Mi HOME BUYER SURVEY

360° CONFIDENCE FOR HOME BUYERS

RICS TECH AFFILIATE

HOME BUYER SURVEY REPORT

CLIENT Mrs Jane Doe

PROPERTY 12 Anyroad Close
Sometown
AB12 3CD

SURVEY DATE 16 Jul 2022

REF 2632

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

PropertySurveys SouthEast

RPSA Residential Property Surveyors Association

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1.1 - About the survey and the report

Introduction

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

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

What this report tells you;

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

What this report does not tell you;

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

1.2 - How the survey is carried out

General

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

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

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

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

Services

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

Outside

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

Outbuildings

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

1.2 - How the survey is carried out

Flats

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

Hazardous substances, contamination and environmental issues

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

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

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

Asbestos

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

Consents, approvals and searches

The surveyor is entitled to assume that the property is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the property or affect the reasonable enjoyment of the Property.

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

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

Assumptions

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

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

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

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

1.2 - How the survey is carried out (contd)

Legal matters

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

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

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

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

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

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

1.3 - Condition Ratings

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

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

Condition Rating 1

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

Condition Rating 2

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

Condition Rating 3

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

Condition Rating HS

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

NI

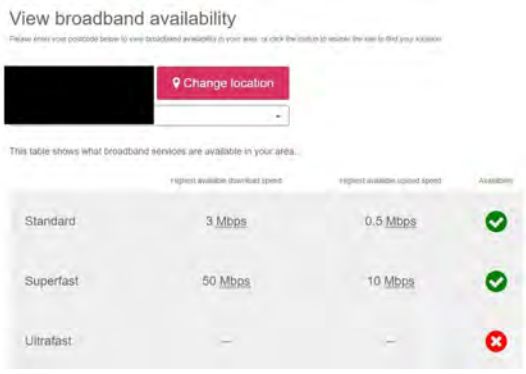
Not inspected. Indicates an element of the property that could not be inspected due to some restriction of access or view.

NA

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

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

	Section 2 Property information **2.1 - About the property**
Persons Present	One of the property owners, Mr Smith was present for the duration of the survey and provided some information about the property and its' history. Although it is assumed that this information is true and accurate, no verification was carried out. You are therefore advised to confirm the accuracy of any such information prior to exchange of contracts. Mr Smith indicated that he had purchased the property in 2013. Since purchasing the property he explained that he had replaced the garage roof, the boiler and the fence to the left side, and had carried out no structural alterations to the property.
General Construction Information	This report is for exemplar purposes only and is simply to demonstrate the range of information and topics that would be referred to in a standard report. It is not intended to reflect the construction or condition of any specific property and has been prepared from a variety of sources. Images and information have been altered so as to prevent identification of any individual property. The semi terraced detached property is believed to have been originally constructed in the late 1970's or early 80's though the exact date is unconfirmed. The main walls are of brick-faced cavity construction. The roof is pitched and covered with interlocking concrete tiles. The windows have PVC frames with double glazing. The ground floors are of solid construction while those on the first floor are of suspended timbers. The front of the house faces in a generally north-easterly direction. Room descriptions used in this report are based on those given on the plan included. Orientation (left-right, back-front) used in this report is based on the viewer standing at the road side of the property with their back to the road and facing the property.
Council Information	Information available on the Council planning website suggests that there have been no recent applications relevant to the property.
Listing	The property is not listed.
State of the property when inspected	The property was vacant, habitable and unfurnished.
Summary of mains services	Gas Electricity Water Drainage (assumed)

Weather Conditions	At the time of the survey the weather was dry and warm, approximately 24-26°C, after a period of very warm and dry weather.
Local Authority	The property is within the area of Anytown District Council.
Conservation / AONB / National Parks	The property is not within a conservation area. The property is not within a National Park. The property is not within an Area of Outstanding Natural Beauty.
Heating	A full central heating system is installed with a gas fired condensing boiler supplying hot water to radiators throughout the property.
Outside facilities	There is a single garage in a shared block immediately to the rear of the garden.
Renewable Energy Services	There are no sources of renewable energy installed at the property.
Broadband Service	Checks on the Ofcom website show that download speeds of up to 50Mb per second may be available. You are advised to confirm what services are available at the property prior to exchange of contracts and to ensure that these are suitable for your personal needs and requirements.  Ofcom broadband checker
Tenure	The property is understood to be of freehold tenure and with vacant possession but your conveyancer should confirm this to be the case.

Additional Information	Old maps indicate that there were probably no structures on the site prior to construction of the property.

Section 2 Property information

2.2 - Summary and Issues

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

General	The property was found to be in an average condition for its' type and age, with no significant structural defects apparent.
Main Issues	The only significant issue of note identified during the survey was that the boiler did not seem to be working. Otherwise, issues are mostly those of routine maintenance. However, you should read the full contents of this report to establish whether any matters are of concern to you.
Dampness Background Information	Dampness can be categorised in a number of ways:- Rising dampness is where a damp proof course within the walls is ether not present, has failed, or has been bridged. It is where ground based moisture rises up a wall to a maximum height of 1m. Penetrating dampness is where moisture penetrates from outside through a wall. It is usually caused by some failure, or defect, such as leaking gutters or worn brickwork. Cold bridging is where cold spots are created, for example, at the base of walls, often due to the proximity to another cold surface, such as a solid floor. Internal airborne moisture is then attracted to the cold spots. Condensation is moisture produced by washing, cooking and bathing etc., carried by the air as vapour, and which settles on colder surfaces, often around windows or on cold walls and ceilings, resulting in stains and mould growth. It is often present where there is a lack of good ventilation, heating and insulation. Moisture meter readings were taken internally at regular locations throughout the property where access and construction permitted. Locations included areas, for example, such as the internal face of external walls, party walls, floors, ceilings, chimney breasts, around windows, and in the loft space. No unduly high readings were recorded at any of the locations checked indicating that those areas were not affected by rising or penetrating dampness at the time of the survey.
Structural	No evidence of structural movement was seen other than that which would normally be expected in any building of this age.
Health & Safety related matters	No evidence of recent inspection of the electrical or heating installations was available at the time of the survey. You should consult your legal advisors to request any relevant information from the sellers of the property.

