LEVEL 3

Your survey report...

Property address

Client's name

Inspection date

Surveyor's RICS number: *1205414*

3

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A

About the inspection

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 survey

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

Reminder

Please refer to your **Terms and Conditions** report received on the _____ for a full list of exclusions.

A About the inspection

Surveyor's name

Alex C E Lilly BSc (Hons) MRICS

Surveyor's RICS number

1205414

Company name

Lilly Surveyors Ltd

Date of the inspection

Report reference number

Related party disclosure

I am not aware of any conflict of interest in relation to any of the parties associated with this property. Should any such conflict become evident then this will be notified to all relevant parties as soon as possible.

Full address and postcode of the property

Weather conditions when the inspection took place

The weather at the time of the inspection was clear and sunny.

Climate change continues to provide us with ever-changing weather and purchasers of property should be aware that climate change can have an adverse effect on their properties.

Although no damage was evident during the time of the survey this does not mean it will not become evident in the future.

Status of the property when the inspection took place

At the time of the inspection, the property was occupied, and furnished, with fitted floor coverings which placed normal and practical limitations on the inspection that could be undertaken.

The owner was at the property to show us around.

B

Overall opinion

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

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

B

Summary of condition ratings

Overall opinion of property

The property overall is in a reasonable condition when compared to properties of a similar age and remedial works are required as detailed below in the report.

It is important that the report should be considered in its entirety before proceeding. If there are any points in the report which require clarification or on which you require further advice, please do not hesitate to contact me. 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 has been prepared having due regard to the age and type of the building. The repairs referred to within the body of the report are those which are typically found in properties of this age and design. This does not mean that they can be ignored, since more serious problems could otherwise develop.

This report reflects the condition of the various parts of the property at the time of our inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation, and it must be accepted that this report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection.

It is very important that you read this report in its entirety. 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 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 the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase.

The mechanical and electrical installations in general appear to be lacking the necessary test certification and it is recommended they should be tested prior to moving in if no test certification can be provided.

Other defects noted in this report are not uncommon in a property of this age and construction and should not affect the purchase of this property if you are prepared to accept the cost and inconvenience of dealing with the repairs/improvement works reported. You should, however, consider obtaining quotes for these works prior to purchase.

We have recommended that further investigations are carried out and it would be advisable to have these carried out prior to buying the property. We have also recommended that you refer the report to your legal adviser on the points discussed in section H which require further investigation. All the points should be investigated by your legal adviser prior to purchase as some can have implications on the final value of the property and resale.

B

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'.

R

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.

Element no.	Document name	Received
C1	Property deeds.	
D2	Statutory consent for the new roof cladding.	
D4	Property deeds.	
	Statutory consents for rear extensions.	
D5	FENSA certification & statutory consents for the windows and roof lights.	
D6	FENSA certification & statutory consents for the doors.	
D7	Statutory consents for the dormer window.	
E9	Statutory consents for the loft conversion.	
F1	Electrical safety certificates.	
F2	Gas safe certificates for the gas meter.	
F4	Gas safe certificates for the boiler.	
G3	Land registry documents and deeds to the property.	

3

Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)
D1	Chimney stack	
D2	Roof coverings	
D4	Main walls	
E1	Roof structure	

E3	Walls and partitions	
E4	Floors	
E9	Other	
F1	Electricity	
F2	Gas/oil	
F4	Heating	
F6	Drainage	

2 Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
D3	Rainwater pipes and gutters	
D5	Windows	
D6	Outside doors	
D9	Other	
E2	Ceilings	
E5	Fireplaces, chimney stack & flue	
E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
F3	Water	
F5	Hot water	
G3	Other	

1 Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D8	Other joinery and finishes	

NI Elements not inspected

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

Element no.	Element name	Comments (if applicable)
D7	Conservatory & porches	
F7	Other	
G1	Garage	
G2	Permanent outbuilding & other structures	

B Condition ratings

Summary of repairs

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

Repairs
D2 – Chimney stack: Allow for remedial works to the chimney stack.
D2 – Roof Coverings: Allow for cleaning the roof cladding. Allow for repairs to the valley gutters.
D4 – Main Walls: Consider racking out the pointing to the front of the property. Consider installing a French drainage system.
D5 – Windows: Allow for making good silicon sealant to the windows. Allow for servicing the windows. Consider replacing some of the older windows
D6 – Doors: Allow for servicing the doors.
E1 – Roof Structure: Allow for treating the timbers for beetle infestation. (if found) Allow for treating any timbers suffering from timber decay. (if found) Allow for increasing the insulation to the roof void. Allow for increasing the ventilation to the roof void.
E3 – Walls & Partitions: You should budget for damp remedial works to the walls to the ground and first floors.
E4 – Floors: Allow for installing a DPM to the floors. (if needed) Allow for remedial works to the first and second floors.

Further investigations

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

The further investigations identified below should be actioned to complete your due diligence prior to commitment to purchase. Some of these may include legal investigations which your legal advisers may assist with in conjunction with their property searches and precontract enquiries.

Where repairs are necessary or further enquiries with individual contractors are advised which can often include precautionary testing of the property's services, all repairs and improvements should be identified prior to commitment to purchase. If the number of individual repairs is significant it may be advisable to seek the advice of a main contractor who should carry all individual trades within their organisation as this can simplify coordination and supervision of works which have been identified.

Roof & Floor Timbers:
Allow for inspecting the roof and floors timbers for defect, timber decay and beetle infestation prior to legally committing to purchasing the property.

We recommend you consider having the roof timbers inspected prior to purchase.

Walls:
We recommend the walls are tested for mundic prior to legally committing to purchasing the property if not date can be found from looking at the deeds or no mundic test has been carried out.

Consideration should be given to having the walls inspected by a structural engineer prior to legally to committing to purchasing the property.

Services:
Inspect the following-

- Electrical installation
- Heating system
- Cold water system
- Underground and above drainage

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The building is a mid-terraced property.

The front of the main property faces approximately west and all directions given in this report are as if viewing the property from the front.

Approximate year the property was built

The age of the property has not been confirmed, although due to its style and construction, it is likely to have been constructed in the circa 1900's. It is possible that a more accurate construction date may be provided in the deeds of the property, and this should be confirmed with your legal advisers or by Cornwall Council.

Approximate year the property was extended

The property has been extensively extended to include what we believe to be three rear extensions and a loft conversion with an altered roof. The date of these works cannot be confirmed; however, we do recommend you obtain all statutory consent for these works prior to purchase.

Approximate year the property was converted

n/a

Information relevant to flats and maisonettes

n/a

Construction

The property has a main roof clad in man-made slates. The original building is believed to have been constructed from stone walls. The extended sections are most likely block and timber structures. The windows and doors are double or single glazed. The floors are solid to the ground and timber to the first and second floors.

Accommodation

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

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).

The property is three stories in height. Therefore, it is important to ensure a safe means of escape from the property. This can only be readily achieved by protecting the escape route from fire or smoke which may be developing in any of the rooms leading onto it. There are three exits to the property.

Allow for installing interlinked smoke and heat detectors.

Smoke detectors should be present and maintained to give the earliest possible warning of fire. Further advice can be obtained from the local fire and rescue service.

We recommend the smoke detectors are serviced in accordance with the manufacturer's instructions. Smoke alarms have a limited lifespan. The National Fire Protection Association (NFPA) recommends every smoke alarm be replaced after 10 years and that regular batteries be replaced every six months. With 10-year sealed battery alarms, battery replacements and late-night battery chirps are eliminated for a decade.

C

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

Issues relating to the energy efficiency rating

There is no mention of the timber wall to the rear forming the W/C. The walls type cannot be determined and may differ from the EPC certificate. The certificate should be updated accordingly.

Main services

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

X	Gas	X	Electricity	X	Water	X	Drainage

Central heating

X	Gas		Electricity		Solid fuel		Oil

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

None.

Other energy matters

None.

C Location and facilities

Grounds

There is no parking to the property other than on road parking. There is an enclosed area to the front and a patio to the rear.

You should confirm rights of ownership and responsibilities for maintenance of all boundary structures with your legal adviser.

Whilst there was no evidence of any adverse easements, servitudes or wayleaves affecting the property your legal advisers should be asked to verify. See Section H3.

Location

The property is in an urban area.

Access to the property is by roads and footpaths which are made up and are assumed to be adopted by the Local Authority. This must be confirmed by your legal adviser (see section H3).

The development of any new properties nearby may have an adverse effect upon the value of the freehold interest or enjoyment of the property. We therefore advise that before exchanging contracts, you call at the local Planning Office and ask to see the planning proposals for the immediate area and the properties we noted above in order that you can satisfy yourself as to any future development which has been approved or likely to be approved and how, if at all, this is likely to affect your decision to purchase. Your legal adviser should undertake the usual search and enquiry (see section H3).

Facilities

Local environment

Mining Areas:

We recommend mining searches are undertaken before you exchange contracts to rule out any potential issues. These should be carried out prior to selling the property. If the mining search reveals any mining features, further investigations may be required. (see section H3).

Radon:

The Health Protection Agency (HPA) has identified the local area as one in which, in more than 1% of dwellings, the levels of radon gas entering the property are such that remedial action is recommended. It is, however, not possible in the course of the inspection/survey to determine whether radon gas is present in any given building, as the gas is colourless and odourless.

Tests can be carried out to assess the levels of radon in a building. At a small charge, test instruments and results are available by post form HPA and other approved laboratories. The minimum testing period is 3 months. The HPA strongly advises against using shorter-term instruments as they can give misleading results. If tests have not been carried out, they are recommended. It has been the experience of the HPA that it is not expensive, in proportion to the value of the property, to affect the recommended remedial measures. You can obtain further information from the HPA, Centre for Radiation, Chemical and Environmental Hazards at Chilton, Didcot, Oxon, OX110RO or in the environmental health department of the local authority.

For further information please refer to:
https://www.gov.uk/government/collections/radiation-hpa-crce-scientific-and-technical-report-series
https://www.ukradon.org/information/

Mundic Block:

Mundic block is a material that was used in properties in Cornwall up to 1965 in some including this area. If the property in question was built prior to 1965 in this area and possible mundic containing materials used, then we would recommend that a mundic block test is carried out. In this case, we believe the property was built circa 1850.

There is a low risk of mundic to the stone walls although some concrete such as lintels or poured concrete to the party walls may have been used, and this is why we do recommend that these walls are tested for mundic prior to legally committing to purchase the property.

We could not determine the construction of the walls to the rear extensions and we recommend the walls are tested for mundic prior to legally committing to purchasing the property if no existing mundic block tests are place.

Flood Risk & Surface Water Run Off:

As standard, we carry out searches on the property to confirm whether they are in a flood risk area or at risk. This should only be a guide and further flood risk assessments should be carried out by your legal adviser during the conveyancing process where required. If a flood risk is detected in the area, your insurance company may not cover the property for flooding and this should be considered prior to legally committing to sell the property. The property is in a high flood risk area and this should be investigated further.

Electromagnetic Field:

You should be aware that unresolved medical controversy exists concerning the effect on health of electromagnetic fields generated by overhead power lines, electricity sub-stations and mobile phone masts. Public awareness of this issue could influence future saleability and value which could be substantial if a link with ill health is proved.

Vegetation:

There is vegetation within the vicinity of the property. There is the potential for root spread towards drainage channels and the property, although no associated damage was observed to warrant further investigation. It would be prudent for periodic maintenance to be undertaken to ensure that vegetation remains in healthy condition and so assist in minimising against the potential for falling branches. Consideration should also be given to periodic pruning to prevent vegetation becoming too large.

