regard to the height of a chimney above a thatched roof. Part of the flue lining will, therefore, be inherently modern.

Condition rating: 1



Fireplace - living room



Fireplace - living room



Fireplace - dining room

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

Kitchen fittings comprise a range of modern wall and base units. Worktops are made of quartz or similar.

1

The kitchen fittings are in good working order. This means that the cabinets appear intact, the cupboards and drawers open and close properly, the handles are well fixed, hinges and other mechanisms operate smoothly and the sink unit and taps are in working order with an adequate flow

Inside the property

of water and drainage provision and no evidence of leaks. No appraisal, however, has been undertaken in respect of any appliances, such as hobs, ovens, cooker hoods, etc., whether integrated or otherwise and if the condition of such features is of importance you should have them inspected and tested by a suitably accredited specialist prior to legal commitment to purchase.

The conservatory is used as a utility room and the fittings are of mixed age and generally the wall units are old and due for replacement. Work surfaces are in melamine.

Condition rating: 1



Older units - utility room

E7 Woodwork (for example staircase joinery)

Joinery

There is a standard range of internal timber joinery in place which is in keeping with a property of this age and type.

Condition rating: 1

Staircases

There is a modern staircase where the property has been extended. Current regulations require that a staircase in a single family dwelling requires protection on both sides to a minimum height of 900mm and that any balustrade (or stairs) which is 'open' must have no opening through which a 100mm diameter sphere can pass. Minimum required headroom is usually 2m and a handrail must be provided on one side - both sides if the staircase exceeds 1m in width. Any landing must be similarly protected.

The staircase clearly does not meet these requirements. There is gapping to the side of the staircase and the handrail to the landing in excess of 100mm. We can only assume there is some form of dispensation given within the Building Regulation approval but it is important documentation be thoroughly checked to ensure the staircase has been constructed in accordance with the plans submitted.

In relation to the original staircase the staircase is of dated timber construction and rather too steep to comply with current regulations but in keeping with the house. Additional care should be taken when using it because of the associated increased risks of tripping or falling. There are significant variations in the height of the risers and limited head clearance.

3

Inside the property

Condition rating: 3

Doors

Internal doors have been opened and closed wherever possible to check that they operate properly. It is important to retain such doors in good working order as they will provide a limited degree of protection to inhabitants in the unfortunate event of a fire by delaying the spread of the fire, thus increasing the time available for a rescue to be effected. This applies even though the standard internal door is unlikely to be a 'fire door'.

The doors are of mixed age. They were noted to be in satisfactory condition. Some warping was noted to the older doors which is within acceptable tolerances.

Condition rating: 1

E8 Bathroom fittings

The ground floor bathroom

3

To the first floor shower room there is a shower cubicle, vanity wash hand basin and low level wc suite. To the principal bathroom at first floor level there is a claw foot bath with mixer taps and a shower attachment, a vanity wash hand basin, low level wc suite and a walk-in shower.

The sanitary fittings are in good working order. This means that there appears to be an adequate flow of water and drainage provision with no evidence of leaks, breakages and other significant defects. It should, however, be noted that the top section of the riser to the shower within the first floor bathroom is leaning and this appears to require an additional support bracket. There is a danger the shower head could be damaged by the shower door.

Flexible sealant around sanitary fittings, including wash hand basins, bath and shower trays should be regularly checked and maintained as even slight damage may allow water penetration to enclosed areas beneath, which may cause rot and decay.

Shower cubicles are very susceptible to leakage due to ageing or sub-standard initial construction. This usually occurs as a result of defective seals around the shower tray, perished gaskets, leaking waste pipes or when the wall finish, typically tiled, becomes porous. Such cubicles should therefore be meticulously maintained and preferably wiped down after use. Regular checks should be undertaken and the waterproof seals and tile grout periodically renewed as a matter of course.

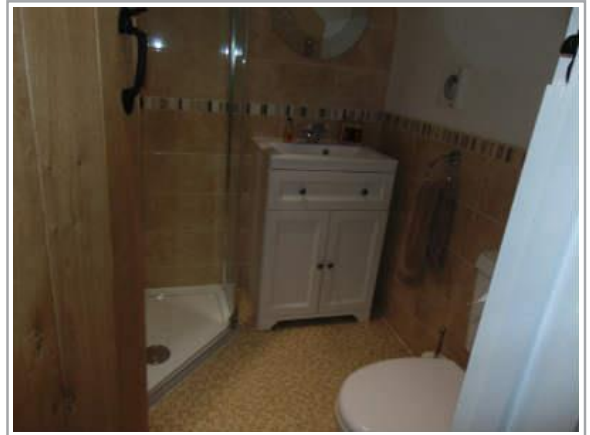
In relation to the first floor bathroom we could not identify a safety Kitemark on the shower enclosure to confirm the presence of safety glass. We advise the glazing is checked and replaced as necessary.