2.3 - External Photographs

Front

Left side

Rear and left side

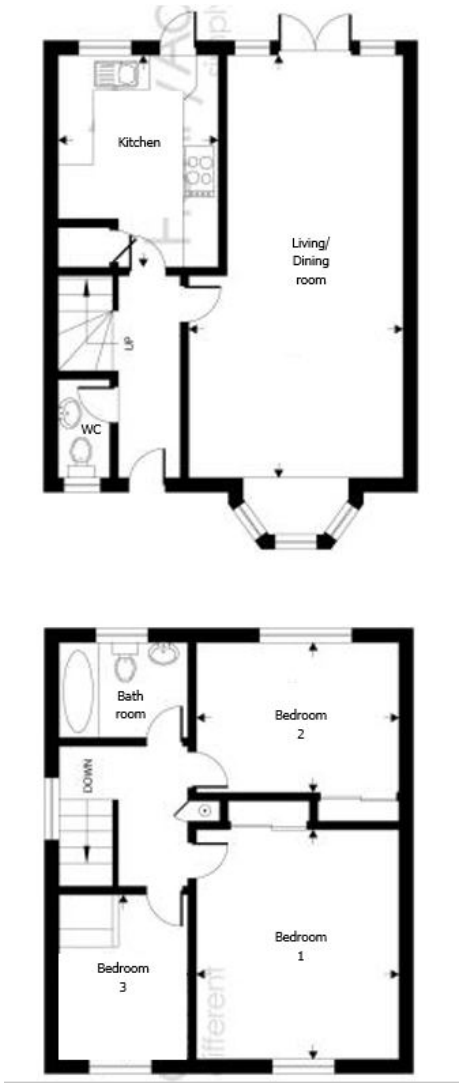
Rear

2.4 - Summary of Accommodation

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

The approximate living area of the property, excluding outbuildings, is 91m² (1000ft²)

2.5 - Floorplan



Floorplan

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

2.6 - Energy Efficiency

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

The Energy Performance Certificate (EPC) for the property, which was not prepared by me, shows a current efficiency rating of 68, band D. The potential rating is given as 86, band B.
However it is unlikely that an improvement of this degree would be achievable under normal circumstances.
Upgrading the heating controls to include thermostatic valves on more of the radiators could improve the efficiency of the system.
The property already benefits from cavity wall insulation, roof insulation and a modern boiler.

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

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

Energy Performance Certificate

HM Government

[redacted]

Dwelling type: Semi-detached house
Date of assessment: 19 June 2012
Date of certificate: 19 June 2012
Reference number: [redacted]
Type of assessment: RdSAP, existing dwelling
Total floor area: 91 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

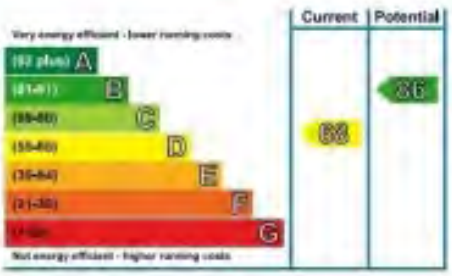
Estimated energy costs of dwelling for 3 years:	**£ 2,064**
Over 3 years you could save	**£ 576**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 159 over 3 years	You could save £ 576 over 3 years
Heating	£ 1,359 over 3 years	£ 1,119 over 3 years	
Hot Water	£ 414 over 3 years	£ 210 over 3 years	
Totals	**£ 2,064**	**£ 1,488**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£800 - £1,200	£ 132
2 Increase hot water cylinder insulation	£15 - £30	£ 36
3 Low energy lighting for all fixed outlets	£50	£ 114

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

EPC Page 1

Section 3 - Conveyancing, Health & Safety and Environmental Matters

3.1 - Conveyancing Related Matters

Extensions & Alterations	Extensions: None noted Conservatory: None noted Loft Conversion: None noted New Boiler: A modern condensing boiler has been installed Chimney / Breast Removals: None noted Wall Removal: None noted Post 2002 Windows: None noted Log Burner Installation: None noted Electrical Circuits: None noted Renewables: None noted Drainage: None Noted
Access & Rights of way	No issues were noted by the Surveyor. Access to the garage and parking space is via a shared drive.  Access to the garage and parking space
Easements & Wayleaves	In simple, but non-legal terms, an easement is the right of one landowner to make use of another nearby piece of land for the benefit of his own land. An example may be that of a right of way across land belonging to someone else to gain access to a garage or gate. A wayleave is a right for someone (usually a utility company) to take pipes, wires or cables across another's land. Nothing was seen at the site which suggested that such rights may exist, but you should check with your legal advisor who will have seen any relevant documentation.
Property Let	No issues were noted by the Surveyor.

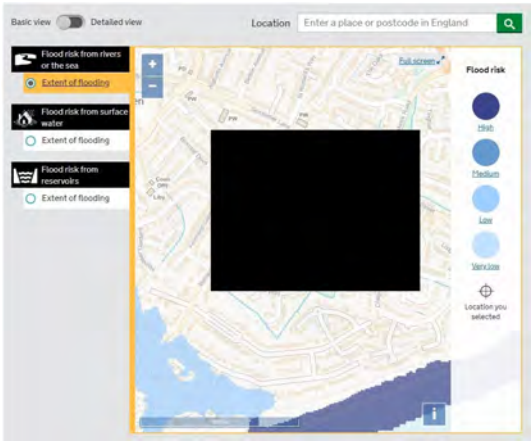
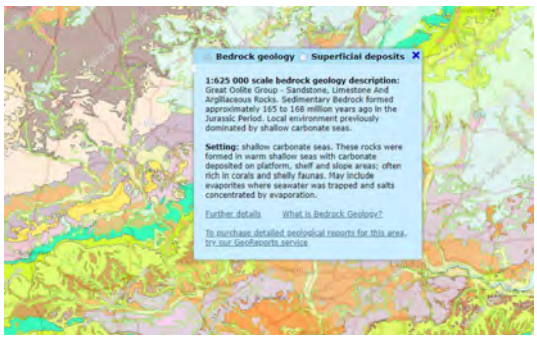
Tree Preservation Orders	No issues were noted by the Surveyor.
Party Wall Award	No issues were noted by the Surveyor.
Drainage	No issues were noted by the Surveyor.
Boundaries and Title Deeds	The Land Registry holds a map, called the Title Plan, which is the Government's official register of the location of a property. Although it shows the boundaries of the property, normally in a red line, they are only an indication of the location of the boundaries and are not specific or highly accurate. The line drawn on the plan may be 1 mm wide at a scale of 1:1250, giving and accuracy of significantly less than 1 metre on the ground. In most cases this is the only official recognition of the boundaries of a property. As such, it is impossible to determine whether a fence or wall is in the correct place. However, during the course of the survey an inspection was conducted to identify any obvious features which could suggest that the boundaries are not consistent with the general line identified on the title plan. No issues were noted by the Surveyor and the boundaries defined around the site were found to be broadly consistent with those identified on the title plan. No detailed measurements were taken to establish the precise location of any boundary, and, if concerned, you should seek further advice from a boundary dispute specialist, particularly if planning to make alterations that might be immediately adjacent to, or affect, the boundaries. Determining the precise location of a boundary can be a very lengthy and expensive process, and can result in disputes arising between neighbours. Similarly, the Land Registry title documents rarely indicate who is responsible for the maintenance, repair or replacement of a particular boundary fence or wall. And although existing neighbours may believe that an arrangement is officially recorded, it is usually the case that no such information is given within the title plan or register, and that most boundary fences and walls are of shared responsibility.
Common and Shared Areas	No issues were noted by the Surveyor.

