Domestic Property Surveys

HOME BUYER SURVEY

CLIENT

PROPERTY

SURVEY DATE 23 Oct 2024

REF ME17 4QB

The format of this HOME BUYER SURVEY is consistent with the guidance defined by the

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Domestic Property Surveys

FPWS

RPSA Residential Property Surveyors Association

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Condition Rating
1
1
1
2
2
1
1

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1.1 - About the survey and the report

Introduction

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

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

This report tells you;

- about the construction of the property and the history of its development as far as could be ascertained.
- about the condition of the property on the date it was inspected.
- any limitations that the surveyor experienced during the course of the inspection, and the nature of risks that may be present in those areas
- the nature of any significant defects that were found.
- whether more enquiries or investigations are needed.

This report does not tell you;

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

1.2 - How the survey is carried out

General

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

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

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

The Surveyor uses equipment such as a moisture meter, binoculars and a torch, and may use a ladder or extended camera pole to obtain views of flat roofs, and to access hatches or obtain views no more than 3m above ground (outside) or above floor surfaces (inside) if it is safe to do so. The surveyor also carries out a desk-top study prior to the survey inspection and makes oral enquiries, where possible, for information about matters affecting the property.

Services

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

Outside

The Surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can reasonably be obtained. Where there are restrictions to access, these are reported, and advice is given on any defects that may require further investigation. The Surveyor will not normally assume that access to neighbouring properties is granted, though may request permission for access if convenient to do so and considered necessary for a specific purpose, such as following the trail of suspicion to the source of a defect.

The surveyor does not carry out a survey to identify Japanese Knotweed, or other invasive plant species, though will conduct a general assessment of the grounds to locate large or obvious plants, shrubs or trees that could present a risk to the structural safety of the property.

The Surveyor assumes that no treatments or management plans are in place for the control of invasive species unless informed otherwise by the property owners, or their agents.

1.2 - How the survey is carried out (contd)

Outbuildings

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

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas.

The Surveyor also inspects (within the identifiable boundary of the flat) drains, lifts, fire alarms and security systems, although the Surveyor does not carry out any specialist tests other than through their normal operation in everyday use. The Surveyor does not identify the nature, safety or suitability of any External Wall Systems or other forms of cladding.

Hazardous substances, contamination and environmental issues

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

The surveyor makes desk-top and online investigations of free and publicly available information about contamination or other environmental dangers. The Surveyor will recommend further investigations if a problem is suspected.

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

Asbestos

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a ‘dutyholder’ (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health. The surveyor does not consult the dutyholder.
The Surveyor will indicate the presence of materials or surface coatings that are commonly known to contain asbestos, where they are clearly visible. However the surveyor will not undertake any tests to confirm whether they do contain asbestos. See also section 3.2

Consents, approvals and searches

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

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

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

1.2 - How the survey is carried out (contd)

Assumptions

Unless we agree to a different approach with you, while preparing the report we will assume that:-

- The property (if for sale) is offered with vacant possession;
- The property is connected to mains services and you are aware of any matters to do with your right to access those services; and
- you are aware of and accept the basis on which you can access the property.

We will not be liable to you if we make an error or fail to tell you something in the report based on any of the above assumptions.

Legal matters

The surveyor does not act as 'the legal adviser' and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report.

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

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

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

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

Limitation of our liability

We will not be liable to you if we make an error or fail to tell you something in the report as a result of any of the following

- Our inability to inspect an area of the property; or
- Any reliance placed by us on information provided by you or by any person who provides such information on your behalf

If we fail to comply with the terms of this contract we are responsible for loss or damage you suffer that is a foreseeable result of our breaking this contract or our failing to use reasonable care and skill, but we are not responsible for any loss or damage that is not foreseeable. Loss or damage is foreseeable if either it is obvious that it will happen or if, at the time the contract was made, both we and you knew it might happen, for example, if you discussed it with us during the survey process.

Our maximum liability

Our maximum liability to you for our negligence or any other breach or fault on our part arising in connection with the service shall be limited to the cost of your rectifying any defect in the property which under the terms of this contract we should have but did not notify you of or failed to adequately notify you of in the report.

We do not exclude or limit in any way our liability to you where it would be unlawful to do so. This includes liability for death or personal injury caused by our negligence or the negligence of our employees, agents or subcontractors; for fraud or fraudulent misrepresentation.

1.3 - Condition Ratings

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

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

The condition ratings are described:-

Condition Rating 1

Only minor or cosmetic repairs, or no repairs at all are currently needed. Normal maintenance must be carried out. It is anticipated any repairs identified would be rectified during a programme of normal maintenance, and you should budget accordingly.