Condition rating: 3

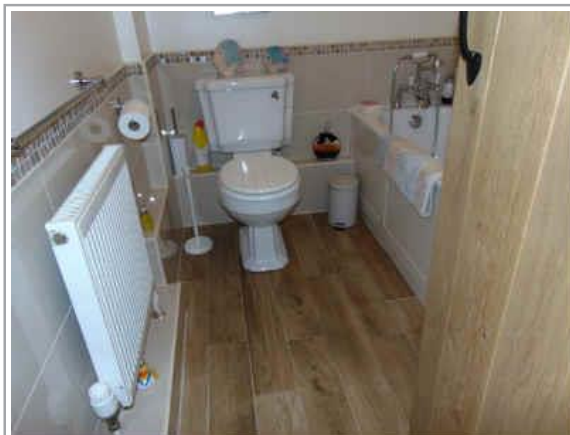
Inside the property



Bathroom - first floor



Shower room - first floor



Bathroom - ground floor

E9 Other

Mains wired smoke alarms have been provided. These are present within the roof space.

Condition rating: 1

1

F

Services

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

Limitations on the inspection

Asbestos

Materials containing asbestos are present in many buildings of this age, often enclosed and unexposed. Asbestos may be present in fireproof boarding around the oil tank and in the roof covering to the outbuilding. The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the local authority or the Health & Safety Executive - www.hse.gov.uk. Specialist advice should be obtained before carrying out any work to these components. The cost of removal may be high.

F1 Electricity

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

Mains electricity is connected with the meter and consumer unit located in the study. Part of the installation is to the utility room/conservatory. There is a separate consumer unit to the outbuilding. We understand the night storage heaters to the outbuilding have been disconnected.

3

A domestic supply typically consists of a large cable connected to a service head, a sealed box containing the main supply fuse. This will typically have a value from 40-100 A. Separate live and neutral cables go from here to an electricity meter, and often an earth conductor too. More cables are wired from the meter into the consumer side of the installation and into a consumer unit. The consumer unit contains one or more main switches and an individual fuse or miniature circuit breaker (MCB) for each final circuit.

Modern installations must use residual-current devices (RCD's) or residual current breakers with surge protection (RCBO's). The RCD's are used for earth leakage protection, while RCBO's combine earth leakage protection with surge protection. UK electrical circuits are normally described as either radial or ring. A radial circuit is one where power is transmitted from point to point by a single connection to the consumer unit with cable linking each point to the next. It starts at the consumer unit and simply terminates at the last connected device. It may branch at a connection point. Lighting circuits are normally wired in this way, but it may also be used for low power socket circuits. More commonly, power is transmitted by means of a ring circuit - with wiring in a loop with two cables connected to the consumer unit.

Electrical wiring is buried under insulation within the roof space. This is not normally acceptable but it does depend upon the current passing through the cable and the apparatus or appliance it supplies. Typically, it is acceptable for low current wiring such as that for lighting, to be pinned to the timbers. Care is needed where cables are covered by insulation between timbers and not fixed as this means overheating can occur. If the cabling supplies a shower or immersion heater, the cables should be always routed above the roof insulation to prevent overheating and a fire hazard.

Please note that all new electrical work or any alterations to an existing system within a domestic setting must comply with Part P of the Building Regulations in England and Wales introduced on 1 January 2005, which are legally enforceable. On 6 April 2006, Part P was amended to make enforcement more proportionate to the risk and to ensure the Building Control Authority will issue the necessary certificate i.e. Building Regulations Completion Certificate once the work has been completed. Notification of building work is a formal process and a building control fee is payable but in practice most electrical contractors carry the necessary approvals to carry out such work under an approved scheme.

The consumer unit has been replaced and Part P certification should have been obtained; Legal

Services

Advisers should confirm this is in place.