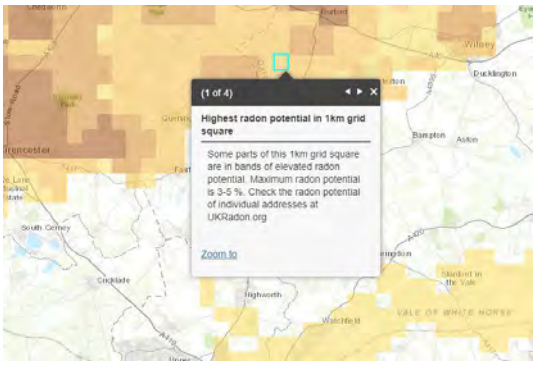
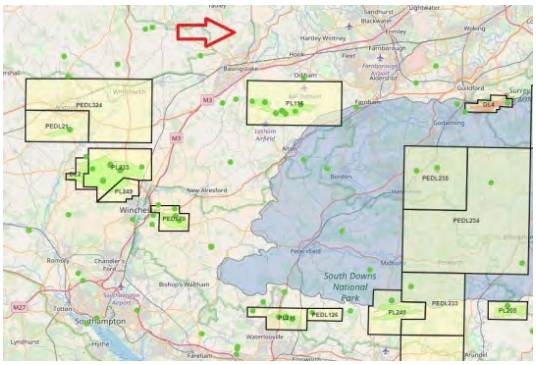
3.2 - Health & Safety related matters

Fire Risk	Although fire alarms are fitted at the property they have not been tested. You should ensure that there are sufficient devices fitted at the property and that they are all in good working order.
Safety Glass	No issues were noted by the Surveyor.
Lead Pipes	No issues were noted by the Surveyor.
Risk of Falls	Window sills on the first floor are low to the floor for example in bedroom 1, increasing the risk of falls, especially for the very young. You should consider fitting window opening restrictors.  Low sill in bedroom 1
Unsafe Fittings	No issues were noted by the Surveyor. Fittings within the property, where possible, were checked for normal everyday use, but have not been inspected or tested for safety purposes.
Insect and Rodent Infestations	No issues were noted by the Surveyor.
Recent testing of services	No verifiable documentary evidence of recent inspection of the electrical or gas/heating installations was seen at the time of the survey.

Asbestos	This report is not an asbestos inspection under the Control of Asbestos Regulations 2012 and no specific testing to detect the presence of asbestos has been conducted. Based on a visual inspection only, the Surveyor suspects that some construction materials and products used at the property may contain asbestos. These include textured ceiling finishes. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. You can obtain further information from the Health & Safety Executive asbestos site http://www.hse.gov.uk/asbestos/

3.3 - Environmental Matters

Flood	Based on a postcode search only, the property is not understood to be in or close to a coastal or river flood risk area. Further information can be obtained from https://flood-warning-information.service.gov.uk/long-term-flood-risk/ No specific information was obtained about the risks of pluvial flooding (rain related flooding, especially in urban areas). You should check with your insurers that cover is available for the property prior to exchange of contracts. Note that flooding can occur outside of designated flood risk areas. The Environment Agency are constantly updating their data to reflect any new incidents of flooding or increased risks of flooding. You should consult your legal advisor to consider the options for carrying out a more comprehensive environmental search.  Flood risk low
Geology	The property is located in an area where the ground is based on London clay. No evidence was seen of any cracking, or other disturbance, which might be linked to seasonal ground movement.  Bedrock

Radon	The property is in a postcode area where medium levels of naturally occurring Radon Gas may be emitted from the ground. You should take the advice of UK radon, the reference site on radon from Public Health England at www.ukradon.org  Radon
Fracking	It is understood that the property is not located within an area that falls within a block of land offered by the Oil & Gas Authority (OGA) for applications to obtain a Petroleum Exploration and Development Licence (PEDL). Such licences may include permission to carry out fracking.  Outside of OGA licence area
Landfill	There is no evidence that the property is located on or immediately adjacent to a former landfill site.
Invasive Species	Information available online suggests that there have been no reported instances of invasive plant species identified immediately adjacent to the property, though some have been reported within the general locality. However, such information is quite limited in its availability and scope and should not be relied upon as proof that no invasive plant species are present in, or around, the property. Invasive species include Japanese Knotweed (Fallopia japonica), Himalayan Balsam (Impatiens glandulifera) and Giant Hogweed (Heracleum mantegazzianum). Although no evidence of the presence of invasive plant species, such as Japanese Knotweed, was seen during the course of the survey, it can often be difficult to identify, especially where the gardens have been recently cut back or are overgrown.

Mining	The property is not affected by matters related to mining.

Section 4 - Outside of the Property

4.1 Chimney Stacks

Condition rating 1

Construction & Type and Limitations	There is one chimney stack associated with the property. It is constructed of brick and has a single clay pot. The flashing at the base of the stack is of lead. The chimney stack was examined from ground level with the aid of binoculars, for possible defects including undue movement, distortion, chemical or weather related damage, brickwork, render and pointing damage and other evidence of failure.
Condition	No significant defects were noted and the chimney stack was found to be structurally stable. No evidence was seen of any unusual cracking or other failure, or of unusual wear of the bricks or mortar pointing between the bricks. The flashing at the base of the stack is, as far as can be seen, in a serviceable condition. The chimney stack should be regularly monitored for any indications of damage, instability or other defects. You should carry out a thorough visual inspection at least once a year, ideally in the Spring, and ideally at roof level, to identify and repair any damage that could have been caused by winter weather. Missing, loose or defective mortar should be repointed as necessary. It is advisable to fit cowls on the top of the pots of any open flues.

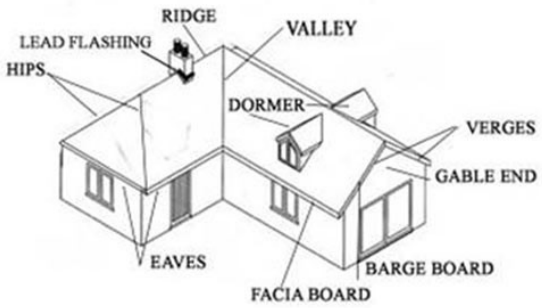
4.2 Roof Coverings

Condition rating 1

Construction & Type and Limitations	The roof is formed from a single ridge running across the width of the property, with pitches to the front and rear, the roof pitches being covered with interlocking concrete pantiles. The roof was examined from ground level with the aid of binoculars for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.