Other local factors

Prior to purchasing the property, we recommend you familiarise yourself with the local area and carry out research to identify, for example, where the nearest local school is and crime levels. These could influence the re-sale of the property and should all be taken into consideration.

Location map taken from **"Cornwall Interactive Mapping"** where local factors can be identified. See the map below. The property is marked by a red cross. The property in in a conservation area.

D

Outside the property

D Outside the property

Limitations on the inspection

We are only able to comment upon those areas that are visible from within the boundaries of the property, or adjacent public areas.

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil with regards to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

No beams, lintels or other supporting components were exposed to allow examination. Consequently, we are unable to comment fully upon the condition of these concealed areas and therefore you must accept the risk of unseen defects should you wish to proceed without further investigation.

D1 Chimney stack

1 2 3 NI

3

Chimney Stack

Condition Rating 3

A masonry chimney stack is present, constructed of brickwork with a rendered finish, cement flaunching and terracotta chimney pots. The chimney serves the fireplaces within the property (see Section E5).

The render appears to be a later addition and is cracked in several areas. There is a risk that it has debonded from the underlying brickwork, allowing water penetration and concealing defects. If left, continued moisture ingress is likely to accelerate deterioration of the masonry and may result in internal dampness. Defective render should be removed, the brickwork inspected and repointed where necessary using suitable breathable materials.

The lead flashings appeared serviceable from the areas visible and are likely to have been renewed with the roof coverings. However, historic dampness associated with the chimney was noted internally (see Section E5). Defective flashings can allow continued water ingress and decay to adjoining timbers. A competent roofing contractor should inspect the flashings and repair any defects.

Due to the age of the property, it is unlikely that the chimney incorporates a lead tray. The chimney therefore relies on the condition of the render, pointing and flashings to resist water penetration. Following repairs, consideration should be given to applying a breathable water-repellent treatment to help reduce future moisture ingress.

Cracking was noted to the cement flaunching around the chimney pots. If left, water is likely to penetrate the chimney structure, leading to frost damage and further deterioration. The flaunching should be repaired.

Improvised bird deterrents using nails have been installed around the chimney pots. These should be replaced with a proprietary bird deterrent system if bird activity continues.

Evidence of nesting seagulls and vegetation growth was noted. Vegetation should be removed as it retains moisture and can damage the masonry. Under the Wildlife and Countryside Act 1981, it is an offence to intentionally damage or destroy an active wild bird's nest. Works should therefore be delayed until the birds have fledged and the nest is no longer in use. Once vacant, the chimney should be cleared and a proprietary bird deterrent system installed to reduce future nesting. Further guidance is available from GOV.UK – Wild birds: protection and licences.

Two chimney pots have been capped and former flues have been sealed. Redundant flues should be adequately ventilated to reduce the risk of condensation and dampness.

The chimney stack appears to form part of a shared structure with the adjoining property. Your legal adviser should confirm ownership and maintenance responsibilities (see Section H3).

Summary

Repairs are required to the render, flaunching and vegetation growth, together with inspection of the flashings. If left, these defects are likely to result in further water penetration, deterioration of the chimney and continued internal dampness. Repairs should be undertaken using appropriate access equipment and compatible materials.

Photos:

D2 Roof coverings

Roof Coverings 3

Condition Rating 3

The property has several pitched roofs comprising the original dwelling, a rear bedroom extension, a ground floor WC extension, a front dormer and bay roof. The roofs are predominantly of traditional cut timber construction with pitches of approximately 35 degrees and are covered with man-made slates. The visible roof voids are lined with bituminous felt underlay. No access was available to the WC extension and rear bedroom roof void and the type of underlay could not be confirmed.

Parts of the roof covering are shared with the adjoining property. Your legal adviser should confirm ownership, maintenance responsibilities and any rights of access for future repairs (see Section H3).

The ridge and hip tiles are finished with wet-laid terracotta ridge tiles. Localised areas of loose and missing mortar pointing were noted. If left, these defects are likely to allow water penetration and progressive deterioration of the bedding mortar. Localised repointing and replacement of the damaged ridge tile are recommended. Ridge and hip tiles should be inspected as part of routine roof maintenance.

Bird deterrent spikes have been fitted to parts of the ridge only. Additional proprietary bird deterrents should be considered where bird activity continues to cause maintenance issues.

Concrete mitred hip units are present to the dormer, bay roof and rear bedroom roof. Several units are cracked, with minor sections broken away. These defects are likely to worsen through

weathering, allowing water to penetrate beneath the roof covering. Damaged units should be repaired or replaced.

Moss growth was evident to sections of the roof covering. Moss retains moisture, obstructs rainwater run-off and can lift the edges of slates. It should be carefully removed as part of routine maintenance. Care should be taken during cleaning as the slates may be damaged and require localised replacement.

If the slates were installed before 2000, they should be tested for asbestos-containing materials before moss removal or other works that may disturb them (see Section I3).

Some of the older man-made slates exhibit discolouration and edge deterioration consistent with age-related weathering. While no widespread failure was noted, localised replacement is likely to be required in the short term. Based on their apparent age and condition, the original roof coverings and the rear bedroom roof may require replacement within approximately 10–15 years. The slates to the WC extension appear to be of more recent installation and are in better condition.

Replacement slates have been fitted around the rooflight and flue penetrations. Some have lifted and require refixing to maintain a weathertight roof covering.

The existing roof coverings are believed to have replaced the original coverings between approximately the 1980s and 2010. Your legal adviser should confirm whether any relevant statutory approvals are available where applicable (see Sections H1 and H2).

No significant deflection or sagging of the roof slopes was noted. However, the method of support to part of the roof structure over the loft conversion could not be confirmed during the inspection. This area should be monitored for any signs of movement or distortion. (see section E1).

Flashings and Valleys

Several lead-lined valley gutters are present to the rear roof slopes. The visible leadwork appeared generally serviceable. However, vegetation, moss and localised defective pointing were noted adjacent to the valleys.

If valleys are not kept clear, debris can obstruct the flow of rainwater, causing water to back up beneath the slates and increasing the risk of internal water penetration. The vegetation should be removed, defective pointing renewed and the valleys cleaned as part of routine maintenance.

Lead flashings to the rear bedroom and WC extension appeared satisfactory from the areas visible. The stepped lead flashing to the right-hand side of the loft conversion also appeared satisfactory.

The left-hand abutment to the loft conversion appears to rely largely on cement fillets rather than stepped lead flashing. Cement fillets commonly crack and separate over time, increasing the risk of water ingress. This junction should be monitored closely and consideration given to replacing the cement detail with traditional stepped lead flashing when future roofing works are undertaken.

General

Repairs should be undertaken using suitable access equipment, such as scaffolding or a mobile elevated work platform, to avoid damage to the roof coverings. The associated access costs should be allowed for when budgeting for future maintenance.

Photos:

D3 Rainwater pipes and gutters

Rainwater Pipes and Gutters 2

Condition Rating 2

The property is fitted with uPVC gutters and rainwater pipes, which appear to have been installed relatively recently. From the areas visible during the inspection, they were found to be in generally satisfactory condition.

The gutters should be checked to ensure they are correctly aligned beneath the roof coverings and are free from leaks. If gutters become blocked or misaligned, rainwater can overflow onto the external walls, increasing the risk of penetrating dampness and premature deterioration of the building fabric. Gutters should therefore be cleaned and flushed through regularly as part of routine maintenance.

Most rainwater pipes discharge into gullies, directing surface water away from the property. These gullies should be kept clear of debris to ensure they remain free-flowing. Blocked gullies can cause water to back up against the building, increasing the risk of dampness and localised flooding.

The discharge point of the front rainwater pipe could not be confirmed during the inspection. Similarly, it was not possible to determine the final destination of all rainwater drainage. Confirmation should be obtained that the rainwater system discharges to a suitable surface water drainage system and not the foul drainage network where inappropriate.

Above-ground drainage, including hopper heads, was noted. These should be inspected and cleared regularly to prevent blockages and overflow.

General

Rainwater goods should be inspected during periods of heavy rainfall to identify any leaks, overflowing gutters or defective joints. The rubber seals within uPVC gutter joints deteriorate with age and should be replaced as necessary to maintain a watertight system.

Any repairs should be undertaken using suitable access equipment, such as scaffolding or a mobile elevated work platform, to ensure the work can be carried out safely without damaging the roof coverings.

D4 Main walls

External Walls 3

Condition Rating 3

The property comprises a mixture of wall constructions reflecting its age, original form and later alterations. The original dwelling is constructed of traditional solid stone walls, approximately 600–700mm thick. Later additions comprise a rendered block-built kitchen extension, a timber-framed WC extension and walls associated with the loft conversion.

The external walls were inspected from ground level only. Access was restricted in some areas by vegetation, neighbouring boundaries and concealed construction. Parts of the elevations

could not be fully inspected and further defects may therefore exist in areas that were inaccessible at the time of inspection.

Original Stone Walls

The original walls are of traditional solid stone construction, originally bedded using lime mortar. At some stage, sections of the pointing have been replaced using cement mortar. While cement mortar can provide a durable finish, it is generally less compatible with traditional stone construction because it is less flexible and less permeable than lime mortar.

Traditional solid stone walls rely on the ability of the masonry and mortar joints to absorb and release moisture naturally. Cement pointing can restrict this process and may trap moisture within the wall, increasing the risk of deterioration to softer stonework and accelerating breakdown of the surrounding masonry joints.

During the inspection, areas of loose, missing and deteriorated pointing were noted, together with localised vegetation growth against sections of the elevations. These defects increase the risk of rainwater penetration and may contribute to further deterioration of the stonework if left unattended.

Defective pointing should be carefully removed where necessary and replaced with a suitable lime mortar compatible with the existing stonework. Repairs should be undertaken by a contractor experienced in traditional buildings, as inappropriate repair techniques, including further use of hard cement mortar, may accelerate damage to the masonry.

Vegetation should be removed from the elevations and controlled to prevent continued moisture retention and to allow proper inspection of previously obscured areas. Once exposed, concealed sections should be checked for further deterioration, including defective pointing, damaged stone faces or areas requiring localised repair.

Following completion of repairs, a breathable silane/siloxane water-repellent treatment could be considered to exposed stonework in areas subject to severe weather exposure. Such treatment should only be considered after defective pointing and other maintenance issues have been addressed and should not be regarded as a substitute for appropriate repair and ongoing maintenance.

Dense vegetation currently obscures parts of the front elevation and a small section to the rear could not be inspected. Further defects may therefore be concealed. These areas should be reviewed once vegetation has been removed and access improved.

The left-hand wall to the dining room has been rendered and painted externally, preventing confirmation of the underlying construction. The wall may have been altered, rebuilt or repaired historically. The external finish prevents direct inspection of the masonry behind.

Internally, structural steel beams have been installed to support the former bedroom wall arrangement. These represent significant structural alterations to the original building. Your legal adviser should confirm that appropriate statutory approvals were obtained for these works, including Building Regulation approval where applicable (see Sections H1 and H2).

Due to the age and original construction of the property, a conventional damp-proof course is unlikely to be present within the stone walls. This is typical of properties of this age and does not necessarily indicate a defect; however, moisture control relies on maintaining suitable external ground levels, effective drainage and compatible wall finishes.

Dampness was identified internally and is considered further in Section E5. External ground levels should be reduced where practicable to minimise moisture transfer into the walls, and

internal damp-related defects should be addressed in accordance with the recommendations in Section E5.