Fires to thatched roofs are still caused by electrical faults. Despite the fact the electrical installation is relatively modern we advise you obtain a specialist electrical report in relation to the whole of the installation from an NICEIC registered contractor prior to exchange of Contracts.

Condition rating: 3



Principal consumer unit

F2 Gas/oil

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

Not applicable.

NI

Condition rating: Not inspected

F3 Water

The property is served by a mains water supply. As a general rule the section of the service pipe that links the water main in the street to the stop valve outside the property is owned and managed by the water company. The section of the service pipe leading from the stop valve outside your property to the point where it enters your home is the responsibility of the homeowner. This is known as the private or supply pipe. All the plumbing inside the property to the kitchen tap is the responsibility of the property owner. 3

A stopcock is a valve used to restrict or isolate the flow of a domestic water supply through a pipe. There is usually two stopcocks for a home. One is usually found just outside the property boundary and can be used to isolate the building from the water supply. The other is inside the property where the supply enters the property. These valves are provided to allow maintenance and prevent flooding if the domestic water system is pierced.

The Vendor has not been able to confirm where the water company stopcock is positioned. He

Services

believes it is either by the timber gates providing access to the property or to the main road. We did note two water company stopcocks at the head of the shared driveway to the main road, but these are not marked and it is unclear as to whether either of these relate to the subject property.

Visible plumbing within the house is in a mixture of copper and plastic. Water is stored in a relatively old GRP (glass fibre) tank to the roof space and there is a smaller galvanised iron feed and expansion tank for the central heating system. The latter is significantly affected by corrosion and minor leakage is evident and there is a risk of failure of this tank which will cause water damage. We have drawn this to the attention of the Vendors and they advise this tank is to be replaced.

Reasonable water pressure was obtained at sanitary fittings and no leakage was noted to accessible pipework.

Water Pressure is a measure of the force that pushes the water through pipes and into the property. It is measured in 'bars' and one 'bar' is the force needed to raise water through pipes to a height of 10 metres. Pressure from your tap depends on how high your home is in relation to the service reservoir or water tower, how close you live to one of the water authority pumps, or how much water is being used by other customers on the same supply. Ground level is also a contributing factor. High pressure is common in low lying areas and low pressure is common in higher lying areas. Pressure can vary at different times of the day as it is affected by the demand from the number of customers using the water supply at the same time. Mornings and early evening are the most common times of day where there is more demand on the water supply, which can result in lower pressure.

Water flow depends on the size of the water supply pipe. Only a certain amount of water can flow through a small pipe to run one tap so if there are several taps or appliances open at the same time, there may not be enough water for them all, resulting in a 'low flow'. Water supply pipes in older properties were generally supplied with 12.5mm diameter pipes which would provide an adequate supply to a terrace or group of houses. This can cause low flow rates when occupants draw water at the same time. Modern appliances like washing machines, dishwashers and power showers can add to the problem and do not leave much flow for any other tap or appliance. Modern houses and flats usually have 25mm diameter water supply pipes which result in a much greater flow of water suitable for modern appliances.

We have been unable to conclusively locate the position of the isolating stopcock internally. There are some isolating levers adjacent to a water softener within the study and one of these may isolate the system. The water softener has not been inspected.

It is apparent that the water pipe enters the property through the dining room and the pipework between the point of entry and the study appears to be in steel. Underground pipework, if it has not been replaced, is likely to be of lead or steel and this should be investigated further. Renewal in modern materials should be anticipated. Prior to 1970, many smaller water pipes in domestic situations were made from lead. In older properties it remains possible that part, or all, of the underground service pipe connecting the water main in the street to your property may be lead. The use of such material can result in lead entering the water supply, contaminating the water leading to potential lead poisoning. A less common cause of lead in drinking water is the illegal use of lead based solder to join together sections of copper pipe. For all these reasons, the amount of lead in drinking water at a particular property may sometimes be above the health based standard.

There is the potential for significant expenditure if the incoming main needs to be replaced. In particular if the water company stopcock is located to the main road then there is a very considerable run of pipework up to the house. We, therefore, advise you engage the services of a plumber to make an inspection of the installation and to advise of the likely nature of the incoming pipework and the need for replacement. This report should be obtained prior to exchange of Contracts.

If further investigations reveal the need to replace the incoming water main you should consider changing the water supply to the house from a gravity fed system to a mains supply system as this will give better water pressure and will obviate the need for maintenance of such items as shower

Services

pumps.