Condition	No significant defects were noted and the roof was found to be structurally stable. No evidence was seen of unusual sagging or other movement which might indicate that the structure is failing. No significant numbers of slipped, chipped, cracked or missing tiles were noted. Some moss growth was evident, for example at the front, and this should be cleared as a matter of routine maintenance to prevent over-weighting the roof structure. Carry out normal maintenance including removal of moss build-up. Any slipped, missing or broken tiles on the roof pitches should be repaired and replaced. You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather.

Moss growth on the front roof pitch



Roof Elements

4.3 Rainwater and Above Ground Drainage Fittings

Condition rating 1

Construction & Type and Limitations	The rainwater gutters and downpipes are plastic. Gullies and downpipes for rainwater are provided around the property and these drain to ground soakaways or into the mains drainage system. Soakaways are usually stone filled pits which allow water to flow away in a controlled manner. As they are underground they are not visible and cannot be examined. Waste and soil pipes manage the removal of waste water from the property to the drainage system. Waste ventilation stacks allow the waste water system to equalise pressure and direct harmful waste gasses above and away from the property. An inspection was carried out from ground level with the aid of binoculars to look for possible areas of leakage, misalignment, overflow and other defects. As it was dry at the time of survey no assessment could be made as to the effectiveness of the rainwater fittings.

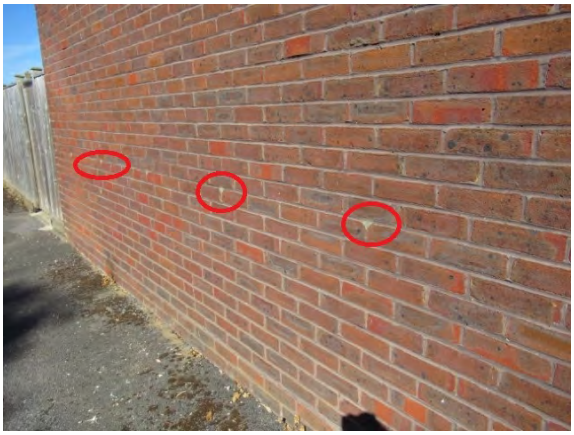
Condition	No significant defects were noted. No evidence was seen of excessive staining of the walls or adjacent areas, which might indicate that significant leaks have been occurring. Gutters and downpipes should be cleaned and inspected regularly to ensure that they are free from blockages and leaks. They require examination for leaks during a period of rain. Climbing plants are prone to causing blockages in gutters and downpipes and should be removed from the area around the facilities on a regular basis.

4.4 Walls

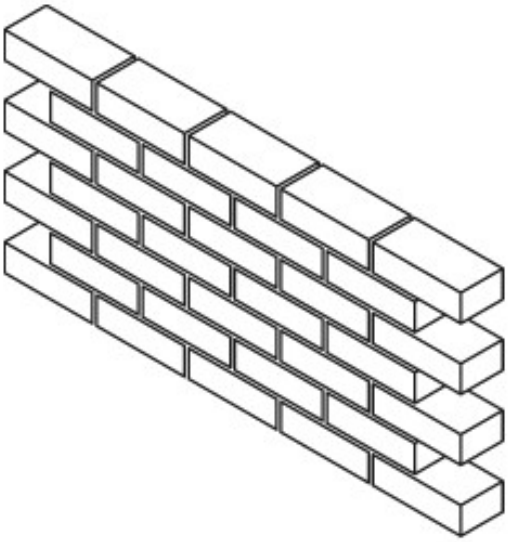
Condition rating 1

Construction & Type and Limitations	The outside walls are brick-faced and of cavity construction. The external leaf of brickwork is laid in a stretcher bond style consistent with this type of construction. The walls were examined from ground level with the aid of binoculars where necessary from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork, render and pointing, cracking, indications of subsidence and land failure and other defects.

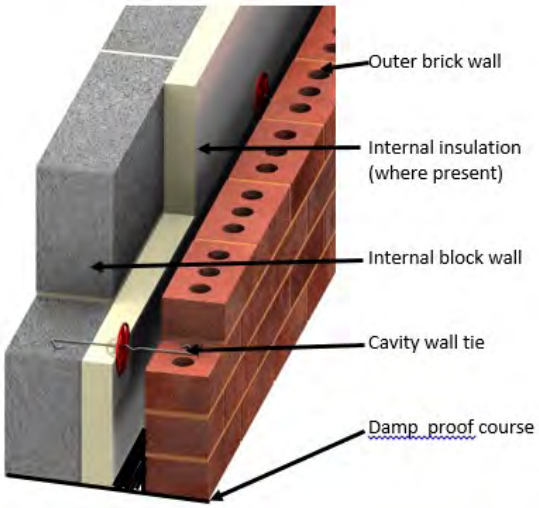
Condition	No significant defects were noted and the walls were found to be structurally stable. No evidence was seen of any cracking which might indicate that the property is subject to subsidence, unusual settlement, or other exceptional movement of the ground. No evidence was seen of any unusual wear of the brick work or mortar pointing between the bricks. In most walls there is a damp proof course (DPC) just above ground level. This is an impervious layer present to prevent dampness rising up the walls from the ground. In modern properties this is often a plastic membrane but in older properties other materials such as bitumen felt or slate are often found. Houses built before 1880, or so, usually have no provision to prevent dampness rising up, or penetrating through, the walls. In this case a plastic membrane DPC can be seen at the base of the main walls. No evidence was seen to suggest that the damp proof course is not providing adequate protection against moisture rising up from the ground below. There is evidence that the wall cavities have been filled with insulation (cavity wall insulation), though the exact nature, quality, and quantity of insulation inserted can only be determined by an invasive examination with the use of cameras. Wall ties are metal linking plates built into the wall at intervals to hold the inner and outer leaves of the cavity wall together. In older properties these may have been of wrought iron that has since corroded and failed. In later properties they may be of galvanised steel, stainless steel or plastic. In the worst case their failure can allow the outer leaf to fall away from the inner leaf of brickwork. No evidence was seen to indicate any failure of the wall ties and it is therefore assumed that they are in a stable condition. The walls of a house are normally supported on foundations which are below ground level and, therefore, not visible. It is, therefore, not possible to comment on them other than in a general sense for a property of this age. Older houses tend to have quite shallow foundations often of brick construction, while more modern properties will have deeper foundations, usually of concrete. It is unlikely that a house of this age would have foundations that meet current building standards, though this should not be considered to be unusual. No evidence was seen to suggest that the foundations are not providing adequate support for the property. Walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent. You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather.