Kitchen Extension

The kitchen extension is believed to date from approximately the 1970s and is thought to comprise rendered block-built walls. The precise construction could not be confirmed during the inspection as the internal faces are concealed by dry lining.

There remains a possibility that the walls comprise solid blockwork, cellular ("pot block") construction or another form of lightweight block construction rather than a conventional cavity wall. The concealed nature of the construction prevents confirmation of the wall build-up, insulation provision, cavity arrangements or concealed damp-proof detailing.

The external render appeared generally serviceable, although minor thermal cracking, surface crazing and isolated areas of deteriorating paint finish were noted. These defects appear mainly cosmetic at present and are consistent with normal movement and weathering of rendered finishes.

Nevertheless, defective areas should be repaired to maintain the weatherproof covering and reduce the risk of moisture penetration into the underlying wall construction.

The walls have been dry-lined internally, preventing meaningful moisture testing. Concealed dampness behind the lining cannot therefore be ruled out. No significant evidence of internal dampness attributable to the extension walls was identified during the inspection, although monitoring is recommended.

External ground levels are high in places and appear close to the assumed damp-proof course level. Where external levels are too high, there is an increased risk of bridging damp-proof detailing and allowing moisture transfer into the wall construction.

External levels should be reduced where practicable while maintaining suitable drainage arrangements. The walls should be monitored for signs of dampness, particularly following periods of prolonged rainfall.

The extension overlooks neighbouring land. Your legal adviser should confirm whether appropriate rights of access exist for future maintenance and repair of the external walls and roof coverings.

Evidence should also be obtained confirming that the necessary statutory approvals were obtained for the construction works, including Building Regulation approval where applicable (see Sections H1, H2 and H3).

Given the age of the extension, if significant refurbishment or alteration works are proposed in the future, further investigation may be required to confirm the wall construction and condition of concealed elements. The construction should also be confirmed prior to purchase to rule out mundic containing materials and purchase issues as detailed below.

WC Extension

The WC extension appears to comprise timber-framed construction with uPVC weatherboarding externally, together with existing stone boundary walls.

The external uPVC weatherboarding appeared generally in good condition at the time of inspection and provides a satisfactory weather-resistant covering. No significant defects were noted to the visible cladding.

Areas of defective pointing were noted to the retained stonework. Open and deteriorated joints increase the risk of water penetration and should be repaired using a suitable compatible mortar. Care should be taken when undertaking repairs to avoid damaging the existing stonework.

The timber frame is concealed internally and could not be inspected. The condition of the concealed timber structure is therefore unknown and concealed decay, moisture-related deterioration or historic insect infestation cannot be ruled out without intrusive investigation.

The concealed nature of the construction also means that the condition of insulation, vapour control layers, internal framing, fixings and concealed weatherproofing details could not be confirmed.

The internal wall lining may contain asbestos-containing materials due to the age and nature of the construction. Materials suspected of containing asbestos should be tested before any disturbance, alteration or refurbishment works are undertaken (see Section I3).

Timber-framed construction may be regarded as non-standard by some mortgage lenders and insurers. This should be confirmed before legal commitment, particularly where finance or specialist insurance arrangements are required.

Evidence should also be obtained confirming that the necessary statutory approvals were obtained for the construction works, including Building Regulation approval where applicable (see Sections H1, H2 and H3).

Loft Conversion

Walls associated with the loft conversion comprise a mixture of retained stonework to the left and what appears to be a later rendered brickwork wall to the right. Bricks piers have been installed to the walls.

Minor cracking was noted to the brick wall on the right-hand side. The cracking appears limited and is considered likely to be associated with historic settlement, thermal movement or minor differential movement between different construction elements.

No evidence was seen during the inspection to suggest significant ongoing structural movement requiring immediate intervention. However, the cracking should be monitored as part of routine maintenance.

If cracking increases in width, extends further, becomes displaced or is associated with distortion or movement, further investigation by a suitably qualified structural engineer should be obtained. Your legal adviser should confirm that the loft conversion received appropriate statutory approvals, including Building Regulation approval where applicable. (see section H3).

The external render should be retained to the left elevation and a good level of external paint maintained, where water ingress was noted internally.

The pointing to the stone wall should be repaired in line with the pointing to the main walls.

Lintels

The original openings are believed to incorporate stone lintels, consistent with the age and construction of the property.

Most visible lintels appeared satisfactory. No significant signs of failure, such as excessive sagging, displacement or pronounced cracking, were observed.

The lintels above the front entrance and window above have settled slightly and is associated with minor cracking to the surrounding masonry. This appears longstanding but should be monitored for evidence of continuing movement.

Internal lintels will be timber and there is a risk of defects where the walls are damp and we recommend the lintels are inspected in line with the walls as noted below. You should budget for repairs.

The lintels serving the later extensions are concealed and could not be inspected directly. No external evidence of failure was apparent from visible areas.

Bay Window

The front bay window appears original and constructed of stone.

Minor cracking was noted around the bay structure. This appears consistent with slight differential movement between the projecting bay and the main structure.

The cracking should be monitored and repaired if movement continues. The wall can be inspected in line with the loft conversion walls as noted above by the structural engineer.

The bay walls are thinner than the principal external walls and are therefore more susceptible to penetrating damp. The pointing, stonework and external finishes should be maintained to reduce the risk of water penetration. The pointing can be replaced in line with the main walls as detailed above.

Damp-related defects should be addressed in accordance with Section E3.

Structural Condition

No significant bulging, bowing or distortion was observed to the principal external walls.

The cracking identified to the extensions, bay window and isolated areas of masonry appears consistent with thermal movement, historic settlement and minor differential movement between different construction types.

No evidence was found during the inspection to indicate significant ongoing structural movement requiring immediate remedial action.

The cracking described should nevertheless be monitored as part of normal maintenance, with further investigation obtained if defects worsen.

If you wanted to rule out any structural movement we would recommend you employ a structural engineer to inspect the property prior to purchase and this should be considered.

Foundations

The foundations were not exposed and could not be inspected.

No evidence was observed during the inspection to indicate significant foundation movement or failure.

Given the age of the original property, shallow foundations are likely. The absence of visible foundation movement does not confirm the condition or depth of foundations, which would require exposure to verify.

Drainage systems should be maintained in good working order and vegetation close to the building controlled to minimise the risk of future movement associated with moisture variation in the ground.

A drain survey is recommended (see Section F6).

Mundic Risk

Given the age and construction of the later block-built extensions, there is potential for concrete blocks containing deleterious aggregates, including mundic material, to have been used.

If present, mundic can affect the performance of concrete components and may have implications for mortgageability, insurance and property value.

Existing mundic reports should be obtained from the seller. If no previous testing is available, specialist testing should be carried out before exchange of contracts.

Summary

The original stone walls require ongoing maintenance, including removal and control of vegetation, together with localised repair of defective pointing. Where cement pointing has failed or requires replacement, a compatible lime mortar should be used.

The later extensions require continued monitoring due to concealed construction, particularly the timber-framed WC extension where the condition of concealed structural elements could not be confirmed.

Minor cracking was noted to later extensions, the bay window and isolated areas of masonry, but no evidence was found during the inspection of significant ongoing structural movement.

Before purchase, confirmation should be obtained regarding statutory approvals for alterations and extensions, rights of access where relevant, and the potential presence of mundic-containing concrete blocks. Planned maintenance of the external walls will be required to reduce the risk of future deterioration.

Photos:

D5 Windows

Casement and Sash Windows

2

Condition Rating 2

The windows to the property comprise a mixture of timber single and double glazed sash and casement windows set within timber frames.

Several newer timber double glazed windows have been installed to a number of rooms. These windows appeared generally in good condition at the time of inspection and should be maintained in accordance with normal periodic servicing requirements. Confirmation should be obtained that the appropriate statutory approvals were obtained for the replacement windows, together with relevant FENSA certification where applicable (see Sections H1 and H2).

The older timber windows exhibit the limitations commonly associated with traditional single glazed units. These include reduced thermal performance, increased potential for condensation, absence of modern safety glazing in some areas and possible lack of child safety restrictors. The windows are therefore likely to result in greater heat loss compared with modern double glazed alternatives.

The older windows require regular maintenance to preserve their condition. Timber components are particularly vulnerable to deterioration where water collects or where paint coatings fail, allowing moisture to enter the timber.

Evidence of localised timber decay was noted, particularly to lower sections of frames, sills and areas exposed to water runoff. These areas should be overhauled by a specialist contractor. Works are likely to include removal of decayed timber sections, localised repairs, preparation and redecoration of the frames, together with renewal of defective paint finishes and seals.

You should obtain quotations from a suitable specialist window contractor before legally committing to purchase, as the cost of repair and refurbishment may be significant. Depending on the extent of deterioration, replacement of some windows may prove more economical than extensive overhaul and this should be considered.

Where windows have been repaired or replaced, care should be taken to retain appropriate ventilation and avoid reducing the breathability of the building fabric, particularly given the traditional construction of the property.

The junctions between the window frames and surrounding masonry have been sealed in places using concrete pointing and/or silicone sealant. These areas are vulnerable to cracking, shrinkage and failure over time, which can allow water penetration around the window openings. Defective or failed sealant and pointing should be repaired or renewed as part of routine maintenance to reduce the risk of moisture ingress and deterioration of the surrounding masonry.

Where replacement windows have been installed after 2002, FENSA certification or equivalent documentation should be obtained from the seller. If certification is unavailable, confirmation should be sought that the appropriate Building Regulation requirements were satisfied (see Sections H1 and H2).

As some windows appear to be later additions, confirmation should also be obtained regarding any Conservation Area consent requirements, where applicable, before purchase. Relevant approvals should be provided by the seller (see Sections H1 and H2).

Window Sills

Condition Rating 1

The window sills are formed in stone. The visible sections inspected appeared generally in good condition, with no significant defects noted at the time of inspection.

The sills should be maintained as part of routine external maintenance, ensuring that joints and interfaces with window frames remain weather-tight to prevent water penetration into the surrounding masonry.

Roof Lights

A roof light to the right-hand elevation appears to have been recently installed and was noted to be in good condition at the time of inspection although should be subjected to annual servicing.

Confirmation should be obtained that the appropriate statutory approvals were obtained for the installation, including Building Regulation approval where applicable. Any relevant certificates or completion documentation should be retained with the property records. (see section H1 & H2).

A further roof light is installed to the WC area. This appeared generally satisfactory from the areas visible at the time of inspection. The installation should be checked as part of routine maintenance, with particular attention given to the surrounding flashing details and seals to ensure continued weather-tightness.

Maintenance

The windows, roof lights and associated seals should be included within the property's planned maintenance regime.

Timber windows should be regularly inspected, decorated and serviced to prevent deterioration. Early repair of defective paint finishes, failed seals and localised timber decay will help prevent more extensive and costly repairs in the future.

Photos:

D6 Outside doors (including patio doors)

2

External Doors

Condition Rating 2

The front entrance door is timber and appeared to be in reasonable condition at the time of inspection. Minor deterioration to the paint finish was noted, including areas of peeling paint and possible early timber decay to the door frame. These areas should be repaired and the door serviced as part of routine maintenance to prevent further deterioration.

A timber double glazed door serves the rear kitchen. This appeared generally satisfactory from the areas visible at the time of inspection but should be maintained regularly, including checking the paint finish, seals, hinges and ironmongery.

A uPVC double glazed door serves the rear WC area. This appeared satisfactory from the areas visible. The door, seals and operating mechanisms should be serviced periodically to maintain weather-tightness.

