

LEVEL 3

# Your survey report

Property address

Client's name

Inspection date

24th November 2022

Surveyor's RICS number

3

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# A

## 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.

# A

## About the inspection and report

**As agreed, this report will contain the following:**

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

### About the report

**We aim to give you professional advice to:**

- make a reasoned and informed decision on whether to go ahead with buying 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 are not covered by these terms and conditions, and 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 part.

 **Reminder**

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



## About the inspection

**Surveyor's name**

**Surveyor's RICS number**

**Company name**

Nuven Surveyors Ltd

**Date of the inspection**

24th November 2022

**Report reference number**

**Related party disclosure**

As far as we are aware there are no conflicts of interest as defined in relevant RICS documentation.

**Full address and postcode of the property**

**Weather conditions when the inspection took place**

At the time of inspection, it was dry.

The weather shortly prior to the inspection was mainly wet.

**Status of the property when the inspection took place**

The property was unoccupied and furnished. The floors were covered.

# B

## Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. 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.

### 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.

# B

## Summary of condition ratings

### Overall opinion of property

The property is of generally traditional construction for its type and age. It is considered to be a reasonable purchase although there are a number of defects that require attention, and which will require some expenditure at the outset. Once these works have been undertaken to a satisfactory standard, normal ongoing maintenance will be required to ensure that the property remains in satisfactory condition.

It is very important that you read this report as a whole. In the main body of the report we will notify you of the actions that will be required prior to exchange of contracts. Where we have given elements a Condition Rating of 2 or 3, we particularly refer you to the section at the end of the report entitled 'What to do now'. You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase. It must be realised that in certain circumstances an item designated as a Condition Rating 2 can deteriorate quite rapidly to a Condition Rating 3.

This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of our inspection and no liability can be accepted for any deterioration in its condition after that date.



# B

## 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'.



### Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Please see comments throughout the report and in Section H regarding further investigations recommended for legal advisers.



### 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	
D3	Rainwater pipes and gutters	
D8	Other joinery and finishes	
D9	Other	
E2	Ceilings	
E5	Fireplaces, chimney breasts and flues	
E7	Woodwork	
E9	Other	
F1	Electricity	
F2	Gas/oil	
F4	Heating	
F5	Water heating	

# B

## Summary of condition ratings

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	
D1	Chimney stacks	
D2	Roof coverings	
D4	Main walls	
D6	Outside doors	
E1	Roof structure	
E3	Walls and partitions	
E4	Floors	
E6	Built-in fittings	
F6	Drainage	
G1	Garage	
G2	Permanent outbuildings and other structures	
G3	Other	



## Summary of condition ratings



### 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	
D5	Windows	
E8	Bathroom fittings	
F3	Water	



### 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
-------------	--------------



## Summary of condition ratings

### Further investigations

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

Investigations are required to establish the full cause and extent of the defects noted elsewhere in the report and some of these may be intrusive. The reports should cover the remedial works required and their likely cost.

You must obtain a report from a suitably qualified specialist/s in respect of the following:

Electrical installation;  
Gas installation;  
Hot water and central heating system.

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities



# About the property

## Type of property

The property comprises a detached house. The property has been extended with a two storey side addition. The front of the property faces approximately south west and all directions given in this report are as if viewing the property from the front.

## Approximate year the property was built

1900

## Approximate year the property was extended

1950

## Approximate year the property was converted

## Information relevant to flats and maisonettes

## Construction

The original walls are of solid masonry construction, part rendered under a pitched roof covered with slates.

The extension walls are of rendered masonry construction under a flat felt covered roof.

The floors are a mixture of timber and solid construction.

## Accommodation

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



## About the property

Third								
Other								
Roof space								

### Means of escape

Means of escape in case of fire is relevant to all occupiers of domestic houses and flats. The requirements are covered in the current Building Regulations by Approved Document B (Fire safety, specifically B1 - Means of escape). Homes built in the latter part of the last century onwards should have been built in compliance with the relevant Building Regulations applicable at the time of construction. However, subsequent alterations such as internal wall removal, loft conversions and garage conversion, which may have been undertaken without proper consents may result in non-compliance. Older properties built before the introduction of Building Regulations, by definition, can never have complied.

There appear to be some battery powered smoke/heat detectors in the property. These should be replaced with mains powered units.



## 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

E-50

### Issues relating to the energy efficiency rating

As agreed in our Terms of Engagement, no checks have been made for any obvious discrepancies between the EPC and the subject property nor have we advised on the appropriateness of any energy improvements recommended by the EPC.

### 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)

None.

### Other energy matters

None.





## Location and Facilities

### Grounds

There are gardens to the front and rear of the property. Parking is available on the driveway to the front of the property. There is a single integral garage. There is a brick and glazed storage structure attached to the rear of the garage.

### Location

The property is in an established residential area convenient for local amenities.

Access to the property is by roads and footpaths which are made up and are assumed to be adopted by the local authority.

### Facilities

You should familiarise yourself with the locality and its facilities before purchase.

### Local environment

The property is believed to have been constructed upon shrinkable clay subsoil. Subsoils of this type can cause damage to buildings and services, particularly if there are prolonged dry weather spells.

### Other local factors

The close proximity of the railway line may affect the use and enjoyment of the property.

# D

## Outside the property

# D

## Outside the property

### Limitations on the inspection

The external inspection of the building was limited to those parts that could be seen from ground level, within the boundaries of the property and from accessible public areas only. As a result, where Condition Ratings have been provided these may be based on our limited inspection.

It was not raining at the time of inspection and, therefore, it was not possible to confirm whether the rainwater goods are watertight.

Our inspection of the flat roof to the rear extension was limited to what could be seen using a pole cam.

The left-hand flank wall of the property could not be clearly seen due to the layout of the site.

Our inspection of the walls to the side extension were limited somewhat by vegetation.

### D1 Chimney stacks

1 2 3 NI

There are three brick and rendered masonry chimney stacks to the property. The two left-hand chimney stacks are surmounted with four clay pots. The rear chimney stack is surmounted with a metal flue terminal. Junctions between the chimney stacks and roof coverings are sealed with lead flashings.

2

The left-hand rear chimney stack is weathered with eroded mortar pointing.

This can lead to damp penetration and potential instability of the stack. The stack now requires a thorough overhaul to include re-pointing to leave sound and weatherproof.