Cavity Wall Insulation drill marks



Example of Stretcher bond

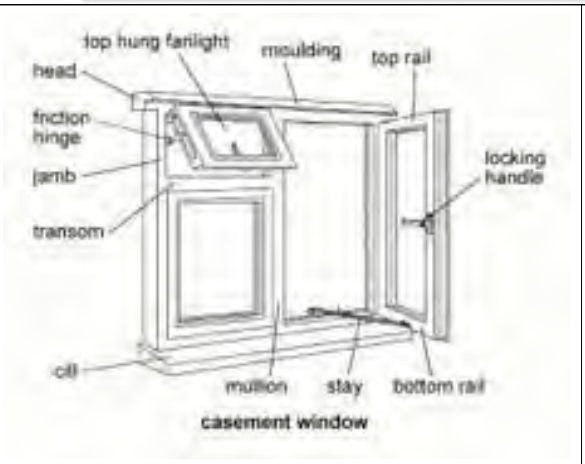


Example of a Cavity wall

4.5 Windows and External Doors

Condition rating 1

Construction & Type and Limitations	Most of the windows are double glazed with uPVC frames and are of a top or side hung casement type. All of the windows checked were fitted with individual key operated locks. The front door is of timber and is fitted with a night latch and five lever mortise lock. The back door and French doors are uPVC, with double glazing, and are fitted with multi-point locking systems. Windows were examined for general signs of degradation and failure including blown double glazing units. A selection of windows was opened and checked for normal operation. The specific weather conditions at the time of survey could disguise evidence of blown double glazed units. Window and door locks were not checked for operation or security. You should ensure that keys are available for all locks. External doors were checked for normal operation and signs of failure or damage.
Condition	No significant defects were noted and all of the windows and doors checked were found to operate normally. Under normal circumstances sealed double glazed units can be expected to last between 15-20 years before the seals begin to fail. This can occur more quickly where windows are in exposed or vulnerable situations. Normal maintenance of frames, hinges and locks is required.



Example of casement window style

4.6 External Joinery and Finishes

Condition rating 2

Construction & Type and Limitations

This includes such items as woodwork at the roof edges, trim panels and any timber porch/canopy.
Soffits are the horizontal timbers joining the fascia boards to the house walls.
Fascia boards are the vertical timbers to which the gutters are normally fixed.
Barge boards are the diagonal boards at the roof edge on the gable end of the house.

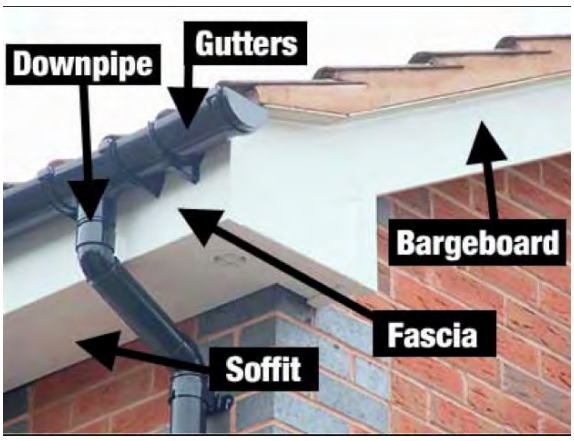
All such materials were examined from ground level and with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around.
Decorations were examined for indications of poor maintenance, rot and other defects.

Condition

No significant defects were noted.
However, the joinery is in a poorly maintained condition requiring stripping and redecorating to all sides of the property. In such circumstances, many new owners would consider replacing the existing fascias, soffits and bargeboards with low maintenance PVC.

Poorly maintained bargeboards on the left side

Poorly maintained fascia at the back



Eaves detail

	4.7 Conservatories and Porches	Condition rating	NA
Construction & Type and Limitations	Not applicable - none at the property.		

Section 5 - Inside the Property

5.1 Roof Spaces

Condition rating 1

Construction & Type and Limitations

The main roof space is accessed from a hatch in the ceiling of the landing. There is a loft ladder fitted.
A pole and hook for releasing the hatch and ladder was present.
The roof is constructed from prefabricated sections (trussed rafters) in a more modern style.

The roof space was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, insects and animals, and other defects including dampness and structural failure. A representative selection of timbers was examined more closely for infestations by wood boring insects (such as Common Furniture Beetle and Death Watch Beetle), though it must be noted that within a general survey it is not physically possible to inspect every timber in sufficient detail to provide conclusive proof of the presence or absence of such infestations. The roof space was further investigated for the presence of adequate ventilation and suitable fire walls where applicable.
Wood Moisture Equivalent readings were taken from timbers in a selection of representative locations to determine whether moisture levels within the roof space were above average.

Due to insulation material covering the joists that would normally serve as footfalls within the loft space, movement was limited to the central boarded area.

Condition	No significant defects were noted during my inspection and the roof was found to be structurally sound. No evidence was seen of any unusual movement or stress of the supporting timbers within the roof, and there have been no obvious significant alterations to the structure which might have resulted in it becoming substantially weakened. Between the outer tile covering and the inner timbers is an underlining, sometimes called “sarking”. It is present to provide an additional weather-proofing layer to moisture, snow and rain etc. that may be blown past the outer covering. In older properties it may not be present at all. Typically, in the 1920’s the sarking is of timber planks. Later properties often have a layer of bituminised felt, while in modern properties a breathable membrane, such as Tyvek, is normally used. In this case the sarking is of bitumen felt. It was found to be in a mostly undamaged condition and is considered to be suitable for its purpose. Other than in those areas which have been boarded, the roof space is laid with approximately 200mm of wool type insulation at joist level. This is close to the current recommendation of 270mm for maximum energy efficiency. It does, however, limit movement and storage within the roof space as any supporting joists are concealed. High moisture levels within roof spaces are responsible for the promotion of the development of timber defects such as rot and infestations by wood boring insects (commonly known as woodworm). Wood moisture content readings taken were found to be well within normal limits and below the levels normally required for this type of defect. Care should be taken when moving around, or storing heavy objects, in the roof space. The spaces between the floor joists will not support a person’s weight, or that of large boxes etc. Where heavy items are to be stored it is important to distribute the weight evenly using fixed boards. Additional structural support may be required if you plan to store large quantities of heavy items in the roof space.
	 Looking towards the right
	 Looking towards the left rear

	 Example of trussed rafter roof construction	

5.2 Ceilings

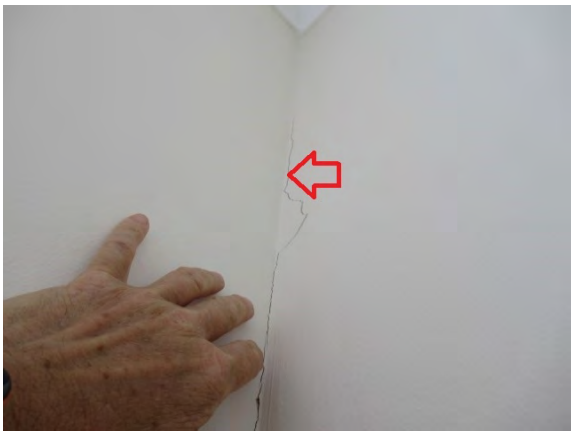
Condition rating 1

Construction & Type and Limitations	The ceilings are constructed from plasterboard. Floor to ceiling heights are approximately 2.40 metres on both ground and first floors. They were examined for signs of bowing, cracking, staining and other defects.
Condition	No significant defects were noted. No evidence was seen of any unusual unevenness, cracking, bowing or other failure. Normal maintenance is required, including filling and redecorating cracks as necessary.