The silicone sealant around the door frames should be checked regularly, as failed or deteriorated sealant can allow water penetration. Defective sealant should be renewed as part of normal maintenance.

Any guarantees, certificates or installation documents for replacement doors should be obtained from the seller. Where doors have been installed after 2002, your legal adviser should confirm whether FENSA certification or equivalent Building Regulation approval is available (see Sections H1 and H2).

As the property is located within a Conservation Area, confirmation should also be obtained regarding whether Conservation Area consent or other approvals were required for replacement doors (see Section H3).

D7 Conservatory and porches

None. NI

D8 Other joinery and finishes

1

Fascia and Soffit Boards

Condition Rating 2

The fascia and soffit boards are mainly timber and appeared generally in reasonable condition from ground level. No close access was available for detailed inspection and concealed defects, including areas of decay or deterioration to fixings, cannot be ruled out.

The timber boards should be inspected more closely when access equipment is available and maintained as part of routine external decoration works. Any defective timber should be repaired or replaced as necessary.

Some uPVC fascia boards are also present and appeared generally satisfactory from the areas visible.

Some of the verges to the left-hand gable of the original property are formed in slate. These should be monitored, as slate verge details can become loose over time and may present a risk of falling materials if deterioration occurs.

D9 Other

2

Dormer Window

Condition Rating 2 / Not Inspected (NI)

A dormer window is located to the front elevation, serving the second-floor bedroom within the loft conversion.

The dormer appears to comprise a timber-framed structure with a pitched roof. The cheeks and gable areas are clad externally with natural slate, with timber-framed windows installed within the dormer structure.

The windows are considered separately within Section D5 of this report, and the roof covering and flashing details are considered within Section D2.

The dormer appears to have been added at a later date, likely as part of the loft conversion works or as a subsequent alteration. Confirmation should be obtained that all relevant statutory approvals and consents were obtained for the installation of the dormer and associated loft conversion works before legally committing to purchase (see Sections H1 and H3).

The internal timber construction of the dormer could not be inspected. The condition of the concealed framing, insulation, vapour control layers and breather membranes could therefore not be confirmed. Consideration should be given to inspection of these concealed elements, particularly if refurbishment works are proposed.

Given the age of the dormer construction, there is an increased risk of inadequate insulation, concealed timber decay, moisture-related deterioration and possible insect infestation affecting the concealed timber frame. An allowance should therefore be made for further inspection of the dormer structure, alongside the roof timber inspection recommendations contained within Section E1.

If defects are identified following opening up, remedial works may be required.

Condition Rating 2

The external natural slate cladding to the front and rear dormer areas appeared generally in reasonable condition from the areas visible. Some slates appeared slightly loose and should be secured to prevent further movement or potential displacement.

Photos:

E

Inside the property

E Inside the property

Limitations on the inspection

There are the usual limitations where we could not see beyond fixed fittings, floor coverings, sanitary fittings and kitchen fittings.

Where there are personal effects, furniture and floor coverings present within the property, these restricted our inspection of these areas of internal surfaces.

Many parts of a building such as this are concealed during the inspection. We have not therefore, inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect. We carried out a detailed examination of the internal parts but without causing unacceptable damage. The precise composition of the wall structures, linings and finishes cannot be ascertained, and we have had to make assumptions based upon past experiences.

To undertake a more comprehensive inspection, including removal of floorboards, would require express permission from the vendor or owner of the property. Should permission be forthcoming, indemnity against damage during such operations would also be required.

We have not completed an asbestos survey and due to the limitations imposed upon our inspection, the risk of concealed asbestos to pipework or other elements of the building must exist. It may be prudent to arrange for a full asbestos survey as part of your due diligence prior to legally committing to purchase.

Calculations of the loadbearing capacity of floors or structural framework have not been carried out, and we can give no opinion as to their strength or suitability for your purposes. Where we deem it necessary to have the calculations checked, this is stated in the report.

We could not see all the timbers to the roof voids where concealed or due to a lack of access. We could not see all the timbers to the property due to the surface finishes. We could not see all the wall finishes due to the fixtures & fittings such as the kitchen units and shelves. We could not see into the floor void to the ground or first floors. We cannot see into the dry lining and concealed walls behind.

E1 Roof structure

1 2 3 NI

Roof Structure 3

Condition Rating 3.

Access hatches were provided into the roof voids from the second-floor bedroom, attic room and rear first-floor bedroom. Due to the absence of suitable crawl boards and restricted access, only a head and shoulders inspection of the roof voids was possible.

For the purposes of this report, the roof structures have been considered together.

A head and shoulders inspection was undertaken only. The roof structure serving the attic room was visible in part, including the junction between the attic roof structure and the main roof. A section of the roof structure is shared with the neighbouring property and could not be inspected.

A separate access was available into the rear roof void serving the bedroom. No access was available into the WC roof void or the bay window roof area. Part of the WC roof structure is shared with the neighbouring property and could not be inspected.

The areas of roof structure visible appeared to comprise traditional cut roof construction incorporating rafters, purlins and struts. The roof timbers are likely to be embedded into or supported by the external walls.

The visible roof structure appeared generally in reasonable condition; however, significant areas of the roof timbers could not be inspected as they were concealed by ceiling finishes, insulation, restricted access or the configuration of the roof itself. The condition of these concealed areas therefore remains unknown.

Particular concern is raised regarding the section of roof structure over the staircase leading to the second floor, where the valley section of the roof has been altered. This appears to be associated with the loft conversion works. The support arrangements to this area could not be confirmed, and there appears to be limited visible support to part of the altered structure.

Further inspection should be undertaken before purchase to confirm the adequacy of the structural alterations associated with the loft conversion and valley roof arrangement.

The loft conversion works are likely to have involved alterations to the original roof structure, including the formation of the dormer and changes to the internal roof layout. The full extent of these alterations could not be confirmed during the inspection.

Given the age and construction of the roof, there remains a risk that concealed timber elements, including areas embedded within the walls and the feet of rafters or trusses, may be affected by moisture-related deterioration or decay. Inspection of these areas may prove difficult without opening up or specialist access.

An allowance should therefore be made for further inspection of concealed roof timbers, particularly at wall junctions and bearing points, before legal commitment.

Evidence of beetle activity was noted to visible roof timbers. Older properties containing hardwood roof timbers commonly exhibit evidence of historic insect activity. Where areas of timber remain concealed, there is a risk that further infestation or deterioration may exist.

We recommend that the roof timbers are inspected by a suitably qualified specialist, preferably a contractor who is a member of the Property Care Association (PCA), before legal commitment to purchase.

Testing should include concealed areas where accessible, particularly timber ends embedded within walls and other areas vulnerable to moisture. You should allow for treatment works.

There is evidence of condensation-related staining and mould growth affecting some roof timbers. This appears consistent with elevated moisture levels within the roof void.

The risk of condensation is increased where insulation has been installed between rafters, particularly where adequate ventilation gaps have not been maintained between the insulation and underside of the roof covering.

Further checks should confirm that suitable ventilation pathways are present. Consideration should be given to improving roof ventilation, including the installation of slate ventilation tiles or equivalent ventilation measures to the roof slopes where appropriate.

Particular attention should be given to areas where ceilings are vaulted, as these areas are more vulnerable to reduced ventilation and concealed condensation.

A bitumen underlay is present beneath the slate roof coverings and appears to have been installed when the roof coverings were formed.

The underlay could not be fully inspected due to insulation, restricted access and concealed areas of the roof structure.

There is a possibility that sections of older bitumen-based roofing materials may contain asbestos-containing materials. Any suspected materials should be tested before disturbance, removal or repair works are undertaken (see Section I3).

The roof insulation comprises mineral wool insulation, generally approximately 150mm deep in the areas inspected.

The insulation levels vary, and some areas appear insufficient by modern standards. Additional insulation may be beneficial; however, care must be taken to maintain adequate ventilation routes and avoid increasing condensation risk.

Some rigid insulation appears to have been installed between rafters. The installation should be checked to confirm that suitable ventilation gaps have been maintained.

The valley gutter arrangements could not be fully inspected due to restricted access.

Valley gutters are recognised areas of potential water ingress, particularly where debris accumulates or where joints and detailing deteriorate. Allowance should be made for closer inspection and maintenance of the valley areas when suitable access is available.

Evidence of possible water ingress was noted adjacent to the chimney stack to the left-hand side. Moisture staining was visible to the ridge board area. You should budget for remedial works to the roof timbers.

The source of the moisture could not be confirmed during the inspection. The chimney flashings, abutments and associated weathering details should be inspected and repaired as necessary to prevent further water penetration.

Party Walls

Party walls are present between the property and neighbouring properties. Within the roof voids, sections of party wall construction were visible and appeared to comprise stone and brickwork.

Other party walls could not be fully inspected due to restricted access and concealed areas.

There is therefore a possibility that sections comprise later blockwork construction.

The visible sections appeared generally satisfactory; however, it could not be confirmed whether all party walls are adequately continued to the underside of the roof covering or properly sealed at the junction with the roof structure.

An allowance should be made for improving or completing fire-stopping details where required (see Section I3).

Given the age and possible construction materials used, there is a risk that some later blockwork may contain deleterious aggregates, including mundic-containing concrete blocks. Where applicable, specialist testing should be considered in line with the main walls as detailed above in section D4 of this report.

Evidence of dampness was identified to sections of the party wall.

The cause could not be fully confirmed during the inspection; however, possible sources include moisture penetration through defective external details, roof junctions or historic construction issues.

The affected areas should be investigated and treated in conjunction with the damp remedial works recommended elsewhere within this report.

Summary

The roof structure appears generally satisfactory from the limited areas inspected; however, inspection was restricted due to lack of access, concealed construction and shared roof areas.

The loft conversion appears to have involved alterations to the original roof structure, including changes around the dormer and valley areas. Further investigation is recommended before purchase to confirm the adequacy of these alterations and inspect concealed timber elements.

The roof would benefit from improved ventilation, review of insulation arrangements and specialist inspection of concealed timber areas for decay and insect activity. Potential water ingress around the valley gutters and chimney area should also be investigated and repaired as necessary.

The condition of inaccessible roof areas, including shared sections with neighbouring properties, remains unknown.

Photos:

E2 Ceilings

Ceilings 2

Condition Rating 2

The ceilings within the property are a mixture of traditional lath and plaster and modern plasterboard construction.

Lath and plaster ceilings are a traditional form of construction commonly found in older properties, comprising timber laths fixed to the supporting structure with layers of plaster applied over. Due to their age, these ceilings can be more susceptible to cracking, localised failure and detachment of plaster finishes.

Minor cracking was noted to some ceilings throughout the property. These cracks appear consistent with age-related movement and normal settlement; however, repairs should be undertaken as part of routine maintenance to prevent further deterioration and improve the appearance of the finishes.

Localised black spot mould growth was noted to sections of ceiling. This should be cleaned and treated as part of routine maintenance. The underlying cause of any excessive condensation should also be considered, particularly in areas where ventilation may be limited.

There is an increased risk of damp staining and deterioration to ceiling finishes in areas below the chimney stack where possible water ingress has been identified. The source of moisture penetration should be addressed in conjunction with the roof and chimney repairs recommended elsewhere within this report.

Minor damp staining was also noted to the ceiling below the bay window area. This appears likely to be associated with water penetration through the bay structure and should be addressed in line with the damp-related recommendations provided within Section E5.