Condition Rating 2

Repairs or replacements are needed but these are not considered to be serious or urgent. However, you should obtain quotations for any works identified prior to exchange of contracts if purchasing the property.

Condition Rating 3

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

Condition Rating HS

These are actual or potential health and safety risks identified at the property which you should consider carefully. In some instances a matter which has been identified will require specific testing of services such as electricity or gas to confirm that they are safe to use, but in other instances it may refer to hazards for which there is an increased risk of harm to those using the property. The level of risk may depend on a number of factors including the age, mobility and vulnerability of occupants. You should consider any health and safety measures identified within this report and commission any further tests or investigations prior to exchange of contracts if you are purchasing the property. You should also consider how the risks identified may affect your personal use of the property.

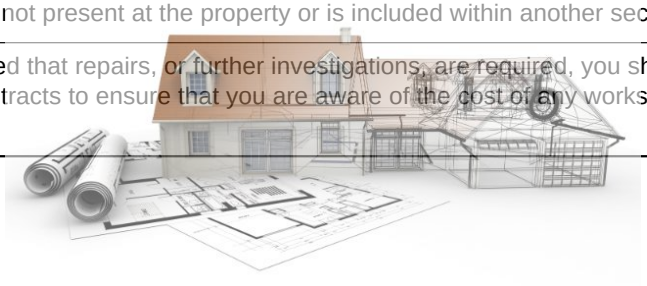
Condition Rating NI

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

Condition Rating NA

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

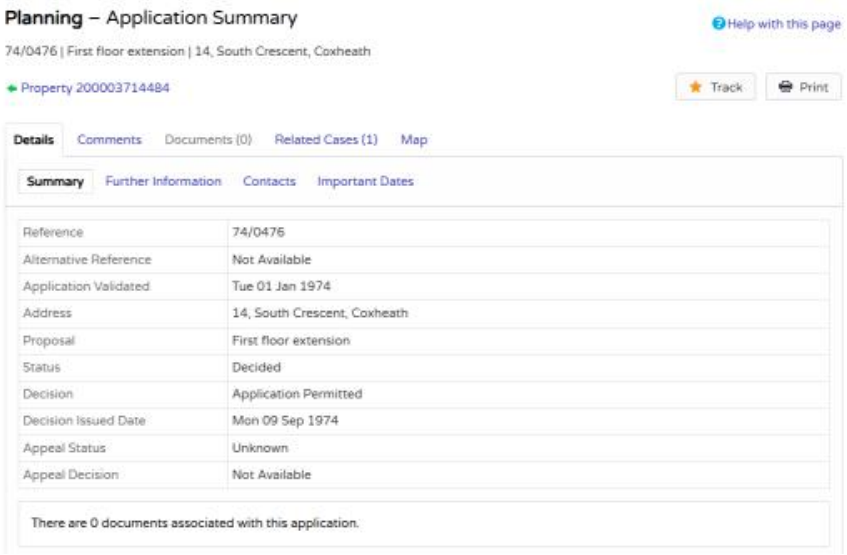
Where the surveyor has identified that repairs, or further investigations, are required, you should obtain quotations and/or reports prior to exchange of contracts to ensure that you are aware of the cost of any works before you are committed to purchase the property.



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

Section 2 Property information

2.1 - About the property

Seller Information	The property owner's representatives were present for the duration of the survey.
General Construction Information	The property is a semi-detached residence arranged over two floors, which was probably built in the 1960s. It is of brick construction and the roof is a traditional cut timber structure covered in concrete tiles.The windows are mostly uPVC double glazed units and the ground floor is of solid construction. A single storey first floor extension has been added to the side of the property. The British Geological Website indicates that the bedrock geology is of Hythe formation,which is a mix of sandstone and limestone. References in the report refer: The front of the property is deemed as road side. The left and right of the property are as standing outside facing the front door. Room names are referenced from the floorplan supplied.
Council Information	No specific information for this property was available on the public areas of the council planning website section.  Planning – Application Summary Help with this page 74/0476 | First floor extension | 14, South Crescent, Coxheath Property 200003714484 Track Print Details Comments Documents (0) Related Cases (1) Map Summary Further Information Contacts Important Dates Reference: 74/0476 Alternative Reference: Not Available Application Validated: Tue 01 Jan 1974 Address: 14, South Crescent, Coxheath Proposal: First floor extension Status: Decided Decision: Application Permitted Decision Issued Date: Mon 09 Sep 1974 Appeal Status: Unknown Appeal Decision: Not Available There are 0 documents associated with this application. 1st floor extn
Listing	According to Historic England the property is not listed.