Condition rating: 3



Corrosion - feed/expansion tank



Steel pipework



Possible water company stopcock - road

F4 Heating

Central heating is provided by a Potterton floor mounted oil fired boiler located in the conservatory/utility room supplying radiators.

3

A central heating system provides controllable warmth to the whole interior of a domestic property from one point to multiple rooms. Central heating differs from local heating in that the heat generation occurs in one place i.e. the boiler. The most common method of heat generation involves the combustion of fossil fuel in a boiler e.g. gas or oil and the resultant heat then gets distributed, typically by water circulating through pipes. Central heating for radiators and hot water is controlled via a set of controls, which usually includes a clock or programmer, plus room thermostats and thermostatic radiator valves. These ensure that heating and hot water operate at a suitable time and temperature to ensure comfort and reduce any wastage from your central heating. Increasingly, homeowners are utilizing other methods such as solar-power, heat pumps, bio-fuels etc. to replace the traditional use of fossil fuels.

Services

This is a fully vented system, where cold water is gravity fed to the hot water cylinder and circuit and heated by the boiler, then circulated traditionally via radiators. This type of central heating is unpressurised. There are two water cisterns situated in the loft, a larger cold water storage which supplies water to the hot water cylinder via gravity and a radiator smaller feed and expansion tank. The domestic hot water system and cylinder vent back into this cistern. The smaller 'feed and expansion' tank vents the radiator circuit and also operates by gravity. Both cisterns will usually be fitted with a float valve so that a level may be maintained within the cistern and fed from the mains supply. We have separately advised the feed and expansion tank requires replacement.

The visible circulating pipework and radiators were seen to be in satisfactory condition.

Where heating pipes are built into solid floors there is a risk that they are not adequately protected and this can lead to leaks that can be hard to trace and disruptive to rectify. Although there are no obvious signs of leaks the need for eventual replacement should be anticipated.

The Vendor advises the boiler was installed around 2015 and has been serviced within the last couple of weeks. Legal Advisers to confirm. The boiler was noted to readily fire-up and a reasonable level of heat was noted to a specimen number of radiators.

The boiler is served by a modern plastic oil tank located adjacent to the conservatory/utility room. Markings on the tank indicate this has been replaced at some time since around 2008. No evidence of leakage was noted. There are particular provisions regarding the close proximity of tanks to boundary fencing and property eaves. It is important foliage around the oil tank be cut away.

There are fire proof panels either side of the tank, no doubt to comply with regulations. These panels may be an asbestos containing material. Visible parts do not appear damaged, but this material can be a health hazard. Specialist advice should be obtained before carrying out any work affecting these components.

The inspection of tanks is often overlooked and we advise that unless there is confirmation the tank has been inspected by an OFTEC registered engineer within the last year such an inspection should be undertaken.

Condition rating: 3



Oil tank



Fire protection - tank - possible asbestos

Services



Boiler

F5 Water heating

Hot water is provided by the boiler and is stored in a copper cylinder to the airing cupboard at first floor level. This has a fitted immersion heater, thermostat and factory fitted foam insulation. No evidence of leakage was noted.

1

The hot water cylinder is relatively small for a three bedroom property and we suspect it pre-dates the most recent extension to the house. You may wish to consider upgrading. An opportune time to do this would be if replacement of the incoming water pipework is required.

Condition rating: 1



Hot water cylinder

F6 Drainage

The property connects to a sewage treatment plant. The purpose of a sewage treatment plant is used when there is no mains drainage connection. Such plants can deal with more waste than older septic tanks but they still need emptying from time to time. Sludge can build up in the system so it is important the plant is regularly maintained at least once a year.

3

Services

The drains commence from the rear of the property. There are gullies by the utility room/conservatory and the bathroom at ground floor level and two inspection chambers to the rear of the house. There is also a gully by the kitchen. There is a rodding eye to the north-west corner of the kitchen and an inspection chamber to the front of the house and a further rodding eye before waste discharges into the treatment plant which is located below ground. The treatment plant requires a power supply which permanently runs and the systems often incorporate a submerged pump that requires periodic maintenance. The power supply is located beneath a plastic enclosure that is above ground.

The inspection chamber covers were lifted and these were found to be clear with no evidence of blockage. We are advised the sewage treatment plant discharges into a ditch.