#### Condition Rating 2.



1 Weathered rear left hand chimney stack

The remaining stacks appear to be in generally satisfactory condition, well-formed and with no significant defects noted. Normal maintenance will be required.

#### Condition Rating 1.

Chimney stacks are usually the most exposed part of the building and will naturally be prone to heavier weathering. Good maintenance is essential to prevent deterioration and damp penetration into the property.



## Outside the property

When the repair work is carried out it would be advisable to check the condition of all hidden parts to see if any other repairs are needed. Until the work is carried out, regular checks should be made internally for any possible water leakage.

In view of the age of the property the stacks are unlikely to contain a damp proof course (DPC). Therefore, even with the flashings in good repair, some internal dampness may occur from time to time.

It is very important to keep render finishes in good decorative condition and free from cracking because moisture penetration can otherwise quickly occur. Moisture that becomes trapped behind the render can cause rapid deterioration of the concealed masonry finish beneath and, due to freezing and thawing, hastens deterioration and failure of the rendering.

### D2 Roof coverings

#### Main Roof

The main roof is pitched and covered with slates laid over a lining on a timber frame.

The roof covering appears to be in generally satisfactory condition for its age and with no significant defects noted. Subject to normal ongoing maintenance the covering should remain serviceable for some years.

A valley gutter is present to the front of the property. This is lined with lead and appears in satisfactory condition. No leakage was visible internally in the location of the gutter.

#### **Condition Rating 1.**

The valley gutter could not be closely inspected. Gutters of this type are vulnerable to blockage and can be a source of damp penetration that can potentially lead to timber decay. It is essential, therefore, that regular maintenance inspections are carried out.

#### Single Storey Rear Addition Roof

The roof is pitched and covered with slates laid over a lining on a timber frame. The junction between the roof and rear elevation wall is sealed with a mortar fillet.

Within the limitations of the inspection, defects were identified as follows: -

- A small number of slates were noted to be broken.
- The mortar fillet will have a limited life and should be upgraded in a more durable material such as lead.

These defects may lead to water penetration and consequently deterioration of internal elements possibly including decay of timber. The coverings now needs a thorough overhaul to leave sound and weatherproof.

#### **Condition Rating 2.**

2



# Outside the property



2 Cracked slates to single storey rear addition roof



3 Mortar fillet to single storey rear addition roof

### **Bay Roof**

The front bay roof is pitched and covered with slates.  
Verge mortar to the slates has eroded in places and requires repair.

**Condition Rating 2.**



4 Deteriorated verge mortar to front bay roof covering

# D

## Outside the property

### Side Extension Flat Roof

The flat roof to the side extension is covered with felt.

The flat roof appears to be in satisfactory condition at present with no signs of water penetration to the underside, although it was noted to be ponding slightly. Flat roofs do, however, have a limited lifespan and can be prone to sudden failure. You should anticipate and budget for ongoing repair and periodic renewal.

#### **Condition Rating 1.**



*5 Flat roof covering*

We cannot comment on the extent of any insulation which may be incorporated within the flat roof structure. Inadequate insulation here will result in unnecessarily high levels of heat loss. You should ensure that when the roof is next re-covered, insulation is installed to comply with current Building Regulations.

We could not see any ventilation to the roof structure. Unvented flat roofs of this type are prone to decay due to condensation forming in concealed areas which we are unable to inspect. When this roof is recovered, you should carry out the works to comply with current Building Regulations, incorporating suitable ventilation and insulation levels.

Flat felted roofs are known to have a limited lifespan. You should expect to carry out ongoing repair and periodic renewal. You should check and upgrade the supporting structure as necessary at this time.

The junction between the flat extension and main roof is sealed with a felt flashing. This will have a limited life and ideally should be upgraded in a more durable material such as lead.

Moss can prevent the correct run off of rainwater and cause deterioration of the covering. It can lead to blockages in rainwater goods. You should ensure that any excessive moss growth is removed on a timely basis.

### **D3 Rainwater pipes and gutters**

The property has PVCu gutters and downpipes.

It was not raining at the time of inspection and, therefore, it was not possible to confirm whether the rainwater goods are watertight.

**3**

# D

## Outside the property

The guttering to the left hand flank wall of the original property is damaged and requires replacement.

### Condition Rating 3.



6 Damaged guttering

The remaining rainwater goods appear to be in generally serviceable condition with no evidence of significant defects although some ongoing maintenance will be required.

### Condition Rating 1.

Leaking rainwater disposal systems can lead to penetrating dampness and deterioration of the building. You should ensure that rainwater gutters and downpipes including seals and joints are regularly cleaned and maintained.

## D4 Main walls

The original walls are of solid masonry construction, part rendered. The walls to the side extension are of rendered masonry construction.

### Finishes

Within the limitations of the inspection, defects were identified as follows: -

- The rendered wall surfaces are cracked in a number of places. Damaged rendering can cause dampness internally and repairs are required as soon as is practicable.
- A small number of low level bricks to the front elevation are spalled (eroded) and would benefit from repair.

2



# D

## Outside the property



7 Cracked render



8 Cracked render



9 Cracked render



# D

## Outside the property



10 Spalled masonry

**Condition Rating 2.**

**Movement/Stability**

Most properties have foundations of some variety located beneath the main walls which support the whole structure and carry the loads to the ground. We have not exposed any foundations that may be present as to do so would cause unacceptable disturbance. Therefore, we are unable to comment on their design, condition or estimate their future performance.

The property has been affected by past structural movement, evidenced by cracking and distortion around window openings (especially evident around the front right hand bedroom window) and also cracking between the main and front bay structure and also between the main and single storey rear addition structures. The likely cause of which is historic settlement and differential movement. From a single inspection the movement appears to be long-standing and does not appear to be progressive. However, some seasonal movement may continue due to the nature of the subsoil. No significant works are currently needed but cracks should be filled to prevent possible future water ingress.

**Condition Rating 2.**



11 Cracking and distortion

# D

## Outside the property



12 Cracking between main and single storey rear addition structures



13 Differential movement to front bay structure



14 Differential movement evident to front bay structure

Your attention is drawn to the fact that the subsoil in this district is predominantly clay. Clay subsoils are susceptible to shrinkage during periods of extremely dry weather as the volume of the clay changes in proportion to its moisture content. The risk of foundation damage increases significantly when trees or shrubs are planted near buildings. As a general policy it is recommended that no shrubs or trees with high water demand be planted close to any buildings. It should be ensured that your buildings insurance policy includes adequate cover for subsidence and heave damage.