Where ceiling finishes are affected by dampness, repairs should only be undertaken once the source of moisture has been identified and rectified.

E3 Walls and partitions

3

Internal Walls and Partitions

Condition Rating 3

The internal surfaces of the walls are generally plastered and finished with paint. These were found to be in generally reasonable condition, with no evidence of significant defects noted during the inspection.

Minor cracking and surface imperfections were present in places. These appear consistent with normal movement, age and previous repairs and can be made good as part of routine filling and redecoration works.

The walls were tested using a hand-held moisture meter and areas of elevated moisture were identified as follows:

Ground Floor

- Dampness was detected to many areas of the original parts of the property. This is considered likely to be associated with a combination of rising damp and penetrating damp due to the age and solid wall construction of the property.
- Dampness was detected to the party walls to the right and left-hand sides of the property.

First Floor

- Generally low levels of dampness were detected to sections of the walls. These readings were considered relatively minor but are likely to be associated with penetrating damp.
- Dampness was detected around the bay window area, which is likely to relate to water penetration through the bay structure.

Second Floor

- Dampness was detected to the right-hand gable wall. This appears consistent with penetrating damp and should be investigated alongside the external wall and roof recommendations.

Some walls have been dry-lined internally. Where dry lining is present, meaningful moisture testing could not be undertaken and the condition of the concealed wall surfaces remains unknown.

Dampness within older buildings can be difficult to diagnose accurately, particularly where finishes conceal the original wall surfaces. Moisture can also affect other concealed building elements, including timber floor structures, ceiling joists and roof timbers.

The dampness identified should therefore be considered in conjunction with the external wall, roof and drainage observations elsewhere within this report.

The external repairs recommended within this report should be undertaken first, as these may reduce or eliminate some sources of moisture penetration. If these works are not undertaken, further internal damp remedial measures may be required.

Given the age and traditional construction of the property, some level of moisture within the walls would not be unusual. Improved heating and ventilation should assist in managing moisture levels, although readings may increase during periods of wetter weather.

Damp Remedial Works

Where dry finishes are required to walls affected by dampness, consideration may be given to installing a suitable damp-resistant lining system.

One option would be a plastic membrane system mechanically fixed to the affected walls, such as a plasterable membrane system (for example Newton Lath). This would provide a dry internal finish while allowing moisture within the wall to remain managed behind the system.

Alternatively, a dry lining system could be installed to affected walls. The advantage of this approach is that insulation can potentially be incorporated behind the lining, improving thermal performance.

You should consider extending the existing dry lining system to areas affected by dampness, including areas identified at ground floor and potentially the second floor where dampness has been recorded.

Damp readings at first-floor level were relatively low and should initially be monitored. If these increase, consideration should be given to further remedial works.

Due to moisture-related deterioration, some plaster has lost adhesion and detached from the wall surfaces. Localised replastering will be required, although this should be undertaken after the source of dampness has been addressed.

A specialist damp contractor, preferably a member of the Property Care Association (PCA), should be considered to investigate the dampness further and confirm the most appropriate remedial strategy. This would be beneficial before legally committing to purchase.

Timber Risks Associated with Dampness

Due to the age and construction of the original walls, concealed timber elements including floor joists, ceiling joists and roof timbers may be vulnerable to deterioration where exposed to prolonged moisture.

Periodic inspection of vulnerable timber elements is recommended, particularly where dampness has been identified. A specialist timber contractor may be employed to undertake further investigation if required.

Mould Growth

The walls are at risk of black spot mould growth, particularly where surfaces are cold, insulation levels are limited and internal moisture levels are elevated.

Where mould growth is present, this should be cleaned and treated as part of routine maintenance. Increased ventilation and consistent heating should be maintained to reduce condensation levels.

Improving the thermal performance of colder wall areas may also assist in reducing the risk of recurrence.

Black spot mould can have health implications and should be removed promptly (see Section I3).

Dry Lined Walls

Condition Rating: Not Inspected (NI)

Some areas of the property have been dry-lined. Dry lining is commonly used in older properties to improve thermal performance, provide a level internal finish or manage dampness.

In this case, the system appears to have been effective in providing a dry internal finish; however, the method of installation could not be confirmed.

The condition of the original wall surfaces behind the dry lining could not be assessed, and it could not be confirmed whether insulation, vapour control layers or breather membranes have been installed.

Consideration should be given to opening up small areas of the dry lining to confirm the construction and condition behind. If insulation is absent, additional insulation may be beneficial, although this would involve further opening up works.

Where vapour control or breather membranes are absent, improvements should be considered to reduce the risk of condensation and improve the long-term performance of the system.

There is a possibility that some concealed dry lining materials may comprise fibreboard or other materials requiring assessment. Suspected asbestos-containing materials should be tested before disturbance or removal works are undertaken (see Section I3).

A crack above the rear dining room window was noted. This appears limited at present and should be monitored for any evidence of further movement.

Internal Partitions

The ground-floor partitions appear to comprise solid construction, likely brickwork, although some sections may comprise blockwork. Given the age and construction materials used, there is a possibility that some concrete blocks may contain deleterious aggregates, including mundic material. Where relevant, specialist testing should be considered.

Some dampness affects internal partition walls. These areas should be treated in conjunction with the damp remedial works outlined above, as prolonged moisture exposure may increase the risk of deterioration to concealed timber elements.

A new opening has been formed between the living room and dining room areas. A further opening has been formed to the kitchen area, where a structural beam has been installed supporting the stone wall above.

The structural adequacy of these alterations could not be confirmed during a visual inspection. Your legal adviser should confirm that appropriate statutory approvals were obtained (see Sections H1 and H2).

The opening between the rear bedroom and adjoining area at first-floor level appeared satisfactory from the areas visible.

The first and second-floor partitions within the original property comprise timber stud partitions, some incorporating lath and plaster finishes.

Movement has been noted to some partition walls, with sloping architraves indicating that some floors and partitions have moved over time.

As detailed within Section F4 of this report, there appears to be inadequate support beneath some first-floor partitions. This may have contributed to movement and sloping floors.

Additional support should be considered beneath affected partitions in accordance with the recommendations within Section F4.

General Limitations

Some areas of wall construction could not be inspected due to furniture, fitted cupboards, kitchen units, wardrobes and other fixed items.

Where walls were concealed, we were unable to confirm their construction, condition or undertake moisture testing. These areas therefore remain unknown.

Condition Rating: Not Inspected (NI)

E4 Floors

3

Ground Floors

The ground floors are believed to comprise a mixture of solid and raised timber floor construction. These have been considered separately below.

Raised Timber Floors

Condition Rating 3.

The floors to the original parts of the property, including the living room and dining room, are believed to comprise raised timber construction.

The floor joists are likely to span from front to rear and may be supported within the external walls, with intermediate sleeper walls below. The floors are finished with timber floorboards.

No floorboards were lifted during the inspection and the floor voids, joists, sleeper walls and concealed elements could not be inspected. Their condition therefore remains unknown.

Some springiness was noted to sections of the timber floors. Given the dampness identified to the surrounding walls, there is an increased risk that concealed timber elements, including joist ends embedded within the walls, may be affected by moisture-related deterioration, timber decay or insect attack.

The lack of full inspection of the floor voids means that issues such as poor ventilation, dry rot or other timber defects cannot be ruled out.

Further investigation is recommended, including lifting selected floorboards to inspect the floor joists, joist ends and the condition of the void beneath. Permission would be required from the current owner before undertaking intrusive investigations.

An allowance should be made for possible remedial works should defects be identified. Any specialist timber investigation should ideally be undertaken by a contractor who is a member of the Property Care Association (PCA).

The areas of floor adjacent to the bay window are considered at increased risk due to the dampness identified in this location. Further inspection should be undertaken in conjunction with the other timber floor investigations.

Additional ventilation to the floor voids should be considered. At present, ventilation appears to be provided by an external air brick to the front and rear elevations; however, adequate cross ventilation is required to reduce moisture accumulation and minimise the risk of timber decay and insect infestation.

Where possible, additional ventilation points should be introduced.

Evidence of historic woodworm activity was noted to some floorboards. The extent and activity of this could not be confirmed due to restricted access. The affected timber should be inspected and treated if considered necessary.

Solid Floors

Condition Rating 3

Other ground-floor areas comprise solid floor construction. The exact construction could not be confirmed but is likely to comprise stone or tiled floors within the original parts of the property and concrete construction within the later extension.

It could not be confirmed whether damp-proof membranes or insulation have been incorporated. Given the age of the original floors, it is unlikely that modern damp-proof membranes or insulation are present.

The installation of floor finishes restricted moisture testing. There remains a risk that moisture may affect the floors, particularly during periods of prolonged rainfall.

If dampness becomes evident, further investigation and remedial measures may be required, potentially including installation of a damp-proof membrane system in conjunction with the damp remedial works recommended elsewhere within this report.

There is also a risk that older concrete floors may suffer from cracking or movement due to settlement, poorly compacted hardcore or deterioration of the underlying structure. This cannot be confirmed without removal of floor finishes.

Condition Rating: Not Inspected (NI)

First and Second Floor Floors

Condition Rating 3 / Not Inspected (NI)

The first and second-floor floors are constructed from timber joists spanning generally from front to rear and finished with timber floorboards.

The floor joists and their bearing points within the walls could not be inspected. There remains a risk that concealed areas, particularly joist ends embedded within the walls, may be affected by timber decay or beetle infestation.

This risk is increased due to the dampness identified to sections of the walls, as moisture can transfer into concealed timber elements.

Where floors feel springy or where dampness is present below, further investigation is recommended. This would involve lifting selected floorboards to inspect the joists, particularly the areas where deterioration is considered most likely.

The floor adjacent to the first-floor bay window is considered at increased risk due to the dampness identified in this area. Further inspection should be undertaken and an allowance made for potential remedial works.

Some areas of sloping floor were noted. These appear to correspond with movement to adjacent partitions and may be associated with inadequate support beneath first-floor partitions, as discussed further in Section E3.

Additional support works may therefore be required beneath affected partitions.

The landing adjacent to the bathroom also exhibits some unevenness and sloping. This appears consistent with historic settlement and movement; however, it should be monitored.

The second-floor floors appear generally satisfactory from the areas inspected. Other than minor repairs to loose floorboards, no immediate remedial works are recommended.

The floors have likely been altered as part of the loft conversion works described elsewhere within this report. The full extent of these alterations, including any strengthening works undertaken, could not be confirmed.

The concealed construction and adaptations associated with the loft conversion therefore remain unknown.

Summary

The principal concern relates to the concealed condition of the raised timber floors and first and second floors, particularly where dampness has been identified to adjacent walls and bay window areas.

Further investigation is recommended before purchase to establish the condition of the concealed timber elements and floor voids. An allowance should be made for possible remedial works, including timber repairs, ventilation improvements and treatment of any identified decay or insect activity.

The solid floors appear generally serviceable from the areas inspected, although their concealed construction, damp-proofing arrangements and insulation levels could not be confirmed.

E5 Fireplaces, chimney breasts and flues

Fireplaces 2

Condition Rating 2

A fireplace is present within the living room and dining room areas and appears likely to be original to the property.

There is likely to have been further fireplaces serving the first-floor rooms; however, these appear to have been blocked or removed. The condition of the concealed openings and former flues could not be confirmed.

Ventilation openings were noted to the fireplaces. These should be maintained to allow continued ventilation of the former flue spaces and reduce the risk of condensation and dampness.

Where existing ventilation is inadequate, additional ventilation should be considered to ensure the chimney voids remain adequately ventilated.