The Vendor advises the sewage treatment plant was damaged by a lorry in 2018/19 and the plant was replaced under an insurance claim. Legal Advisers should confirm the installation has been the subject of inspection by a specialist and servicing within the last twelve months. If confirmation is not obtained inspection by a specialist contractor is advised.

Condition rating: 3



Drainage chamber



Rodding eye



Treatment plant



Treatment plant - pump



Services

F7 Common services

Not applicable.

NI

Condition rating: Not inspected

G

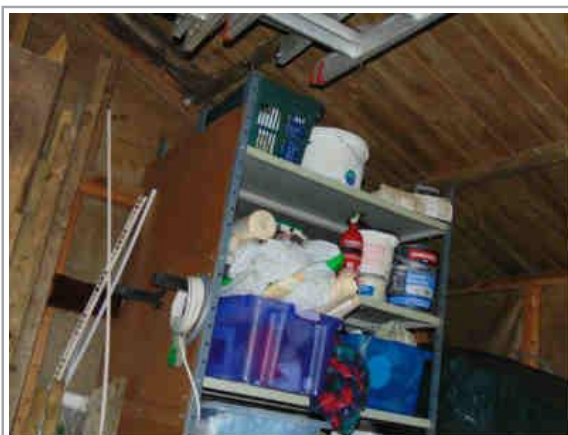
Grounds

(including shared areas for flats)

Grounds (including shared areas for flats)

Limitations on the inspection

Stored items to the garage restricted inspection.



Stored items

G1 Garage

The garage is formed of timber framework with timber cladding under a pre-formed timber trussed roof overlaid with boarding and mineral felt. The structure is set on a concrete floor. There is an up and over door to the front.

2

The structure is relatively old. The following should be noted:-

1. There is some decay to the cladding to the base of the external framework and repairs should be undertaken.
2. The extent of stored items was such that we were not able to inspect the timber wall plate to the base of the structure internally. These can often be affected by decay and when the garage is vacated this should be checked and any repairs undertaken as necessary.
3. There is some staining to the roofing timbers where there has been some previous damp penetration but this appears to be historic.
4. Slight sagging was noted to the roof structure but this is within acceptable tolerances.
5. The roof is thought to be covered with a single layer of felt only. Felt coverings to pitched roofs have a limited life expectancy and require periodic renewal. We advise renewal of the covering in three layer felt over the next few years.
6. There is a possibility of some minor timber infestation of the timber framing by woodboring beetle. It is unclear as to whether the small oval shaped holes seen are woodboring beetle, or perhaps where something has been pinned to the framework. We have made a separate recommendation that the specialist timber report should extend to an examination of this structure on a precautionary basis.

Condition rating: 2

Grounds (including shared areas for flats)



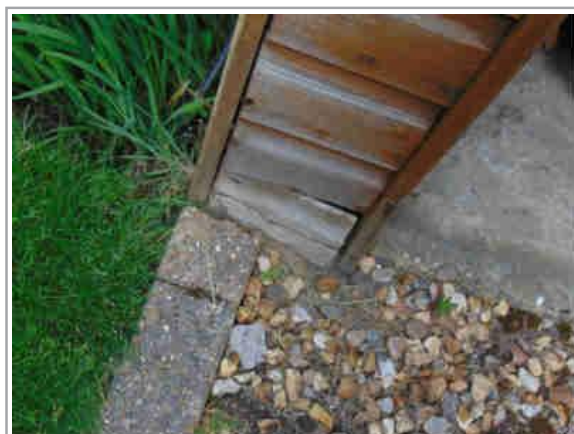
Decayed cladding



Roof covering



Old staining - roof timbers



Defective cladding

G2 Permanent outbuildings and other structures

Outbuilding

2

The outbuilding is formed of sectional concrete walling. The walls have been lined internally and there may be some insulation but the extent of this cannot be confirmed. The floor is in concrete. The roof is of corrugated cement asbestos sheet type.

The following should be noted:-

1. The roof covering may be an asbestos containing material. Visible parts do not appear damaged, but this material can be a health hazard. Specialist advice should be obtained before carrying out any work affecting these components. There is a covering of moss on the roof which should be carefully removed.
2. The ceiling has been patch repaired and some staining was seen. This could be indicative of some previous leakage through the roof. No excessive moisture meter readings were obtained.
3. There are electric night storage heaters but we understand these have been disconnected.
4. We note you wish to store items and require advice on the suitability of this structure. There were various stored items present and we noted no mould on any of these items. There is, however, always a risk of mould/condensation developing during Winter periods and we, therefore, advise the

Grounds (including shared areas for flats)

G2 Permanent outbuildings and other structures

night storage heaters either be reinstated or replaced and that an appropriate level of heat and ventilation be maintained to this structure.