# D

## Outside the property

### Damp Proof Course

A damp proof course (DPC) is a horizontal barrier of impermeable material placed in the base of a wall to prevent ground water passing into a building. Rising damp is generally regarded as being the result of a failure or absence of a damp proof course. This may lead to perished plaster, spoilt decorations, decay in skirting boards, structural sub-floor, and other timbers.

The horizontal DPC to the base of the original walls appears to be made of slates.

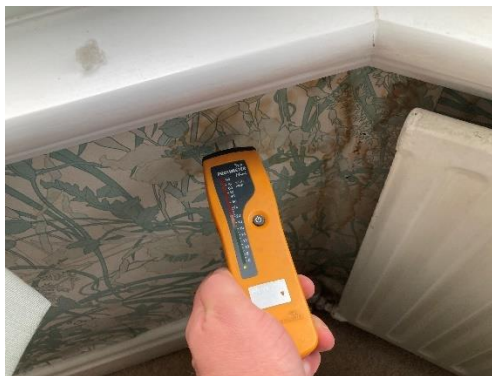
We were unable to identify the DPC to the extension due to the external finish. In a property of this age, it is likely that a bitumen DPC would have been used.

Although no damp was noted internally, DPC's should ideally be 150mm above external ground level. In this case, ground levels are high in some positions to the front of the property and this could lead to bridging, causing dampness to the interior of the building with associated defects noted above. External levels should now be reduced as a precaution.

Contrary to good building practice, the render has been taken down to ground level in some areas. This can provide a path for rising ground moisture to bypass the DPC and saturate the brickwork above causing dampness to the interior of the building with associated defects noted above. The render should now be cut back to the level of the DPC as a precaution.

### **Condition Rating 2.**

Damp staining was noted internally to the first floor front bay walls. These areas were tested with a moisture meter and were found to be dry.



*15 Dry staining*

Solid masonry walls are a historic form of construction. While very common their use has been superseded by modern cavity and other contemporary construction types. Solid external walls are prone to damp penetration. They rely upon the integrity of the external finish for their weatherproofing. The principle is that rain hitting the wall will be soaked up by the masonry. Provided that the wall is not too exposed and that there is sufficient air movement, the water will evaporate away before it penetrates completely through the wall. Even in good condition, however, water penetration may occur during severe weather conditions. Clearly the thinner walls are, the more vulnerable they are to penetrating dampness.

These walls often contain concealed timbers, e.g. lintels above openings, and any timbers in contact with dampness will be prone to decay. It is important, therefore, that the external finishes



## Outside the property

of the walls are maintained in good condition.

Walls of solid masonry are below the standard of thermal insulation of cavity walls and heat loss can be quite high.

Where walls are rendered, it is not possible to comment specifically on the condition of the construction beneath. The rendered finish may conceal distortions, cracks, or other defects.

Properties of this age may not have lintels to support the masonry above the openings. Lintels may need installing or replacing when renewing doors and windows.

There are a number of climbing plants attached to the house. Whilst these are unlikely to cause serious harm to the walls, they will be allowing moisture to be trapped against the wall which could cause deterioration and damp penetration. It is recommended that plants and shrubs be cut back to ensure that foliage does not project over windows, air vents, rainwater goods etc.

Given the age of the property the foundations are likely to be relatively shallow. This increases the risk of movement, particularly on shrinkable sub-soils. It is important to ensure that the drains are kept in good order and that nearby vegetation is kept under control to help protect the foundations from possible damage.

There are trees relatively close to the building on suspected shrinkable subsoil. Trees can cause damage to buildings and services. Arrangements should be made for the trees to be kept regularly pruned to prevent them from increasing in size.

Whilst no rising dampness was noted during the inspection, old DPC's are prone to long term failure due to the natural deterioration of material. You should make particular enquiries of the Vendor to establish whether any subsequent remedial damp treatment works have been undertaken to the property and, if so, ensure that these are assigned to you upon purchase. If the property is still relying on its original damp proof course, it will inevitably fail at some point in the future and will then require remedial treatment.

### D5 Windows

The windows are timber and PVCu single and double glazed casement units. Aluminium secondary glazing was noted to the first floor landing window.

These appear to be in generally satisfactory condition for their type and age with no signs of significant deterioration. Ongoing repair should be anticipated as part of future maintenance and redecoration cycles.

#### Condition Rating 1.

PVCu (unplasticised Poly Vinyl Chloride) is a common material for the production of window and door frames. The quality of the plastic can vary, which will impact upon performance over time and it is impossible to recognise this from a superficial inspection. Key load-bearing members of the frames often have to be strengthened, usually with metal, but the strengthening is hidden within the frame and we cannot confirm its presence, condition, or comment on long term durability.

Since April 2002 replacement double glazing required Building Regulations approval or alternatively a certificate under an approved self-assessment scheme such as FENSA which guarantees a minimum level of performance. Your Legal Adviser should check whether these units have either Building Regulation approval or have been installed by a contractor registered with FENSA. In addition, replacement windows and doors should have a manufacturers' warranty, and

1

# D

## Outside the property

this should be verified by your Legal Adviser. In the absence of such a warranty the remaining life of the windows may be limited.

Timber windows and doors all require periodic maintenance in varying degrees to maximise their life. Softwood timbers in particular are prone to decay and depending upon original quality can suffer significant decay even when well maintained. Timber windows and doors can usually be repaired by cutting out and replacing rotted timber and/or filling, but eventually this becomes uneconomic and complete replacement becomes necessary.

The quality of sealed unit double glazed windows and doors varies and no assurances can be given concerning long term durability.

The junction between the window and door frames and surrounding wall is frequently a source of water penetration, particularly during severe weather conditions. It is important that the sealing material that protects these joints is regularly checked and maintained in good condition.

The single glazed windows and doors will obviously be a source of heat loss from the property and will be prone to high levels of condensation, particularly in the winter months. Condensation is frequently a lifestyle issue and care should be taken to avoid activities that can contribute to the problem such as drying clothes indoors. The control of condensation can be difficult and requires maintaining a careful balance between heating, insulation, and ventilation.