5.3 Walls

Condition rating 1

Construction & Type and Limitations	Internal walls are primarily of solid masonry construction. The walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage. Moisture meter readings were taken at regular intervals where access and wall construction/location permitted. Readings are normally taken at approximately one metre intervals horizontally and vertically, where access allows. Moisture meter readings can only provide a guide as to the presence of dampness and the recording of high readings can be affected by other factors, for example metallised wall finishes, chemical salts within internal plaster, or reactive materials below the plaster surface. A definitive and complete diagnosis for the presence of dampness, and the cause, will involve further testing requiring invasive methods that will cause some damage to the wall surfaces.

Condition	No significant defects were noted during my inspection and the internal walls were found to be structurally sound. No evidence was seen of any cracking which might indicate that the property is subject to subsidence or unusual settlement. All moisture meter readings recorded around the property were found to be within a normal range indicating that, in those areas that could be accessed, it is not affected by rising or penetrating damp. Normal maintenance is required, including filling and redecorating cracks as necessary.	
	 Cracking of the plaster to the front left corner of bedroom 3	 Normal moisture reading on the front wall of the living room
	 Normal moisture reading on the wall of bedroom 1	

	5.4 Floors	Condition rating	1
Construction & Type and Limitations	The ground floors are of solid construction while those on the first floor are of suspended timbers. Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings in most rooms prevented direct examination of the floor surfaces.		
Condition	No significant defects were noted. None of the floors were found to be unusually noisy or springy when walked upon, suggesting that the underlying structures are not affected by significant timber defects. Floors should be monitored for any changes that occur in their level or springiness or noise, and further investigations carried out should any such changes become apparent.		

	5.5 Chimney Breasts, Fireplaces and Flues	Condition rating	NA
Construction & Type and Limitations	Not applicable - none at the property.		

	5.6 Built-In Fittings	Condition rating	1
Construction & Type and Limitations	The kitchen fittings include wall and base units, drawers, sink and worktops. The kitchen units were examined for general condition. A selection of cupboards and drawers were checked for normal operation and no significant defects were noted. Built-in appliances were not checked for operation or safety.		
Condition	The fittings are of a traditional style and in a serviceable condition. The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use. As the heating system had been turned off, no hot water supply was available at the time of the survey. Maintain, repair or replace units as necessary.		

	5.7 Internal Joinery	Condition rating	1
Construction & Type and Limitations	The internal woodwork includes such items as doors, frames, skirting, banisters and staircases. The built-in fittings include such items as fitted wardrobes and cupboards. A selection of internal doors was checked for normal operation and other woodwork examined for a range of defects. Woodwork was also examined for evidence associated with movement of the structure of the property, woodworm and other infestations, and general condition and usage. Fitted wardrobes and cupboards were checked for general condition and normal operation of doors.		
Condition	The fittings were found to be in a serviceable condition and with no significant defects. All doors within the property were found to open and close without fouling on their frames, suggesting that no unusual movement of the structure has occurred since the doors were installed. Door hinges and locks should be regularly lubricated. Internal timbers should be inspected regularly for evidence of bowing or distortion, woodworm and other defects.		

	5.8 Bathroom and Sanitary Fittings	Condition rating	1
Construction & Type and Limitations	The sanitary fittings in the bathroom and ground floor WC include such items as the bath with mixer shower and screen, basins and WCs. All sanitary fittings were checked for normal operation. Taps were turned on to form an opinion of the water flow in normal use, but for practical reasons were only operated individually. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time. Toilets were both flushed at least twice. The shower was operated to check general flow, although the electrical supply was turned off at the time the shower was checked, meaning that the pump was not running. Inspection was made to identify any obvious leaks sourced from sanitary fittings. However, it is not possible to examine waste, or other, pipework and joints, where they are concealed beneath baths, shower trays, etc. As the heating system had been turned off, no hot water supply was available at the time of the survey.		
Condition	The fittings are of a modern style and in a serviceable condition. All of the fittings checked were found to operate normally. The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use. Maintain, repair or replace units as necessary.		

Section 6 - Services

6.1 Electricity

Condition rating HS

Construction & Type and Limitations	There is a mains electrical supply and the meter and consumer unit [fuse box] are located in the cupboard under the stairs. A single rate smart meter is installed. The consumer unit is of a more modern style which includes micro circuit breakers and residual current device trip switches. The main fuse is rated at 100amps. It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within in the scope of this inspection. The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use.
Condition	No evidence of broken, loose or damaged parts of the installation was seen, nor were any obvious amateur alterations or interventions noted. However, where furniture and other items are present many of the outlets can be hidden from view. As far as could be seen the visible wiring is of a modern PVC type, and the nature of the consumer unit indicates that the installation has been upgraded in more recent years, thought it is not known whether this included wiring within the walls, floors and ceilings.. NAPIT recommends that domestic electrical installations are inspected and tested every 10 years in line with IET (The Institution of Engineering & Technology) Guidance Note 3 covering Electrical Installation Condition Reports (EICR). This guidance also recommends that at any change of occupancy (such as a house sale, or change of tenant) an Electrical Installation Condition Report is carried out to prove the installation to be in a satisfactory or unsatisfactory condition. This report should cover all the fixed wiring and equipment within the property boundaries, including outbuildings.

Consumer unit and meter

6.2 Gas / Oil

Condition rating 1

Construction & Type and Limitations	There is a gas supply and the meter and regulator valve are located in an external housing on the back of the house. The system was inspected for any obvious signs of damage or leakage.
Condition	No significant defects were noted but see also recommendation in 6.4 Heating with regard to a full test and inspection.

6.3 Water

Condition rating 1

Construction & Type and Limitations	There is a mains water supply. The visible pipework is copper and the internal stop valve is in the kitchen under the sink The supply to the property is governed by a water meter which is located under a metal flap in the footpath to the front of the property. The water installation within the property is of a typical gravity fed (indirect) system incorporating a cold water storage tank in roof space and a hot water tank in the airing cupboard on the landing. The hot water storage tank is of average family size, has a loose jacket insulation and a thermostat for temperature control. The installation was inspected for any obvious signs of damage or leakage.