5. There are single glazed windows and decay was noted to at least one of the windows and door and repairs should be undertaken as necessary.

Condition rating: 2



Roof



Door



Decayed window

G3 Other

The property is accessed over a shared driveway. Legal Advisers should confirm rights and responsibilities in relation to this. The house occupies extensive and attractive grounds principally laid to lawn.

2

We have not examined the Title Plan. The site is irregular in shape and there is little in the way of formal fencing to the boundaries; it is important that Legal Advisers confirm to you the position of the boundaries. Confirmation should also be obtained there are no boundary disputes with neighbours.

There are brick pavings around the house and as we have advised separately these are over the line of any potential damp course. They may need to be reduced in height if problems should be

Grounds (including shared areas for flats)

G3 Other

encountered with dampness in the future. Gullies have been provided to deal with surface water to the east and south sides of the house. Some repairs are required to the pavings at the rear of the house.

There is a low brick wall at the rear of the house and the older section of this is leaning slightly but appears stable.

There are various trees on site and some are within a zone of influence of the house. Tree roots can be damaging to building structures and services particularly on shrinkable subsoils. There are no indications to suggest the trees have caused any damage to the property.

The building is in a Conservation Area and subject to certain limitations, it will be necessary to apply for Planning consent to carry out material works on trees. Separately the trees may be the subject of Tree Preservation Orders and Legal Advisers should confirm the position.

There has been publicity in recent years with regard for the potential for bamboo to cause damage to properties. There is bamboo by the oil tank and this should be suitably maintained.

There is an electricity supply pole within the gardens. Legal Advisers should establish whether there is an easement in relation to this.

There has been much publicity in recent years in relation to Japanese Knotweed and its affect on residential property. Due to the extensive nature of the grounds we have not carried out a full botanical survey and cannot confirm no Knotweed is present. Certainly no evidence of Knotweed was noted close to the house.

Condition rating: 2



Tree



Bamboo

G

Grounds (including shared areas for flats)



Brick wall to rear

H

Issues for your legal advisers

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



Issues for your legal advisers

H1 Regulation

Legal Advisers should verify that consent or certification exists for the following features:-

C: About the property - Conservation Area.

D4: Main walls - extensions.

D5: Windows - replacement - FENSA certification.

F1: Electricity - Part P certification.

F4: Heating - replacement boiler - Building Regulation consent.

G3: Other - electricity supply pole - easement.

H2 Guarantees

Your Legal Advisers should be asked to establish if guarantees or test certificates exist for the following features:-

D2: Roof coverings - re-covering - guarantee.

D4: Main walls - damp proofing - guarantee.

F4: Heating - boiler - service history/oil tank - inspection.

F6: Drainage - inspection.

H3 Other matters

We are told by the Vendor that the property is Freehold. You should ask your Legal Advisers to confirm this and explain the implications.

Legal Advisers should explain your rights and obligations in relation to:-

C: About the property - road status.

G3: Other - shared driveway/boundaries - responsibility, position and disputes/Tree Preservation Orders.



Risks

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

Risks

I1 Risks to the building

D4: Main walls - structural movement/timber infestation/high ground level.
D7: Conservatory/utility room - decay.
E1: Roof structure - timber infestation.
E3: Walls and partitions - timber infestation.
E4: Floors - timber infestation.
F3: Water - tank - corrosion/leakage/old steel pipework.
G1: Garage - decay/possible timber infestation.
G2: Outbuilding - decay.
G3: Other - trees.

I2 Risks to the grounds

We are not aware of any specific risks to grounds.

I3 Risks to people

D5: Windows - lack of safety glass.
D6: Outside doors - lack of safety glass.
E2: Ceilings - failed.
E7: Woodwork - staircases.
E8: Bathroom fittings - inadequate support for riser/lack of safety glass.
F1: Electricity - lack of test certificate.
F4: Heating - possible asbestos/oil tank - unknown inspection history.
F6: Drainage - unknown inspection.
G2: Outbuilding - possible asbestos.

Risks

I4 Other risks or hazards

None.