### D6 Outside doors (including patio doors)

The doors are timber and aluminium double glazed units.

There are gaps around the front timber door frame which should be filled.

**Condition Rating 2.**



*16 Gaps around door frame*

The remaining doors appear to be in generally satisfactory condition for their type and age with no signs of significant deterioration. Ongoing repairs should be anticipated as part of future maintenance cycles.

**Condition Rating 1.**

See our comments above in respect of FENSA certification for replacement units, the durability of sealed double glazed units and sealants to door/wall junctions.

Aluminium windows and doors require regular maintenance, and, over time, they can become unserviceable. Replacement is likely to be required in due course. They are prone to severe

2



# D

## Outside the property

condensation particularly during the colder winter months and decay to the timber sub-frame if present.

### D7 Conservatory and porches

None.

### D8 Other joinery and finishes

This comprises of fascias and exposed rafter feet to the roof edge of the property. In addition, some decorative timbers are affixed to the front elevation of the property.

The decorative timbers to the front of the property are weathered and beginning to rot in places and require an overhaul.

**Condition Rating 3.**



*17 Weathered decorative timbers beginning to rot*

The remaining items of joinery appear to be in generally satisfactory condition

**Condition Rating 1.**

#### External Decorations

External decorations are deteriorating in some areas. The affected sections should be thoroughly prepared and redecorated in the near future.

**Condition Rating 2.**

### D9 Other

There is a timber framed canopy structure above the front door with a pitched and slated roof.

The timber frame is beginning to rot and will require replacement in the short to medium term.

**Condition Rating 3.**

3

3

# D

## Outside the property



*18 Decay*

A number of slates to the roof were noted to have slipped and require repair.

**Condition Rating 2.**



*19 Slipped slates*

**E**

**Inside the property**





# Inside the property

## Limitations on the inspection

Fitted floor coverings, items of furniture and storage restricted the inspection of the main areas.

We were unable to see the underside of the staircase as it was enclosed.

Insulation, boarding, and general storage limited the scope of inspection in the main roof space.

We were only able to carry out a head and shoulders inspection of the single storey rear addition roof space due to the low pitch of the roof.

## E1 Roof structure

1 2 3 NI

Access to the main roof void is via the ceiling hatch to the landing. Access to the rear single storey addition roof void is via the ceiling hatch in the kitchen.

2

The roof structures are formed of traditional timber construction. These are 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 pressure, onto external and internal load-bearing walls without undue distortion.



20 Main roof structure



21 Rear addition roof structure



## Inside the property

- Current Building Regulations require insulated and lined roofs to be ventilated to prevent condensation within the roof void. In severe cases a lack of ventilation can result in decay to timbers. The roof voids do not appear to be sufficiently ventilated and fixed air vents should now be installed.
- To prevent unnecessary heat loss, insulation is usually installed over the ceilings in the roof void. Insufficient insulation is provided within the roof voids. You should now ensure that insulation is provided here to current standards and that it does not interfere with ventilation.

### Condition Rating 2.

From the inspection possible, we were able to determine that the timbers are of appropriate size and configuration to bear their dead and imposed loads, and we noted no signs of significant deflection or movement. There is some splitting/warping to the roof timbers which occurs naturally over time and is not considered to be of structural concern at present.

### Condition Rating 1.

Timber used in construction can undergo some splitting and/or warping which may occur naturally over a period of time due to a reduction in moisture content. This does not normally affect its structural integrity except in exceptional instances.

## E2 Ceilings

Ceilings are a mixture of lath and plaster, and plasterboard construction.

Within the limitations of the inspection, defects were identified as follows: -

- Polystyrene tiles have been fixed to the ceiling in the breakfast room. Some types of these tiles are known to give off toxic gases in the event of fire and we recommend that they are now removed. It is probable that the removal of the tiles will cause some damage to the ceiling because of the adhesives used and you should allow to carry out some general making good and repair.

### Condition Rating 3.



*22 Polystyrene tiles*

- Cracking, unevenness and blown ceiling plaster was noted throughout the property, but this is not unusual for a property of this type and age. Repair works will be required when

3



## Inside the property

redecorating.

### Condition Rating 2.

Damp staining was noted to the middle first floor bedroom ceiling. This was tested with a moisture meter and was found to be dry at the time of our inspection.

Lath and plaster construction is formed by applying plaster onto the face of laths which are fixed to the underside of timber floor or ceiling joists. The gap between the laths enables the plaster to pass between them to form a key to secure the plaster. A well-constructed and undisturbed lath and plaster ceiling can last for well over 100 years, however, they tend to crack and loosen with age, and eventually require replacing. It is the flexing and vibration in floor and ceiling joists that start to cause failure in lath and plaster ceilings. The installation of central heating in a property can also lead to failures. Fractures occur in the plaster where it passes between the laths, resulting in a loss of adhesion. The ceiling plaster surface can then become separate from the laths and fail. When this happens, there is a risk of collapse. The condition of very old lath and plaster ceilings should be continually monitored for although rare the sudden and catastrophic collapse of such ceilings can occur, and this presents a risk to both building and its inhabitants and contents.

Most modern ceilings are constructed of plasterboard, consisting of a core of plaster covered with heavy paper which is nailed or screwed into position. The joints between the plasterboard sheets are usually taped in readiness for the final plaster skim coat. It is common for minor cracks to develop at the plasterboard joints as the structure dries out or due to vibration or other disturbance. Such cracks can be unsightly but are rarely of structural significance.

Many of the ceilings within the property are concealed by paper linings. There are areas of minor cracking and unevenness which suggests loss of key. Whilst serviceable at present, should you remove the lining it is likely that areas of plaster will become detached and that localised repairs will then be required.

### E3 Walls and partitions

Internal walls and partitions are a mixture of solid and lightweight construction.

Within the limitations of the inspection, defects were identified as follows -

- The brick internal wall between the entrance lobby and hallway has cracked and distorted in places due to historic settlement. Some localised repointing is required.
- We noted areas of loose and blown plaster typical of a building of this type and age and you should allow for some re-plastering when internal redecoration is next carried out.

### Condition Rating 2.

2



## Inside the property



*23 Internal wall between lobby and hallway*

Many of the walls are concealed by paper linings. There are areas of minor cracking and unevenness, which suggests loss of key. Whilst serviceable at present, should you remove the lining, it is likely that areas of plaster will become detached and that localised repairs will then be required.