Any fireplaces intended for future use should be inspected and tested by a suitably qualified specialist before operation, including checks to the flue condition and suitability for the proposed appliance.

Chimney Breast

Condition Rating: Not Inspected (NI)

The chimney breast forms part of the internal structure and accommodates the flues serving the fireplaces.

The chimney breast is supported by the party wall to the left-hand side of the property. Possible evidence of water ingress was noted; however, the extent and cause could not be confirmed due to restricted access and concealed construction.

The external chimney works and associated weathering details should be inspected and repaired as necessary. Completion of the recommended external maintenance works should assist in reducing the risk of further moisture penetration.

Flues

Condition Rating: Not Inspected (NI)

The flues serving the chimney stack are concealed and could not be inspected.

Given the age of the property, there is a risk that concealed flues may contain defects such as defective mortar joints, cracking or deterioration of the flue lining. These defects can allow moisture penetration or leakage of combustion gases.

The chimney flues should be inspected by a suitably qualified chimney specialist if the fireplaces are intended for use.

Existing vents should be maintained to allow adequate ventilation of unused flues and reduce the risk of condensation-related deterioration.

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

Kitchen Units

2

Condition Rating: Not Inspected (NI)

The kitchen comprises a range of base and wall units with worktops incorporating a sink, drainer and hot and cold water taps.

An extractor fan is installed. This should be checked to ensure it discharges externally and is operating effectively, as recirculating extractors provide limited moisture removal and may increase condensation risk.

The kitchen units, worktops and fixed fittings restrict inspection of the underlying walls and floor finishes. Concealed defects, including dampness or deterioration behind and beneath the units, cannot be ruled out.

The kitchen appliances were not tested during the inspection and their condition could not be confirmed. It should also be established before legal commitment which appliances are included within the sale.

Built-in Fittings

Condition Rating 2

Built-in fittings, including wardrobes, are present within the property. These appeared generally in reasonable condition from the areas visible at the time of inspection.

Some fittings are relatively dated and may require replacement or refurbishment in due course depending on personal requirements.

As with all fixed fittings, concealed defects behind or beneath these items cannot be ruled out where access was restricted.

E7 Woodwork (for example, staircase joinery)

2

Stairs

Condition Rating 2

The property has staircases serving the ground, first and second floors.

There is a risk of moisture-related deterioration to the base of the stairs where they are in contact with the floors, particularly in areas affected by dampness. This area should be monitored and inspected further if dampness persists.

The balustrading is below current recommended standards for height and safety. Consideration should be given to upgrading the balustrading to improve safety.

The underside of the stairs incorporates fibreboard material. Due to the age and nature of the material, there is a possibility that this may contain asbestos. Testing should be undertaken before any disturbance or alteration works are carried out (see Section I3).

Internal Doors

Condition Rating 2

The internal doors are generally older in age. Consideration should be given to upgrading the doors where required as part of future refurbishment works.

Fire doors should be considered to the first and second floors, particularly where required to improve fire safety separation in line with current expectations. (see section I3).

Some doors and borrowed light panels incorporate single glazing. These may not comprise modern safety glass and should be assessed before any future alterations. Replacement with suitable safety glazing should be considered where required.

Architraves and Door Frames

Condition Rating 2

The architraves and door frames are generally formed from softwood, with many incorporating ogee moulded profiles.

They appeared generally reasonable from the areas visible, with only typical dents, knocks and minor defects associated with age and general use.

Some damp-related deterioration was noted to architraves in areas corresponding with previously identified dampness. Affected timber should be monitored and repaired or replaced where deterioration occurs.

Skirtings

Condition Rating 2

The skirting boards appeared generally in good condition from the areas visible.

There is an increased risk of timber decay to skirtings where they are in contact with damp walls. Areas affected by moisture should be monitored and defective sections replaced as necessary once the source of dampness has been addressed.

Boxing

Various boxing-in details are present throughout the property. These appear to comprise timber framing clad with plasterboard.

Where boxing conceals services or building elements, concealed defects cannot be ruled out without opening up.

E8 Bathroom fittings

W/C, Bathroom and Shower Room 2

Condition Rating 2

The sanitary fittings comprise:

- Ceramic wash hand basin with hot and cold taps;
- Shower enclosure with hot and cold shower;
- Bath with hot and cold taps;
- Toilets; and
- Heated towel rails.

The sanitary fittings appeared generally in reasonable condition from the areas visible at the time of inspection. Replacement may be considered where required for personal preference or future refurbishment.

The drainage connection for the wash hand basin located within the front bedroom could not be confirmed. Further information should be obtained to establish where this discharges and whether the arrangement is satisfactory.

Suitable mechanical ventilation should be provided to the shower room to assist in controlling moisture levels and reducing the risk of condensation and mould growth.

The seals around baths, showers and other sanitary fittings should be maintained in good condition. Defective seals can allow water penetration behind finishes, potentially causing damage to walls, floors and concealed timber elements.

The floor areas beneath the sanitary fittings could not be inspected without intrusive investigation. Concealed defects cannot therefore be ruled out. Previous leakage from defective plumbing, failed seals or deteriorated tile junctions may have caused concealed moisture damage.

Any evidence of leakage, dampness or deterioration should be investigated and repaired as part of future maintenance works.

E9 Other

3

Loft Conversion

Condition Rating 3

A loft conversion has been undertaken to form accommodation at second-floor level. This appears to be a later addition and includes the installation of a front dormer window, which may have been undertaken at the same time as the formation of the attic room.

The property has also undergone other later alterations, including the construction of a brick gable extension to the right-hand elevation. The relationship between these works and the loft conversion could not be confirmed during the inspection.

Loft conversions involve significant alterations to the original structure of a property. As many of the structural elements are concealed, it is not possible to confirm whether all works have been carried out correctly without reviewing the relevant documentation and undertaking further investigation.

The key areas requiring consideration are detailed below.

Statutory Consents

Planning permission is not required for all loft conversions; however, where the roof structure has been altered, including the installation of a dormer window and associated roof alterations, planning consent may have been required.

Your legal adviser should confirm whether the appropriate planning approvals and consents were obtained for the loft conversion works (see Sections H1 and H2).

Building Regulation approval would also normally have been required for the conversion. This should include confirmation that the works were inspected and signed off by Building Control, together with any structural calculations and supporting information.

All available documentation, including approvals, completion certificates, structural calculations and specifications, should be obtained and reviewed before legally committing to purchase.

Structure and Construction

The original roof structure would have required alteration to accommodate the loft conversion and increased loading. Works may have included:

- Additional floor joists;
- Structural trimming around stair openings, roof lights and dormer openings;
- Installation of new stairs;
- Alterations or strengthening of roof timbers;
- Additional structural support to walls where required; and
- Possible installation of structural beams or ring beams.

Checks should also have been undertaken by a structural engineer to confirm that the existing walls and foundations were capable of supporting the increased loads.

The full extent of the structural works could not be confirmed during the inspection because many elements are concealed behind finishes.

If supporting documentation cannot be obtained, consideration should be given to a structural engineer inspecting the loft conversion before purchase to confirm that the alterations appear satisfactory.

Roof Structure and Dormer

The dormer window and associated roof alterations are considered separately within Section E1 and D2 of this report.

Due to concealed construction, the condition of the altered roof structure, insulation, vapour control layers and supporting timbers could not be fully confirmed.

Further investigation may be required where concerns have been identified elsewhere within this report.

Stairs

The staircase serving the loft conversion appears to comprise timber treads supported on timber stringers.

The staircase appears generally satisfactory from the areas visible; however, confirmation should be obtained that it was installed in accordance with the relevant Building Regulations, including requirements for dimensions, guarding and fire separation.

Fire Safety

Condition Rating: Not Inspected (NI)

The fire separation arrangements associated with the loft conversion could not be confirmed.

Interlinked smoke and heat detectors should be installed throughout the property, with particular consideration given to the first and second floors, to provide suitable early warning in the event of fire.

Fire doors and appropriate fire separation measures may also be required as part of a compliant loft conversion.

The condition and construction of the party walls separating the property from the neighbouring dwellings could not be fully inspected. It could not be confirmed whether adequate fire and sound separation has been provided.

General

The majority of the loft conversion works, including alterations to the roof structure, wall construction and concealed insulation details, could not be inspected.

The absence of documentation confirming that the works were properly designed, approved and completed presents a risk.

All available statutory approvals, completion certificates and structural information should be obtained before legal commitment.

If suitable approvals cannot be provided, this may affect the property's value and mortgageability, as the second-floor accommodation may not be accepted as a lawful bedroom and could instead be considered ancillary accommodation or storage space.

This matter should be discussed with your legal adviser before purchase. (see section H3).

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.

F Services

Limitations on the inspection

The inspection of the services was limited to those areas which were visible. No comment can be made as to the condition of any services which are not visible. It should be appreciated that some service pipes and cables are covered, and any access panels cannot be opened without disturbing decorations, therefore a full inspection was not possible.

Some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible. Services have not been tested but where appropriate specific advice has been made as to the advisability of having the services inspected by a specialist contractor.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by testing. Building standards are continually being upgraded and older properties become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency.

Consequently, there is the potential for higher running costs in older compared to newly built properties. As a general note regarding services, we are not specialised in this field. We therefore recommend that you seek specialist advice on all service matters.

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 five 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.*

Electrical Installation 3

Condition Rating 3

The property is served by mains electricity. The electricity meter and consumer unit are located within the living room and hall.

The electrical installation appears to have been altered and upgraded over time, with evidence of additional sockets, switches and wiring. However, the extent and quality of these alterations could not be confirmed during a visual inspection.

The condition and suitability of the consumer unit, wiring, accessories and earthing arrangements could not be confirmed. There is a risk that parts of the installation may require upgrading or remedial works. You should budget for upgrading the electrics throughout the property.

An Electrical Installation Condition Report (EICR) should be obtained from a suitably qualified electrician before legally committing to purchase. This should confirm the safety and condition of the installation and allow any necessary works to be identified and budgeted for.

Where alterations or additions have been undertaken, confirmation should be obtained that appropriate certification is available, including Part P Building Regulation certification where applicable.

If no recent satisfactory test certificate is available, further electrical testing should be undertaken. Electrical installations should generally be inspected at appropriate intervals, including before sale where certification is unavailable.

The cupboard containing the electricity meter and associated equipment should be kept clear and should not be used for storage, to allow safe access and reduce fire risk.

It could not be confirmed whether all exposed and concealed electrical components have been correctly earthed. This should be verified as part of the electrical inspection.

Recommended Electrical Tests

If satisfactory certification is not available, an electrical inspection and testing regime should be undertaken by a competent electrician before purchase.

The inspection should include the consumer unit, wiring, protective devices, earthing and bonding arrangements.

Relevant certification should be requested from the seller or confirmed through your legal adviser (see Section I3).

Fire Safety

Condition Rating 3

Battery-operated and interlinked smoke detectors are installed within the property.

Consideration should be given to installing interlinked smoke and heat detectors throughout the property, particularly due to the presence of accommodation at first and second-floor levels and the loft conversion.

Battery-operated carbon monoxide detectors are also present. Interlinked carbon monoxide detectors should be considered, particularly in rooms containing fuel-burning appliances or fireplaces.

BT and Broadband

Condition Rating: Not Inspected (NI)

The presence, condition and availability of BT or broadband services could not be confirmed during the inspection.

You should make separate enquiries regarding service availability and the condition of any existing connections before purchase.

Photos:

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.*

Gas Supply 3

Condition Rating 3.