J

Energy matters

This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building, but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

Energy matters

J1 Insulation

The thermal performance as outlined by the EPC register is poor. Where the building has recently been extended the walls are of cavity type and no doubt insulation has been incorporated to accord with Building Regulation requirements. It is unclear as to whether there is insulation to the older 1970's extension and this should be checked and installed if found to be feasible.

With regard to the original section of the building rates of heat loss will be high. There are various methods of providing insulation, both internally and externally, but this in our opinion would not be appropriate for a property of this age or type.

Windows and doors are principally of single glazed type. Bearing in mind the property is in a Conservation Area it is unlikely consent would be forthcoming for replacement of the windows

J2 Heating

Heating is provided by the Central Heating system described in F4 and our comments regarding condition and service history should be noted. In terms of overall energy efficiency, the system is considered reasonably efficient bearing in mind the boiler is modern and there are thermostatic radiator valves.

J3 Lighting

Due to their inefficiency, incandescent light bulbs are gradually being replaced in many applications by other types of electric lights, such as fluorescent lamps, compact fluorescent lamps (CFL), cold cathode fluorescent lamps (CCFL), high-intensity discharge lamps, and light-emitting diode lamps (LED). The EU are in the process of phasing out the use of incandescent light bulbs and supply of this type of bulb is scarce.

The use of energy saving light bulbs will help to reduce energy usage.

J4 Ventilation

Ventilation is provided by a combination of opening windows and doors and extract fans. Where extractors have been provided these should be kept in working order. You should consider fitting an extractor to the ground floor bathroom.

J5 General

Not applicable.

K

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

0068792

Phone number

01276 671180

Company

Gribbon And Pelham

Surveyor's address

1a Treetops Avenue, Camberley, Surrey, GU15 3UT

Qualifications

MRICS

Email

agribbon@gribbonandpelham.co.uk

Website

www.gribbonandpelham.co.uk

Property address

Old Cottage, Reading Road, Darby Green, Camberley, GU17 0BE

Client's name

Mr Doug Reid Mrs Sylvia Reid

Date this report was produced

26 May 2022

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

Signature

Security Print Code [536490 = 7232]



What to do now



Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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

The inspection

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

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

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

Description of the RICS Home Survey – Level 3 service and terms of engagement

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents

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

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests 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. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal condition of any chimney, boiler or other flue.

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly

Description of the RICS Home Survey – Level 3 service and terms of engagement

to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

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

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

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

- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.

Description of the RICS Home Survey – Level 3 service and terms of engagement

- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

Issues for legal advisers

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

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

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

Description of the RICS Home Survey – Level 3 service and terms of engagement

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

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Description of the RICS Home Survey – Level 3 service and terms of engagement

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation

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

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

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

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

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

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

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

This report is for use in the UK.



Description of the RICS Home Survey – Level 3 (survey and valuation) service and terms of engagement