There is some movement to the internal partition walls evidenced, for example, by distortion to door frames. This movement shows no signs of any recent progression and is considered to be within acceptable tolerances for a property of this type and age.

### E4 Floors

The floors are a mixture of timber and solid construction.

A number of loose timber floorboards were noted throughout the property and these require refixing.

#### **Condition Rating 2.**

#### **Sub-floor Ventilation**

Suspended timber ground floors require ventilation to prevent an accumulation of moisture within the floor voids. This is achieved by vents built into the base of the main walls. There appears to be adequate provision, but it is important that all vents are kept open and clear of obstructions at all times. It is also important that the sub-floor voids are kept clear of obstruction to ensure that a good flow of air is maintained to all areas.

#### **Condition Rating 1.**

Whilst the concrete floors appear basically level, it is not unknown for them to subside due to poor workmanship or deficiencies in the materials or ground beneath. Without destructive investigation we are unable to comment specifically on the quality of the floor construction or on the sub-floor ground conditions.

In a property of this age the solid ground floors are unlikely to incorporate a DPM conventional damp proof membrane and, as a result, dampness may occur. Whilst we found no dampness during the inspection, this could occur in the future. Correct remedial treatment would require re-laying the floors, including a damp proof membrane.

2



## Inside the property

A traditional suspended timber ground floor comprises a surface finish, usually floorboards, being supported by a timber sub-structure which in turn rests on masonry built off the ground below or is supported by the main walls. This creates a void between the floor surface and the ground below.

These floors are prone to a variety of problems, typically due to the effects of damp and/or condensation in the building which can lead to decay of the various timber components. The results can be sagging and spring to the floors which if left unchecked can lead to collapse. However, it should also be remembered that these floors will often become uneven due to long term settlement of the building.

Suspended timber upper floors comprise a surface finish usually floorboards being supported by a timber substructure supported on external or internal walls or a combination of both. These floors, providing they are well maintained, are generally durable.

We found no visible evidence of dry rot, wet rot, or active woodworm infestation, but this could be discovered when fitted covers are removed.

### E5 Fireplaces, chimney breasts and flues

There is a gas fire installed to the fireplace in the lounge.

The gas fire is dated.

The gas fire must be regularly serviced and examined by a Gas Safe registered contractor to ensure both the safe and efficient operation of the appliance and the flue. The contractor should also confirm that adequate ventilation has been provided to this appliance. This should be carried out as soon as you take occupation unless a current test certificate is available.

**Condition Rating 3.**



*24 Gas fire*

Unused flues should be capped externally while maintaining air flow and ventilated at the site of the original fireplace to prevent condensation forming.

**Condition Rating 2.**

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



## Inside the property

The built-in fittings are of some age and rather dated with wear and tear. We assume that you will contemplate refitting these in due course. No doubt you have already assessed the adequacy of these, and other built-in fittings, for your own purposes.

2

### **Condition Rating 2.**

Built-in fittings can sometimes conceal defects and signs of dampness/condensation in the structure behind, which will only become apparent when they are removed.

### **E7 Woodwork (for example staircase joinery)**

This comprises the internal joinery including doors, frames, skirtings, staircases, etc.

There are no visible British Standard marks to the internal door glazing in the breakfast room, boot room and first floor ensuite shower room. This suggests that it is not safety glass and does not meet current standards and should now be upgraded as a precaution.

3

### **Condition Rating 3.**

Some of the doors need to be eased and adjusted in due course.

### **Condition Rating 2.**

The remaining items of woodwork are adequately presented, subject to some general wear and tear.

### **Condition Rating 1.**

#### **Internal Decorations**

The internal decorations are dated. We expect that you have assessed the adequacy of decorations for your own purposes.

### **Condition Rating 2.**

As noted previously there is some distortion to door frames indicating minor movement. This movement shows no signs of any recent progression and is considered to be within acceptable tolerances for a property of this type and age. Doors may require easing and adjusting periodically.

### **E8 Bathroom fittings**

The sanitary fittings in the property are a little dated in places but considered to be serviceable.

### **Condition Rating 1.**

Tiled walls in showers are commonly a source of water penetration which can lead to damage to services and finishes as well as timber decay. While no problems were seen, regular maintenance should be undertaken along with prompt repair in response to any defects that become apparent.

Flexible sealants around the sanitary fittings are a source of water penetration and should be checked regularly and renewed, as necessary. Damage may allow water penetration to enclosed areas beneath, which can cause rot and decay.

There is insufficient ventilation in the bathrooms and additional ventilation should be installed. Please see our comments in Section E9 below.

There are electric showers in the bathrooms and these should be safety tested as part of our

1



## Inside the property

recommendations contained in section F1: Electricity.

### E9 Other

We recommend that mains powered smoke and heat alarms, and carbon monoxide detectors are now fitted, as there are none currently installed.

3

#### Condition Rating 3.

Condensation is frequently a lifestyle issue and care should be taken to avoid activities that can contribute to the problem such as drying clothes indoors. The control of condensation can be difficult and requires maintaining a careful balance between heating, insulation, and ventilation.

In a property of this age, timber defects can exist in concealed areas, possibly including insect infestation, dry rot, or wet rot. Whilst no evidence was found in those areas we were able to inspect, it is possible that it may be detected when the property is emptied or during other repair or refurbishment works. Future specialist treatment may be required.

In a property of this age asbestos based components are likely to have been used in many areas, some of which are hidden within the structure. This should be borne in mind when undertaking any works to the property. Should asbestos based materials be found then they may need to be dealt with by specialist contractors and this could prove expensive. Further advice is available from the Health & Safety Executive - <https://www.gov.uk/search?q=asbestos>.

# 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.





# Services

## Limitations on the inspection

None.

## F1 Electricity

1 2 3 NI

**Safety warning:** 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 Electrical Safety First.

There is a mains electricity supply to the property. Where visible, the wiring to lighting and socket outlets is plastic. The meter and consumer unit are located in the cupboard in the entrance lobby.

3

Deficiencies within the electrical installation were noted dated sockets and switch gear. The installation does not now comply with modern regulations and requires upgrading. Therefore, and in accordance with the information above and on grounds of safety, it should now be checked by an appropriate specialist prior to exchange of contracts. This report should detail all necessary works to bring the installation to current standards and the works should be undertaken as soon as practicable.