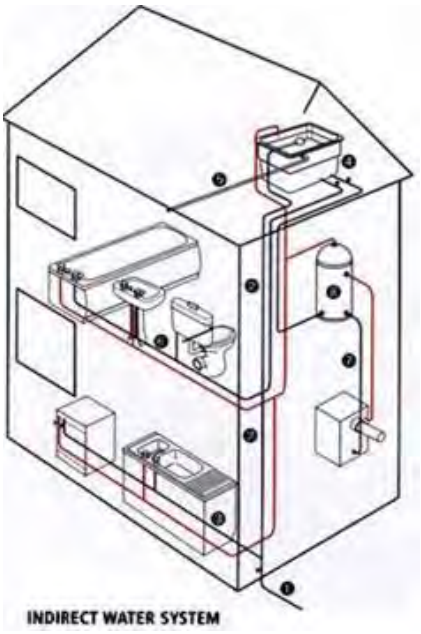
Condition	No significant defects were noted. The flow of water at all outlets checked was found to be within a normal range, though as the heating system was not running it was not possible to check the availability of hot water. The pump for the bathroom shower is in a boxed area within the wardrobe of bedroom 1. It may produce some noise disturbance when used. The water temperature in a hot water storage tank should be around 60°C in order to kill legionella bacteria (which can cause Legionnaires Disease), and no more than 50-55°C at taps in the property. Check the installation for evidence of leaks or other defects on a regular basis i.e. approximately every 6 months, or sooner. Leaks most often occur at pipe joints and where pipes are subject to movement or physical damage, such as airing cupboards, roof spaces and under sinks.

Hot water storage cylinder

Cold water storage tank

Shower pump in box in bedroom 1 wardrobe

Water Meter under a flap in the footpath to the front



Indirect DHW system

6.4 Heating and Cooling

Condition rating 3

Construction & Type and Limitations

The heating and hot water is provided by a gas-fired condensing boiler which is located in the kitchen.
The boiler is a Main 15 HE A. On the SEDBUK seasonal efficiency database this boiler is shown as having a SAP 2009 annual efficiency rating of 89%. It is believed that this model was manufactured between 2010 and 2015.
As a guide, most modern condensing boilers have an efficiency of around 85-90%.
It is understood that the boiler was fitted by the current owners in around 2013.
Heating is distributed by radiators in most rooms.
The heating is controlled by a programmer located beside the boiler, a wall thermostat in the ground floor hall and thermostatic valves on some radiators.

Repeated attempts by the owner to ignite the boiler were unsuccessful, preventing any checks of the installation or controls being conducted.
It is not possible to fully assess the condition and safety of a gas installation on the basis of a visual inspection only. A visual inspection was carried out of the radiators, pipework and boiler to detect leaks, corrosion and other common defects.

Condition	The boiler is believed to be approximately 5 years old and, therefore, around one third of the way through its normal expected service life. Under normal circumstances a modern boiler will last for 15-20 years before requiring replacement. No evidence was seen to suggest that an inhibitor has been added to the heating system recently to prevent a build-up of sludge in the pipework and radiators, and it is therefore recommended that the system be flushed through and an inhibitor added. Gas Safe recommends that all gas appliances and boilers are inspected and serviced according to manufacturer's guidance, but at least once a year. A gas installation can look to be in a safe condition, but serious defects may be hidden, some of which can kill. It is therefore considered to be essential that you commission an inspection of the gas/heating installation prior to purchase of the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by a competent person. You can get more information, or find a Gas Safe registered engineer https://www.gassaferegister.co.uk/find-an-engineer/

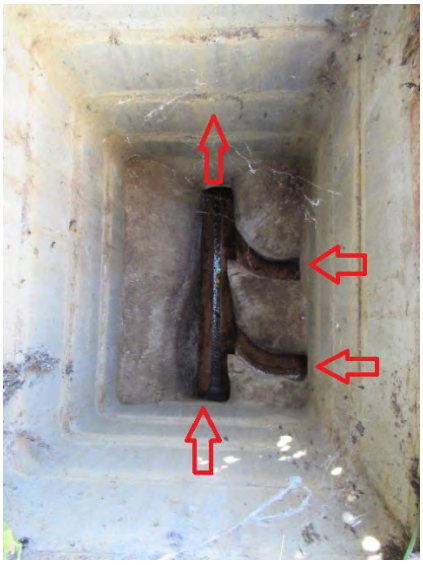
Boiler

Programmer

6.5 Drainage

Condition rating **2**

Construction & Type and Limitations	The property is understood to be connected to mains drainage. Your conveyancer should confirm this to be the case and advise the water authority to whom fees are payable in respect of sewerage. There is one drainage inspection chamber located in the front garden, and a further two in the public footpath to the left side of the house. The lid of the inspection chamber in the front garden was lifted for internal inspection, and toilet flush water observed to run through. The underground drainage network was not inspected with the use of cameras and therefore no assessment could be made of the condition of the drains other than at the inspection chambers described above.

Condition	Water was seen to run through the chamber with no blockages or undue levels of silt being apparent. The flow is from the house and forwards to the chamber at the front, whereupon it is directed to the left within a shared drain, presumably to a main sewer. Drains should be regularly inspected to ensure they remain free from blockages, tree root damage or other obstructions.	
	 Inspection chamber in the front garden with the house to the right of the picture and the flow direction indicated	

6.6 Other Services

Condition rating 1

Construction & Type and Limitations	The television aerial and satellite dish are mounted on the right side wall. There is no alarm system installed at the property. A visual inspection was made to locate television aerials and satellite dishes at the property. They were examined for general condition and security of fixing from ground level and with the aid of binoculars where necessary. No specific checks were made to confirm connections to/from the aerials or dishes or their effectiveness of providing a signal.
Condition	No significant defects were noted. Ensure TV and Radio reception is possible if these are desired services. Examine all fittings regularly to ensure that they are secure.

Section 7 - External Elements

7.1 Garaging

Condition rating 1

Construction & Type and Limitations	A single garage is located within a shared area immediately to the rear of the garden. It is of brick and block construction with a flat roof covered in bituminised felt. At the front is a metal up-and-over vehicle access door, and there is a timber personnel door leading from the garden to the side. It was examined from ground level, and from vantage points above, for signs of bowing or leaning of walls, damaged brickwork, internal defects, and the condition of the roof both internally and externally. It was not possible to access the external right side or rear of the garage due to the proximity of the boundary and foliage growth. Due to the absence of specified safe walking areas the roof was not traversed.
Condition	The garage was found to be in a good condition with no obvious significant defects. Both doors were found to operate normally. It is understood that the roof covering was replaced by the present owner in approximately 2013, and no evidence of leaks or other failure were noted. Normal maintenance, including regular retreatment of the walls, is required. Foliage and debris should be removed from the outside walls. Compared to traditional coverings such as tiles and slates, most felt roofs have a typical life of 10-25 years. They are also prone to sudden failure and leakage. Periodic re-covering will therefore be necessary. When this is undertaken, the supporting structure may also need some attention.