The property appears to be connected to the mains gas supply.

The gas meter is located within an internal meter cupboard to the living toom. The installation appeared to be in generally satisfactory condition from the areas visible at the time of the inspection.

The gas meter installation incorporates a regulator and emergency control valve. The incoming gas pipework appears to have been updated with copper pipework from the meter; however, much of the installation is concealed and could not be inspected.

The meter cupboard is relatively confined and is currently being used for storage. Stored items should be kept clear of the gas meter, regulator and associated pipework to allow safe access for emergency isolation, inspection, maintenance and meter replacement.

The gas installation was not tested during the inspection and we are unable to comment on its safety, condition or performance.

You should obtain a current Gas Safety Record or evidence of a recent inspection and service for any gas appliances and associated installation prior to legally committing to purchase the property.

If you are intending to alter the cupboard or carry out refurbishment works in this area, care should be taken to avoid damaging the gas installation. Any alterations should maintain adequate access to the gas meter and associated controls.

Photo:

F3 Water

Water Supply and Pipework

2

Condition Rating 2

The property is served by mains water. A water meter and external stopcock are located to the front of the property within the road area.

The internal stopcock could not be located during the inspection. Its location should be confirmed before legally committing to purchase to ensure the water supply can be isolated in an emergency.

An external water supply pipe is visible to the front of the property. This pipe is not insulated and should be insulated to reduce the risk of freezing and associated damage during cold weather.

The material and condition of the incoming water supply pipe could not be confirmed. Given the age of the property, there is a possibility that sections may comprise lead pipework. If lead pipework is identified, replacement should be considered.

Most of the internal water pipework is concealed and could not be inspected. The visible sections appear to comprise a mixture of copper and plastic pipework and are likely to have been altered as part of later kitchen and bathroom works.

Altered or concealed pipework carries an increased risk of leaks and defects. Consideration should be given to having the installation inspected by a suitably qualified plumber, particularly if evidence of leakage or poor workmanship is identified.

Your legal adviser should obtain any available certification or documentation relating to plumbing alterations and installations (see Sections H1 and H2).

F4 Heating

Gas Boiler and Heating System 3

Condition Rating 3

The property is heated by a gas-fired boiler located within the first-floor rear bedroom. The boiler flue appears to discharge through the ceiling. This appears to be a later installation and confirmation should be obtained that all relevant statutory approvals and Building Regulation requirements were satisfied at the time of installation (see Sections H1 and H2).

The boiler provides hot water to the bathroom, WC, shower room, utility and kitchen, together with heating throughout the property.

The boiler was not tested during the inspection and its condition, efficiency and safe operation could not be confirmed. The boiler should be inspected and serviced by a suitably qualified Gas Safe registered engineer before legally committing to purchase.

Heating is provided by double-panel convection radiators, most of which incorporate thermostatic radiator valves (TRVs) for local temperature control.

The radiators were not tested during the inspection and their operation could not be confirmed. They should be tested alongside the boiler and heating system.

The heating installation appears to comprise a mixture of older and newer components. The pipework is likely to have been altered as part of the boiler installation and other plumbing alterations. Concealed or modified pipework can increase the risk of leaks and defects; therefore, the boiler, pipework and associated controls should be inspected as part of the heating system assessment.

No evidence of current boiler servicing or safety certification was provided. Gas appliances should be inspected annually by a Gas Safe registered engineer, and relevant service records should be requested from the seller.

Your legal adviser should obtain any available boiler installation records, servicing certificates and statutory approvals. If these cannot be provided, a full inspection and safety check should be undertaken before purchase.

Photos:

F5 Water heating

Hot Water Cylinder and Associated Equipment 2

Condition Rating 2

A hot water cylinder is located within the second-floor attic room. This appears to be a relatively recent installation and is likely to have been installed as part of later alterations to the heating and hot water system.

The cylinder forms part of a closed heating and hot water system supplied by the gas boiler and incorporates an expansion vessel. A backup immersion heater is also installed.

The cylinder, immersion heater and associated visible components appeared generally satisfactory from the areas visible at the time of inspection; however, the system was not tested and its operation, performance and safety could not be confirmed.

The associated pipework has also been altered as part of the installation. Much of the pipework is concealed and could not be inspected. Concealed pipework may contain defects such as poor connections, inadequate support, leakage or insufficient insulation, which cannot be confirmed without opening up.

Where accessible, hot water and heating pipework should be adequately insulated to reduce heat loss and improve system efficiency. Any exposed pipework within unheated areas should be checked to reduce the risk of freezing.

As this appears to be a later installation, confirmation should be obtained that the works were carried out in accordance with the relevant UK requirements. This should include any available Building Regulation approvals, installation certification, commissioning records and documentation relating to the hot water cylinder, immersion heater, expansion vessel and associated heating alterations (see Sections H1 and H2).

Your legal adviser should obtain all available documentation before legally committing to purchase. Where certification is unavailable, consideration should be given to having the system inspected by a suitably qualified heating engineer to confirm that:

- the cylinder and controls are operating correctly;
- safety devices and discharge arrangements are satisfactory;
- the expansion vessel and associated components are functioning correctly;
- the immersion heater is safe and operational; and
- the installation appears compliant with current requirements.

The system should be serviced and maintained in accordance with the manufacturer's recommendations and any defects identified should be addressed as part of future maintenance works.

Photos:

F6 Drainage

Drainage 3

Underground Drainage

Condition Rating 3

The property is believed to be connected to the mains/public sewer system, which is understood to run to the rear of the property.

Inspection chambers are located to the rear; however, these could not be lifted at the time of inspection and the condition, layout and construction of the underground drainage system could not be confirmed.

The inspection chamber covers appear relatively modern, which may suggest that sections of the drainage system have been altered, repaired or replaced, although this could not be verified.

Due to the age of the property and the concealed nature of underground drainage, defects including damaged pipes, displaced joints, blockages, poor connections, root ingress or leakage cannot be ruled out.

A CCTV drainage survey should be undertaken by a specialist drainage contractor prior to legally committing to purchase. This should establish the condition and configuration of the underground drainage system and identify whether any repairs, alterations or maintenance works are required. The underground drainage may be shared with neighbouring properties. Your legal adviser should confirm whether any shared drainage arrangements exist and ensure that appropriate rights, responsibilities and easements are documented (see Section H3).

Above Ground Drainage

Condition Rating 3

A soil vent pipe is located externally to the rear of the property and appears to serve the bathroom and shower room drainage.

A later drainage connection appears to have been installed in association with the second-floor shower room. The quality, compliance and condition of these alterations could not be confirmed due to concealed pipework.

The kitchen waste appears to discharge to a gully. The gully should be maintained and cleared regularly as part of routine property maintenance to reduce the risk of blockages.

The WC and utility drainage arrangement could not be fully confirmed. No visible soil vent pipe was identified serving this area and further information should be obtained to establish how the WC and utility is connected to the drainage system.

Some drainage alterations appear to have been undertaken, with possible connections between waste and rainwater drainage. Ideally, foul and surface water drainage should remain separated to reduce the risk of overloading and drainage problems.

The rainwater pipe to the front elevation could not be confirmed as to its final discharge point. The rear rainwater pipe appears to discharge into a gully.

All visible above-ground drainage should be monitored for signs of leakage, poor connections, blockages or deterioration, particularly around later alterations.

F7 Common services

None. NI

G

Grounds
(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

We cannot see all the boundaries due to vegetation growth.

G1 Garage

1 2 3 NI

None.

NI

G2 Permanent outbuildings and other structures

None.

NI

G3 Other

2

Grounds

Condition Rating 1

The property benefits from a front patio area providing pedestrian access directly from the public highway. There is no off-road parking associated with the property.

A further patio area is located to the rear of the property. This appeared generally satisfactory from the areas visible at the time of inspection.

A shared pedestrian access path is located to the rear of the property and is accessed from the rear patio area. Your legal adviser should confirm the existence of any rights of access, maintenance obligations and responsibilities associated with this shared pathway before legally committing to purchase (see Section H3).

The external areas should be maintained as part of routine upkeep. Vegetation should be controlled to prevent damage to hard surfaces, boundary structures and adjoining masonry.

Vegetation growth was noted adjacent to some walls and should be cut back to allow inspection and reduce the risk of moisture retention and deterioration.

Boundaries

Condition Rating 2

The front boundaries are predominantly formed from traditional stone walls and some concrete block. Due to vegetation growth, some areas could not be fully inspected and concealed defects cannot be ruled out.

The rear boundaries are also mainly formed from stone walls. Vegetation growth was noted and should be reduced and maintained to allow regular inspection and minimise the risk of deterioration to the masonry.

A WC and rear room extension forms part of the rear boundary arrangement. Due their position and relationship with the boundary, responsibility for repair, maintenance and future alterations should be confirmed before purchase.

Your legal adviser should confirm that the physical boundaries correspond with the title deeds and Land Registry documentation, together with ownership and future maintenance responsibilities for all boundary structures (see Section H3).

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.

H Issues for your legal advisers

H1 Regulations

No formal planning search has been carried out with the local Council in respect of the subject property. It is assumed that there are not any outstanding applications on the property described above and we assume that all conditions and statutory requirements have been complied with.

We assume that there are no public rights of way running over the property and this detail should be confirmed by your legal adviser in advance of exchange of contracts.

We are not aware of the content of any environmental audit or other environmental investigation or survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination.

In undertaking this instruction, it is assumed that no contaminative or potentially contaminative use has ever been carried out on the property.

No investigation has been carried out into past or present uses on either the property, or any neighbouring land, to establish whether there is any contamination, or potential for contamination, to the subject property from these uses or sites and we have, therefore, assumed that none exists.

Legal advisers should confirm if permissions and certification exist for any alterations and if there are any building regulations, structural calculations, planning approvals for the following:

- FENSA certification for the windows and doors
- If there is any building regulations approval for the changes to the electrics and pipework if carried out after 2005
- Roof cladding
- Loft conversion
- Dormer window
- Roof light
- Rear extensions
- Internal alterations

H2 Guarantees

Legal advisers should confirm if permissions and certification exist for any alterations and if there are any building regulations, structural calculations, planning approvals for the following:

- FENSA certification for the windows and doors
- If there is any building regulations approval for the changes to the electrics and pipework if carried out after 2005
- Roof cladding
- Loft conversion
- Dormer window
- Roof light
- Rear extensions
- Internal alterations

H3 Legal Adviser

We believe that the property is freehold. You should ask your legal adviser to confirm this and explain the implications if not.

Confirm there are no easements, wayleaves or servitudes adversely affecting the property

Secure deeds and clarify the position of the boundaries and their maintenance liabilities.

If there is radon in the property identified from any previous inspections and if a radon bond should be taken out.

Will the property be affected by mining works or has it benefited from remedial works in the past as a result of mining excavation.

What is the council tax band for this property.

Are there any covenants in place.

Have the roads around the property been adopted.

Confirm the responsibility for any shared drains (if applicable).

Your legal adviser should ask for the test certificates for all the services to include:
-Electrics
-Underground and above ground drainage
-Water heating
-Heating system
-Above and below drainage systems

Confirm no previous flooding through your searches.

Complete utility searches prior to purchase.

Your legal adviser should advise on your rights and obligations in relation to:-

Your maintenance responsibilities in respect of the boundaries.

Any rights or responsibilities for the maintenance and upkeep of jointly used services including drainage, gutters and chimneys should be established.

The right for you to enter adjacent property to maintain any structure situated on or near the boundary and any similar rights your neighbour may have to enter on to your property.