### Condition Rating 3.



25 Meter and consumer unit



26 Dated sockets

# F

## Services

The provision of sockets appears inadequate by modern standards. We recommend that you consult with your electrical contractor and arrange to install additional outlets to your own requirements.

### 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.

Mains gas supply is connected, with a meter located in the entrance lobby.

Much of the installation is concealed within the fabric of the building and, therefore, our inspection was limited to the visible parts. No testing was undertaken, and we can only advise that the installation appears to be in working order with no significant defects or deficiencies. However, if it were formally tested it may not be found to comply with current requirements. Therefore, as a matter of safety you should now arrange for the installation and all gas appliances to be inspected and tested by a Gas Safe engineer prior to exchange of contracts to confirm compliance.

**Condition Rating 3.**



27 Gas meter

3

### F3 Water

Mains water is supplied. 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 is the responsibility of the property owner.

A stop valve is used to open and close the flow of water through a pipe. There are usually two stop valves for a home, one is usually found 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 water system leaks.

1



## Services

The external stop valve is located in the pavement.

The internal stop valves are located in the breakfast room and under the kitchen sink.

Where visible, the pipework is in generally satisfactory condition and no leaks or other serious defects were noted. However, much of the pipework is concealed and it is, therefore, possible that defects could exist in unseen areas.

We opened the kitchen tap to assess mains water pressure. While this appeared reasonable, there are a number of variables that affect water pressure, including time of day and number of other users both in the property and locality. You should establish whether the pressure is adequate for your own personal requirements.

Water is stored in two plastic tanks within the roof void.

The cold water storage tanks appear to be in generally satisfactory and serviceable condition.

### **Condition Rating 1.**

In view of the age of the property there may be older metal pipes present including lead. We recommend that any lead, steel or cast iron pipes should be now replaced.

## **F4 Heating**

The property has a conventional gas fired central heating system with a floor mounted gas fired boiler located in the breakfast room connected to radiators.

This is a vented system. Water from the cold water storage tank is gravity fed to the hot water system and stored in a cylinder. The boiler provides hot water to heat this cylinder and the radiator system all of which can be programmed and controlled. There are three water tanks situated in the roof void. The larger tanks supply water to the hot water cylinder and a smaller feed and expansion tank serves the radiator circuit. The hot water system and radiator circuit should vent back into the expansion tank so if the water becomes too hot it overflows back into the tank.

The system was activated to check its basic operation. Parts of the heating system are dated and should be regarded as approaching the end of their useful life. Replacement should be anticipated, and we recommend you budget for renewal. You should now arrange for a Gas Safe engineer to check and test the system prior to exchange of contracts.

### **Condition Rating 3.**

3

# F

## Services



28 Boiler

The radiators are of varying ages. These will fail progressively and will then need to be replaced.

**Cooling**

There is an air conditioning unit in the master bedroom

It is essential that cooling systems are maintained in accordance with the manufacturer's instructions. Your legal advisor should check when maintenance was last undertaken and obtain the service record. Routine servicing may now be required.



29 Air conditioning unit

### F5 Water heating

Hot water is provided by the main heating boiler and is stored in a hot water storage cylinder which is fitted with a supplementary electric immersion heater located in the bathroom airing cupboard. See our comments in Section F4 above.

3

**Condition Rating 3.**

Some of the components of the hot water system are of some age and reaching the end of their useful life. You should anticipate that maintenance costs will increase prior to replacement being required.



## Services



30 Hot water cylinder

### F6 Drainage

Waste water can consist of either Foul waste (anything that comes from bathrooms, kitchens, utility rooms) and Surface water (rainwater from roofs and paths). The underground pipework carries the effluent away without danger to health or giving nuisance ideally with access points to allow periodic maintenance.

2

Modern systems keep the foul water and the surface water apart in separate drains. The Foul waste going to the primary disposal and the Surface water usually discharged to a local soakaway (an underground holding chamber which gradually disperses the water into the surrounding soil). The main concern is to ensure that Foul waste is not discharged into the Surface water drainage system as this can cause pollution. Older systems were often combined with all water going to the sewerage system. While not now permitted under current Regulations, these are not retrospective in operation.

#### Above Ground Drainage

The property has cast-iron waste pipes.

Within the limitations of the inspection, defects were identified as follows: -.

- Rainwater gulleys were noted to be partly blocked with leaves and debris and should be kept clear.
- There is no capping terminal to the main soil and vent pipe and one should be provided.

**Condition Rating 2.**



# Services



31 Blocked gully



32 Uncapped soil pipe

**Below Ground Drainage**

The below ground drainage system is the means of carrying waste water from the property to an acceptable disposal system. This will either be the public sewers (mains drainage) or a private system. The only way of determining the condition of the drainage system is by means of a specialist test utilising CCTV cameras which is beyond the scope of this inspection.

The property is believed to be connected to the mains drainage system. There are two access inspection chambers to the side pathway and in the rear garden.

The rear garden drainage inspection chamber has cracked and damaged concrete within, which would benefit from repair.

**Condition Rating 2.**





# Services



33 Cracked and damaged within drainage inspection chamber

The covers were raised and, in these positions, the chambers were noted to be free from blockage. Please note, however, that this limited form of examination does not constitute a formal drains test and should not be construed as such.

**Condition Rating 1.**

In view of the age of the property, it is possible that the drainage system will have some defects that have developed unseen. Our limited inspection of accessible areas cannot confirm that the system is free from defects. As a precaution you should have the installation checked and tested prior to exchange of contracts.

We understand that the drainage has been underpinned at some point in the past. Legal advisers should make enquiries into whether this work was carried out with relevant permissions and covered by relevant guarantees.

Gullies will require regular maintenance and cleaning. Inspection chambers should be jet washed annually.

**F7 Common services**

**Not applicable.**

# G

**Grounds**

**(including shared areas for flats)**





## Grounds (including shared areas for flats)

### Limitations on the inspection

Our inspection of the garage was restricted by stored items contained within.

### G1 Garage

1 2 3 NI

The integral garage is built of the same materials as the main house.