Garage

Garage garden view

	7.2 Outbuildings and Sheds	Condition rating	NA
Construction & Type and Limitations	Not applicable - none at the property.		

	7.3 Grounds	Condition rating	1
Construction & Type and Limitations	There are gardens to the front and rear which are mostly lawned with surrounding borders. There are paths, a patio and other paving around the property which are of concrete and concrete slabs. The boundaries are defined by a mixture of timber panel fencing. The grounds around the house were inspected for any indications of land failure or movement, or other defects that would have a material effect on the property as a whole. It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby. Some parts of the grounds are overgrown with foliage and could not, therefore, be examined in detail.		
Condition	There is no indication of the ownership of any of the boundary walls, fences or hedges, and in most cases this is not specified by the deeds or title documents. Often, responsibility for boundaries to one side or another has been assumed by subsequent owners. You should ask your conveyancer to advise on any indications of ownership included in the title documents. The owner indicated that, as far as he was aware, he had been responsible for all of the boundaries and had replaced the fencing to the left side. The fence to the right side of the back garden is stable though somewhat worn. No obvious evidence of subsidence or other unusual ground movement was seen and all of the paving is generally level and stable. Normal maintenance of the grounds is required.		

Boundary fence to the right side at the back is worn

7.4 Common and Shared Areas

Condition rating NA

Construction & Type and Limitations

The only shared area is the parking/turning area around the garages, which is in a generally stable condition.

7.5 Neighbourly Matters

Observations

A general unspecific overview of the immediate local area was carried out during the course of the survey, to identify issues that might affect the normal enjoyment of the property.

No obvious causes of concern were noted however it cannot be known if issues are present at other times.
It was noted that the manhole covers in the footpath to the left side of the house are slightly raised and could be a trip hazard.
You are advised to visit the property on a number of occasions at different times of the day and night to form an opinion of any factors that might be relevant.

Raised manholes in the footpath to the left side

Section 8 Addendum
8.1 - About your Surveyor

Surveyor	John Greenan AssocRICS DIPRSV MFPWS			
Address	Essex Offices : Thurrock- Whitehall Works, Whitehall Lane, Grays, RM17 6SS Southend - c/o One Hub 7th Floor, Maitland House Warrior Square Southend-on-sea Essex, SS1 2JY Kent Office : Unit 17, 30 St Dunstans Street, Canterbury CT2 8BZ			
Contact Details	Telephone	0330 1331 541		
	Mobile			
	Email	info@propsurvse.co.uk		
Signed (electronic signature)	John		Date Finalising Report	20 July 2022

8.2 - Maintenance advice

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

Outside

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

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

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

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

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

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

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

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

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

Grounds

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

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

8.2 - Maintenance advice (contd)

Inside the property

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

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

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

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

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

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

Built-in fittings: Check for broken fittings.

Services

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

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

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

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

8.2 - Maintenance advice (contd)

Important information for purchasers of older, listed and historic properties

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

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

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

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

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

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

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

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

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

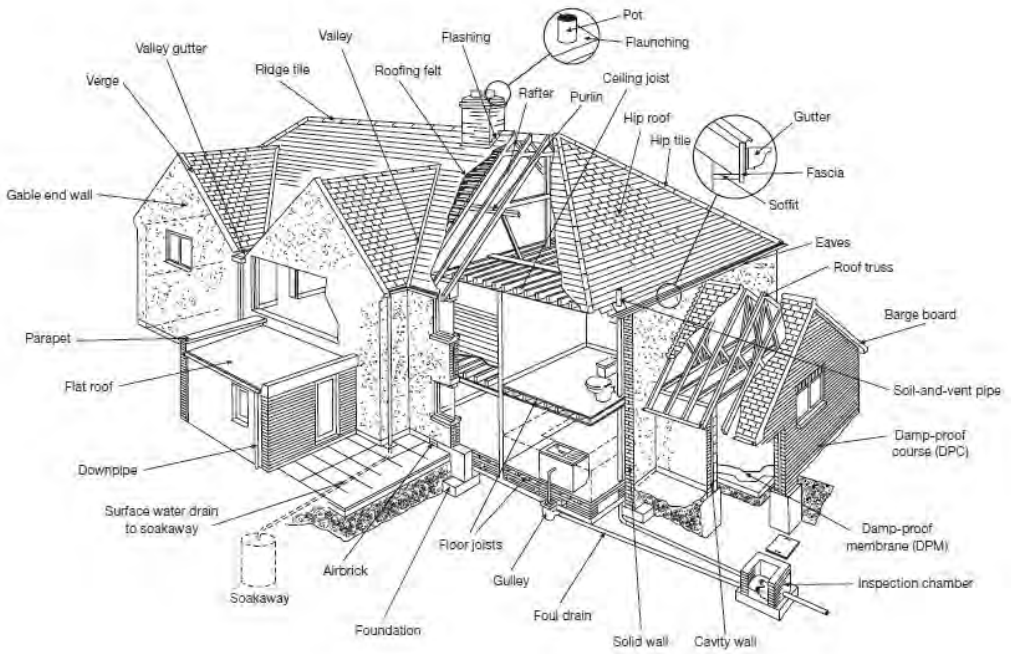
3. Ensure that the guttering and rainwater handling systems are in a well maintained and fully operative condition. Very significant damage can be caused in a very short period of time due to simple leaking gutters, downpipes, hoppers and other elements of the rainwater handling systems. It is therefore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

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

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

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

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


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

8.3 – Complaints Procedure

Policy Statement - Our commitment to you

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

It is possible, however, that for some reason we have not met your expectations in some way and that you wish to complain.

A complaint is an expression of dissatisfaction, however made, about the standard of service, actions or lack of action by the Company, or our staff, affecting an individual customer or group of customers.

We will treat complaints positively and recognise that they are a means of identifying improvements which can be made to our service delivery standards.

We will deal with complaints quickly and will take prompt action to resolve the complaint and take steps to ensure that complaints of a similar nature do not arise in the future.

How to Register a Complaint

has published this complaints procedure to ensure that you have access to your rights.
There are several ways in which you can register your complaint:
- You can call us by telephone -
- You can email us at surveyor@gmail.com
- You can write to us at our office, ,