Complaints handling procedure

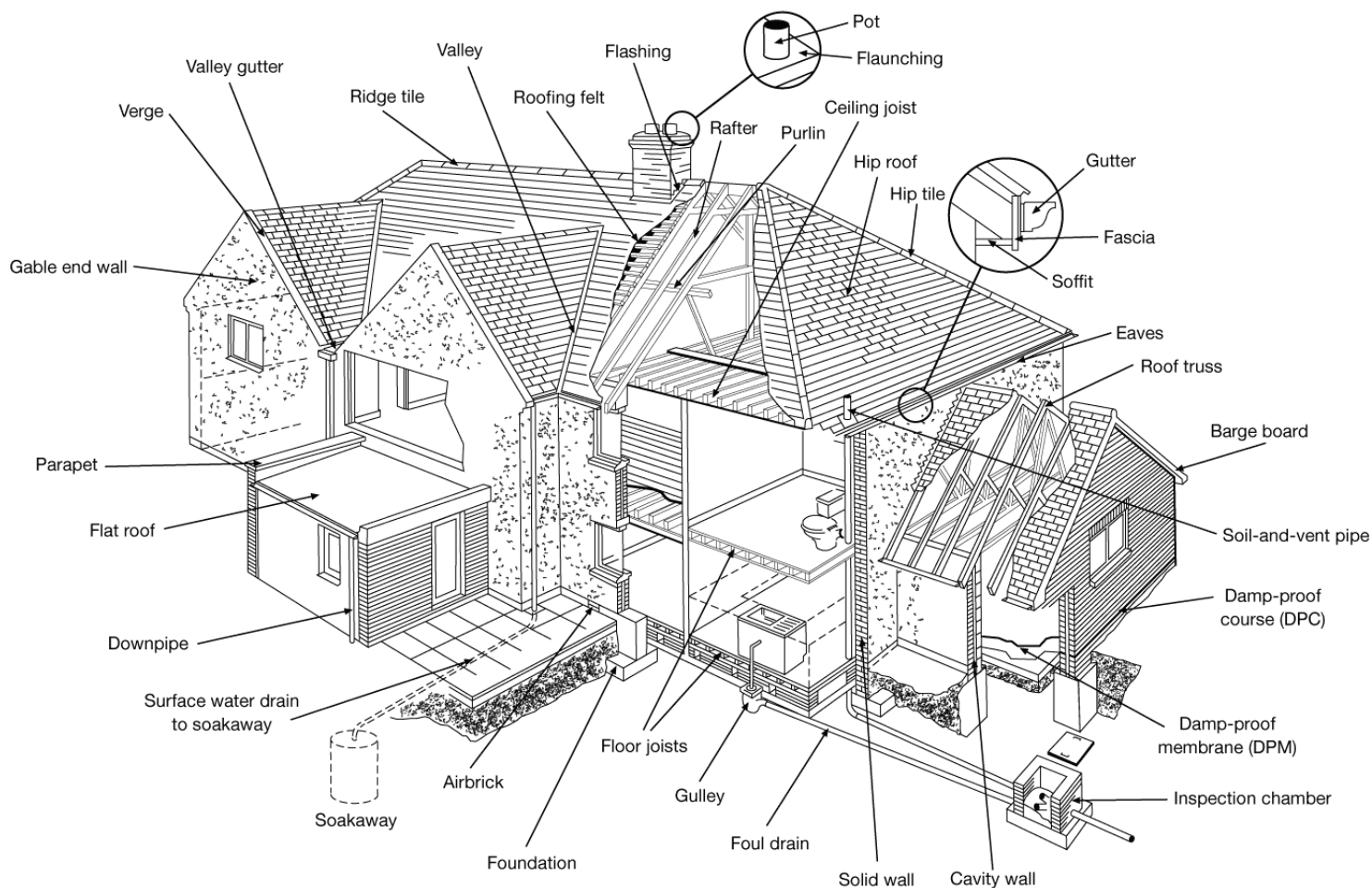
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

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Typical house diagram

Typical house diagram

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



RICS disclaimer

You should know...

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Maintenance tips

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. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property

You should check the condition of your property at least once a year and after unusual storms. 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 aials or other fixings, including 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 storms.
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 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.

Maintenance tips

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 an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician 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 there as necessary. Keep gullies free from debris.

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 storms. 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.



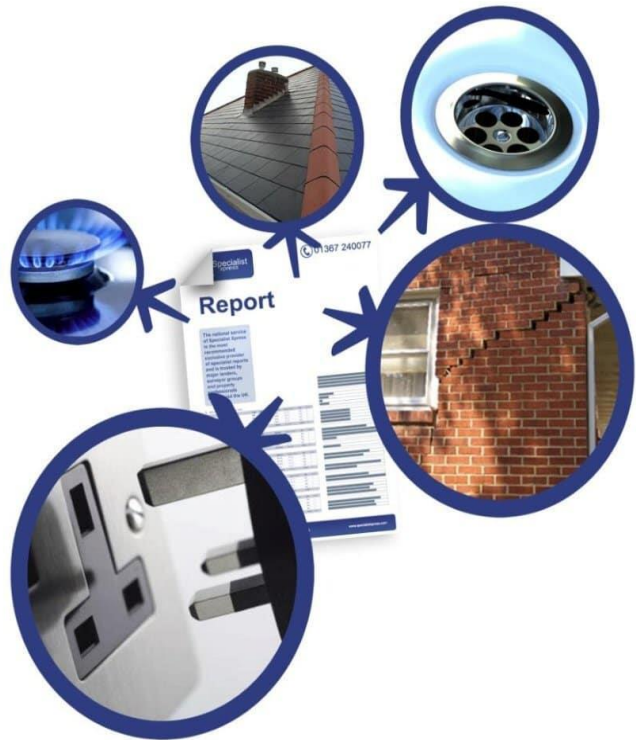
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