Within the limitations of the inspection, defects were identified as follows: -

- The concrete threshold to the front of the garage is cracked.
- A small number of slipped slates were noted to the garage front projecting roof, which require repair.
- Some damaged masonry was noted around the front timber garage door frame which should be repaired. At the time of inspection, the electrically powered door did not appear to be functioning.
- The ceiling within the garage is stained which appears to be from a previous leak from the shower room above. This was tested with a moisture meter and was found to be dry but redecoration is required.

#### Condition Rating 2.



34 Cracked threshold

2



## Grounds (including shared areas for flats)



*35 Slipped slates*



*36 Damaged masonry*



*37 Past damage to ceiling*

You should ensure that your electrician checks the garage electrics as part of the overall system inspection.

### **G2 Permanent outbuildings and other structures**

There is a brick and glazed storage structure attached to the rear of the garage.

Within the limitations of the inspection, defects were identified as follows: -

- The structure is insubstantial and there are cracks between the structure and the rear of

2



## Grounds (including shared areas for flats)

the garage which should be filled.

- The seals to the double glazed units appear to have failed causing misting on the glass. It is recommended that all units are checked and replaced as necessary in due course.

### Condition Rating 2.



*38 Cracking between structures*



*39 Failed double glazed seals*

Polycarbonate roofing sheets have a limited life, are prone to leak seasonally and will need periodic repair and replacement.

Overall, the structure is considered to be nearing the end of its life.

### G3 Other

The boundaries are in fair condition where visible although some repairs are now needed.

- The front brick boundary wall is weathered with some spalled (eroded) masonry.
- The concrete path to the front of the property is cracked in places.
- Loose and uneven patio stains and steps were noted to the rear of the property.
- The rear left-hand timber fence is damaged in a number of areas.

### Condition Rating 2.

2



## Grounds (including shared areas for flats)



*40 Weathered front boundary wall*



*41 Cracked path*



*42 Loose uneven stones to patio/steps*



# G

## Grounds (including shared areas for flats)



*43 Damaged fencing*

There are trees close to the building on suspected shrinkable subsoil. Trees can cause damage to buildings and services. Arrangements should be made for the trees to be kept regularly pruned to prevent them from increasing in size.

The trees in the vicinity of the building may be covered by a Tree Preservation Order. We recommend that you instruct your Legal Adviser to clarify the position and if necessary, provide you with advice on your responsibilities as part of the conveyancing process.

# 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

The property has been extended with a two storey side addition. Your Legal Adviser should confirm that it was constructed with both Planning Permission and Building Regulation approval as appropriate, and that a final completion certificate has been issued by the local authority if necessary.

The replacement windows and doors may have required Building Regulation approval and your Legal Adviser should confirm that all necessary consents were obtained from the local authority if applicable.

The underpinning of the drains also may have required Building Regulation approval and your Legal Adviser should confirm that all necessary consents were obtained from the local authority if applicable.

## H2 Guarantees

Your Legal Adviser should establish whether there are any service agreements or engineer's certificates for the gas fire, central heating and hot water system.

Your Legal Adviser should check that valid guarantees exist for replacement windows and doors and underpinning of the drains and that these can be assigned to you on purchase if applicable.

## H3 Other matters

Prior to exchange of contracts, your Legal Adviser should make enquiries into the following:

Tenure;  
Road adopted;  
Drainage adopted;  
Ownership / maintenance of boundaries; Trees 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

C: Local environment – shrinkable subsoil;  
D3: Rainwater pipes and gutters – defective;  
D8: Joinery – decay;  
D9: Other – decay;  
G3: General – trees within influencing distance.

## I2 Risks to the grounds

C: Local environment – shrinkable subsoil;  
G3: General – presence of trees.

## I3 Risks to people

E2: Ceilings – polystyrene tiles;  
E5: Fireplaces, chimney breasts and flues – requires safety check – gas fire;  
E7: Woodwork – possible unsafe glazing;  
E9: Other – missing mains powered fire/smoke alarms; missing mains powered carbon monoxide alarms;  
F1: Electricity – requires safety check and dated installation;  
F2: Gas /oil – requires safety check;  
F4: Heating – requires safety check - boiler; dated installation;  
F5: Water heating – requires safety check – hot water cylinder; dated installation.

## I4 Other risks or hazards

The close proximity of the railway line may affect future enjoyment of the property.

# 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

Recommended standards of thermal insulation for domestic properties are subject to frequent revision as Government seeks to reduce carbon emissions as part of their Climate Change targets. As a result, only the most modern houses will fully comply with current Regulations. These Regulations are not retrospectively enforceable and given the difficulty of retro-installing additional insulation in some areas, it is often not a practical option. If you wish to undertake any of the improvements suggested in the Energy Performance Certificate (EPC), you should obtain quotes prior to purchase so that you are aware of the consequences and the scope and costs of all the works.

Walls of solid masonry are below the standard of thermal insulation of cavity walls. They are prone to damp penetration and heat loss can be high.

Improving the thermal performance of solid masonry walls is possible by providing an external insulation layer covered with a weatherproof outer finish or by an internal solution such as an insulation backed dry-lining system. However, both options are expensive and disruptive to install and, in practice, rarely undertaken with occupiers accepting the situation as part of the character of the building. Internal insulation will also reduce the room sizes. Care must be taken when installing additional insulation to solid walls to prevent the formation of “cold bridges”, which can lead to condensation problems.

Based on the likely age of the floors they are unlikely to include insulation and will be a source of heat loss. Retrospective insulation of floors is an expensive and disruptive undertaking and is rarely considered necessary when buying a property of this age. Some older floors such as quarry tiled floors need to breathe and covering them with carpets can lead to damp becoming trapped.

See our comments in Section E1 in respect of roof void insulation. See our comments in Section D2 in respect of flat roof insulation. See our comments in Section D5 in respect of the thermal performance of windows.

## J2 Heating

The central heating system is described in F4 and our comments regarding condition and service history should be noted. In terms of overall energy efficiency, the system is considered not very efficient.

## J3 Lighting

The provision of natural lighting is satisfactory for the property.

Due to their inefficiency, older incandescent light bulbs are being replaced 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 now scarce.

There are an adequate number of low energy light bulbs in the property.

## J4 Ventilation

Properties require ventilation to reduce condensation, which can lead to mould and damp and to generally create a healthy internal environment. Ventilation is usually provided by a combination of constant background ventilation, such as open fireplaces and vents in windows, or intermittent ventilation created



## Energy matters

by opening windows and mechanical ventilation using electrical extractors in high moisture environments like kitchens and bathrooms.