Investigate if any fire, public health or other requirements or regulations are satisfied and that up-to-date certificates are available.

Investigate any proposed use of adjoining land and clarify the likelihood of any future type of development which could adversely affect this property.

Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries. These matters should be checked through your legal advisers.

You should obtain all guarantees relevant to the property, including matters such as built-in appliances, replacement of heating. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.

General advice can be obtained from the local police authority with respect to the security measures.

Access to the shared lane to the rear.

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.

I Risks

I1 Risks to the building

Mining Areas:

We recommend mining searches are undertaken before you exchange contracts to rule out any potential issues. These should be carried out prior to selling the property. If the mining search reveals any mining features, further investigations may be required. (see section H3). There are local mines in the area and this is furthermore why a mining report will be needed.

Structural movement:

There is some cracking to the walls and these should be monitored going forward.

Dampness:

Dampness has been detected internally and we recommend remedial works are carried out in due course.

Timber defects:

Risk of defects to the roof and floor timbers to include timber decay and beetle infestation.

We have recommended the floors, timber walls and roof timbers are inspected and some replacement works are required.

Mundic Block:

Mundic block is a material that was used in properties in Cornwall up to 1965 in some including this area. If the property in question was built prior to 1965 in this area and possible mundic containing materials used, then we would recommend that a mundic block test is carried out. In this case, we believe the property was built circa 1850.

There is a low risk of mundic to the stone walls although some concrete such as lintels or poured concrete to the party walls may have been used, and this is why we do recommend that these walls are tested for mundic prior to legally committing to purchase the property.

We could not determine the construction of the walls to the rear extensions and we recommend the walls are tested for mundic prior to legally committing to purchasing the property if no existing mundic block tests are place.

I2 Risks to the grounds

Contamination:

I am not aware of any contamination affecting the property, but it is recommended that an Environmental Search Report be obtained.

Japanese Knotweed & Invasive Plants:

Japanese Knotweed is a highly invasive non-native plant which is now widespread throughout the UK. The plant has extensive root systems from which it easily regenerates, and it is very easily spread, even

from small sections of stem or root. The plant is very difficult and costly to eradicate once established and can cause damage to building structures, underground services such as drains and to paved areas. No specific site inspection or survey has been carried out for Knotweed. If you require assurance on this point, it is recommended that you arrange for a close inspection of the land and site boundaries.

You should ask your Legal Advisor to ask whether there is a Japanese Knotweed management plan or any associated warranty/guarantee relating to the property or neighbouring properties.

Other invasive plants remain a risk to properties in the UK and the below website can be referred to for further advise.

For further advice, refer to the following website: https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants

Or refer to the useful PDF below:
Studio Profile (nonnativespecies.org)

Flood Risk & Surface Water Run Off:

As standard, we carry out searches on the property to confirm whether they are in a flood risk area or at risk. This should only be a guide and further flood risk assessments should be carried out by your legal adviser during the conveyancing process where required. If a flood risk is detected in the area, your insurance company may not cover the property for flooding and this should be considered prior to legally committing to sell the property.

I3 Risks to people

Asbestos:

Materials containing asbestos are present in many buildings, often enclosed and unexposed. The location of potential asbestos containing materials is discussed in the report and may be present elsewhere within the property.

The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the Local Authority or the Health and Safety Executive. Specialist advice should be sought by way of further investigations and securing quotations for removal if required before carrying out any works to these components. The cost of renewal may be high.
https://www.asbestos.com/asbestos/information/

What to do if you have asbestos in your home:

The general rule is to always leave asbestos alone, it is usually safe unless it is damaged or disturbed. Paint indoor materials with an alkali resistant paint such as PVA emulsion, and never sand, drill or saw asbestos materials.

Always seek advice before thinking of removing asbestos and follow the basic rules below if carrying out asbestos cement removal work.

Do not attempt to remove asbestos lagging, spray coatings or large areas of Insulation.

The following possible asbestos containing material were noted at the time of the inspection:

- Slates to the main roof
- Bitumen underlay

- Boarding under the stairs
- Boarding to the dry lining

Due to the possibility of asbestos being present you may wish to consult an asbestos specialist for further advice.

The following link provides further information regarding areas where asbestos can be found within a property. It also provides the actions which should be followed upon the discovery of any possible asbestos - https://www.hse.gov.uk/asbestos/building.htm

Health and safety advice:

Radon:

There remains a risk of radon and, as noted above, a test should be carried out. If found, measures, such as a sump, should be put in place to prevent radon from entering the building.

For further information please refer to:

https://www.gov.uk/government/collections/radiation-hpa-crce-scientific-and-technical-report-series
https://www.ukradon.org/information/

Fire Safety & Carbon Monoxide Detection:

You should allow for installing interlinked smoke and heat detectors where there are not any.
Install interlinked carbon monoxide detectors.
Replace smoke detectors every ten years.
You should ensure the party walls are fully fire and smoke resistance.
Allow for installing fire doors.

For further information refer to the below website:
Fire Safety (England) Regulations 2022 - GOV.UK (www.gov.uk)

Exposed Pipes:

Conceal all exposed pipes.

Services/appliances:

The services are considered unsafe until they have been fully tested and test certification has been provided prior to use.

Water:

Potential for concealed lead riser.

Mould Growth:

There is a risk of mould growth to the walls and this should be investigated further.

For further advise refer to the below website:
https://www.gov.uk/government/publications/damp-and-mould-understanding-and-addressing-the-health-risks-for-rented-housing-providers/understanding-and-addressing-the-health-risks-of-damp-and-mould-in-the-home--2

I4 Other risks or hazards

Not applicable.

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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.

J Energy matters

J1 Insulation

The insulation to the roof appeared to be to a reasonable level to the areas we could see. You should budget to upgrade the insulation where required.

Consideration should be given to installing insulation to the main walls in the form of internal or external insulation of the original property if none has been installed to the dry lining.

We are unable to determine whether the floors to the property have been insulated. Upgrading the solid floors is problematic.

Average insulation is offered by the double-glazed windows. We recommend these are upgraded.

J2 Heating

The central heating is provided by a gas boiler.

To improve the energy efficiency of the property you could also consider fixing a solar water heating panel to the roof which uses the sun's rays to pre-heat the hot water supply. For more information, refer to the Solar Trade Association. Planning restrictions may apply, and you should consult with Cornwall Council first. You will also need to apply for Building Regulations approval unless the installer is qualified and registered as such with a competent person's scheme and can self-certify the work.

J3 Lighting

There are energy saving lightbulbs in the property and, in order to save energy, we would recommend that you replace all the light bulbs with energy saving ones. You should contact the Lighting Association for the nearest stockist of domestic energy efficient lighting scheme fittings.

You may consider installing solar photovoltaic panels on the roof slope to reduce your electricity bills. For further information, you should contact the British Photovoltaic Association which will provide up to date information on local installers. Planning restrictions may apply and you should consult with Cornwall Council first. You will also need to apply for Building Regulations approval unless the installer is qualified and registered as such with a competent person's scheme and can self-certify the work.

J4 Ventilation

It is important to maintain a level of ventilation within the building to ensure that fresh air is let in and internally generated pollutants are let out without losing the heat from within the building. This will also help decrease the levels of condensation within the property and the possibility of the formation of black spot mould. You could consider installing a heat recovery system which extracts the air and lets fresh air in but keeps the heat, recirculating it around the building.

Extraction ventilation has been installed and you should ensure they are working correctly.
We recommend the ventilation is upgraded to the roof void.

J5 General

You could consider installing a dual flush to the toilets and adapting the shower and tap heads to limit the flow of water where required. You could also consider installing a grey water system to recycle wastewater for use in flushing the toilet or for garden water.

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 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.

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.

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Surveyor’s declaration

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Surveyor's declaration

Surveyor's RICS number

1205414

Phone number

01872 857843

Company

Lilly Surveyors Ltd

Surveyor's address

10 Park View Close, Truro, TR3 6JL

Qualifications

BSc (Hons) MRICS

Email

alex@lillysurveyors.com

Website

www.lillysurveyors.com

Property address

Client's name

Date this report was produced

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

Signature

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What to do now

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Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

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

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

The service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

The inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.
The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.
If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.
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.

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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 other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal condition of any chimney, boiler or other flue.

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

Dangerous materials, contamination and environmental issues

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

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing

materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a ‘dutyholder’ (as defined in the regulations), 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.

M 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 review and state the relevant energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

M 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.

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

Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask. 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

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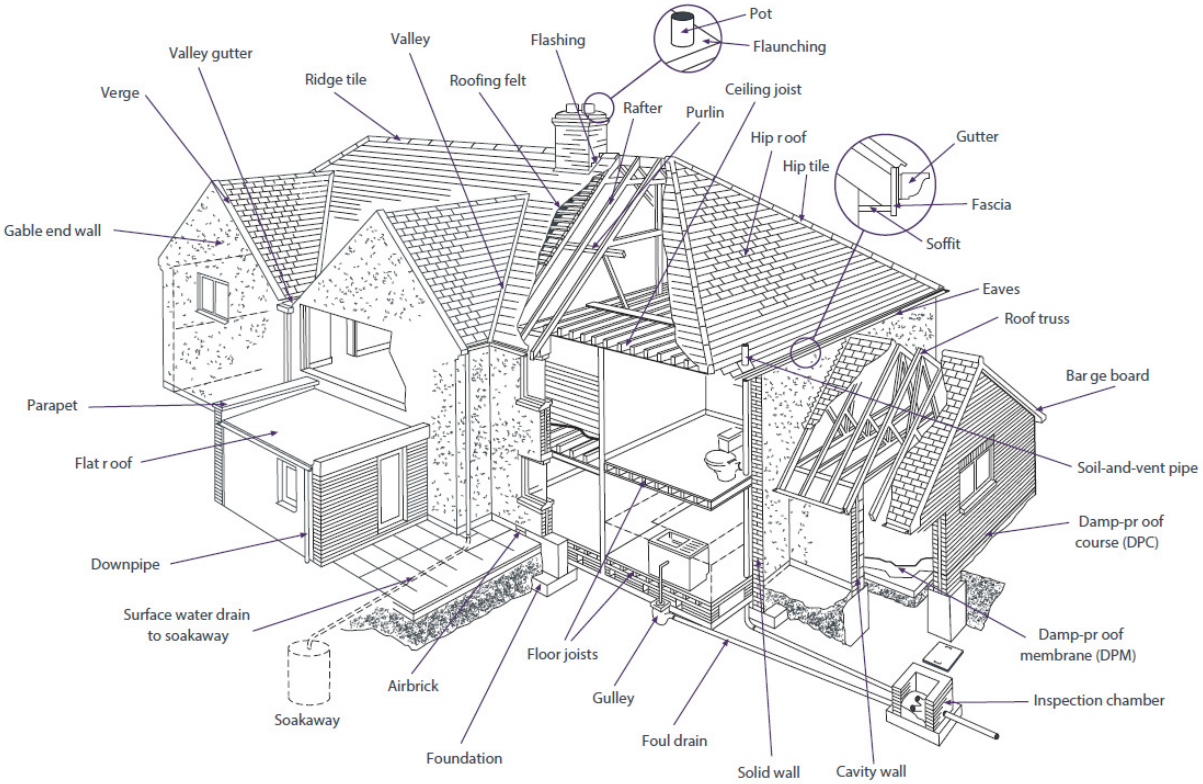
Typical house diagram

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



RICS disclaimer

You should know …

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