There is no mechanical extract ventilation in the bathrooms. Please see our comments in Sections E8 and E9.

Poor ventilation commonly causes condensation which allows mould growth. The control of condensation can be difficult and requires maintaining a careful balance between heating, insulation, and ventilation.

### J5 General

The thermal performance of the property is detailed within the Energy Performance Certificate (EPC) for the property. If you do not have a copy, one can be downloaded at [www.epcregister.com](http://www.epcregister.com) where you can search for the property by postcode.

The EPC will show you the property's current thermal efficiency, its' potential thermal efficiency following the recommendations contained within the document and also benchmark it against the average dwelling in England and Wales.

The EPC is based on standard assumptions on occupancy and energy use and does not reflect how energy is consumed by individual occupiers.

In general, the thermal performance of the property is likely to be inadequate and would benefit from improvements both noted above and contained within the EPC.

You may have to accept that in view of the age of the property it will be more prone to heat loss generally through the fabric of the structure. As a result, condensation may persist despite adequate heating and ventilation.

**K**

## **Surveyor's declaration**



# Surveyor's declaration

**Surveyor's RICS number**

**Phone number**

01403 333732

**Company**

Nuven Surveyors Ltd

**Surveyor's Address**

Unit 23 Graylands Estate, Langhurstwood Road, Horsham, RH12 4QD

**Qualifications**

BSc (Hons) MRICS

**Email**

info@nuvensurveyors.co.uk

**Website**

www.nuvensurveyors.co.uk

**Property address**

**Client's name**

**Date this report was produced**

28<sup>th</sup> November 2022

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

**Signature**

**L**

**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 quotation 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') and
- a detailed **report** based on the inspection (see 'The report').

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. This includes taking up fitted carpets, 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.

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.



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

### 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. 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 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 and 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 to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

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

### Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend 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.



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

## 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:

- **R** – Documents we may suggest you request before you sign contracts.
- **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.
- **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 present the 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.



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

## Issues for legal advisors

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.

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 our 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

## 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.

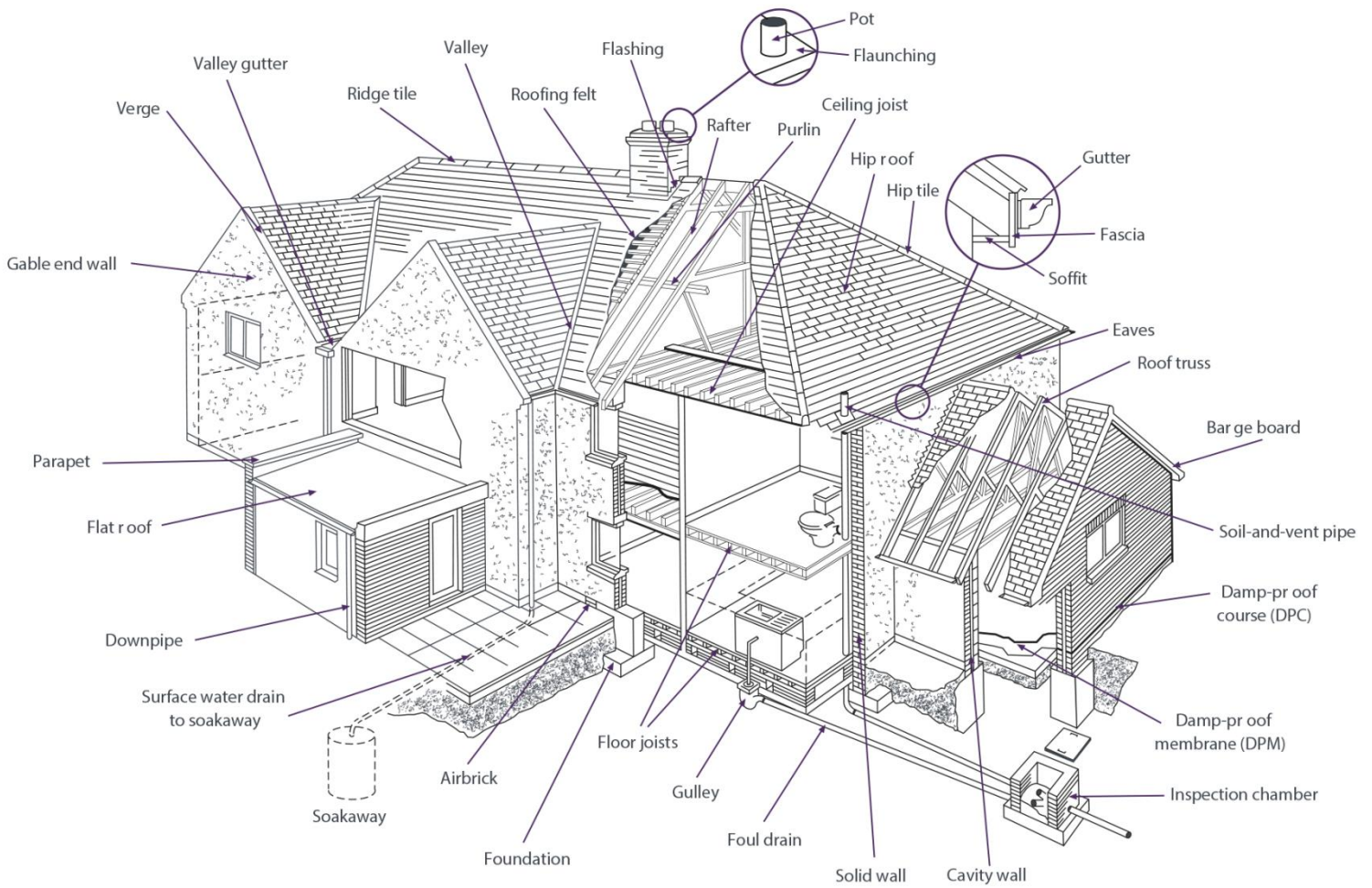
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## Typical house diagram



# Typical house diagram

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





# Glossary of terms

Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a 'Verge Board'. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 15 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or waste water from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gulley	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.



## Glossary of terms

Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a man-hole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper, used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe	Also known as a soil stack pipe. Typically, a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

## RICS disclaimer



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