Nature of the property when inspected	The property was vacant, habitable and partially furnished. All connected services were operational.
Summary of mains services	Gas – Connected to Mains Electricity – Connected to Mains Drainage – Connected to Mains Water – Connected to Mains
Weather Conditions	At the time of the survey, it was dry.
Local Authority	The property is within the area of Maidstone Borough Council
Conservation / AONB / National Parks	No specific issue noted by surveyor
Heating	A full central heating system is installed with a gas fired boiler supplying hot water to radiators throughout the property. The boiler was not inspected in detail and should be examined by a suitably qualified engineer in accordance with the manufacturers' guidance.
Outside facilities	A garage was attached to the side of the property and a second detached garage was located in the rear garden. The gardens extend to the front and rear of the property. There is a timber shed and two brick built outhouses in the rear garden.
Renewable Energy Services	There are no renewable energy services installed at the property.
Broadband Service	I have not carried out an assessment of broadband speeds for this property. If this is important to you, it is essential you check with your preferred broadband provider or request a speed test at the property when you visit and certainly before you commit to the purchase.
Tenure	The property is understood to be of freehold tenure and with vacant possession but your conveyancer should confirm this to be the case.

Section 2 Property information

2.2 - Summary and Issues

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

General	Building regulations approval should have been granted for the work carried out to extend the property to the side and the council should have issued a completion certificate,stating that all Building Regulations were complied with up until the completion of the project In the absence of any independent warranties an Architect's Certificate of Completion should also have been issued. It should be noted that in any property of this age there will be general unevenness of the surfaces and structures of walls, floors, ceilings, doors, windows and other elements. These have occurred due to settlement of the structure and general usage over an extended period. It is not possible to highlight each individual example of such distortions and only those felt to be of an unusual nature have been highlighted.
Main Issues	1)Many of the internal walls and ceilings on the first floor,especially those in the new side extension,displayed cracks ranging in size from 1-3mm. 2)The gas and electrical installations should be inspected. 3) Asbestos sheeting was present in the garage ceiling attached to the side of the property as well as in the corrugated sheeting covering the brick outhouse attached to the detached garage.

Dampness Background Information	Dampness can occur for a variety of possible reasons:- Rising dampness is where a damp proof course within the external and internal walls is either not present, has failed, or has been breached by high ground levels. It is where ground based moisture rises up a wall to a maximum height of 1m. Penetrating dampness is where moisture penetrates from outside through a wall or roof element. This can include a roof tile failure, an open chimney, a gutter failure, driving rain through a solid wall, high ground levels, failed window seals, and poor external drainage. Cold bridging is generally where cold spots are created at the base of internal walls due to the proximity to another cold surface (such as a solid floor) - internal airborne moisture is then attracted to the cold spots which condenses. Condensation is moisture produced by washing, cooking and bathing etc., carried by the air as vapour, and which settles on colder surfaces, often around windows or on cold walls and ceilings, resulting in stains and mould growth. It is often present where there is a lack of good ventilation, heating and insulation. -------- o O o -------- Moisture meter readings were taken internally at regular intervals, about 40/50 per room, where access permitted, throughout the property. They were taken from areas such as the internal face of all external walls, party walls, ground floor, ceilings, chimney breasts, around windows, around all water using fittings, and in the loft space. (This is not an exhaustive list). These readings were taken by an electronic moisture meter which when used on masonry takes readings which aren't quantitive, therefore, it cannot accurately measure damp in walls. My assessment is therefore merely an interpretation of instrumental readings and visual observations made during the survey Where distress has been caused to the plaster, hygroscopic contamination and efflorescent surface salting may have been the cause. Hygroscopic contamination is, in theory, a form of dampness, however, the moisture present isn’t the result of groundwater or penetrating damp, but from moisture within the air which is attracted to the surface of the wall due to contamination. Whilst hygroscopic contamination is clearly damaging to the plaster and internal decorations, there's very little risk of decay or severe damage to the structure as would normally be associated with other forms of dampness. The only way to rule out(or alternatively to rule in) damaging moisture penetration would be to commission an intrusive survey of the area involved through a competent contractor. No evidence of higher than normal levels of dampness/condensation were detected internally.
Structural	Many of the internal walls and ceilings on the first floor,especially those in the new side extension,displayed cracks ranging in size from 1-3mm.
Health & Safety related matters	There is no evidence of recent inspection of the electrical or heating systems, but certification may be available. See also 6.1 and 6.2.

2.3 - External Photographs

Front Elevation

Side Elevation

2.4 - Summary of Accommodation

	Reception Rooms	Bedrooms	Bath/ Shower	Sep WC	Kitchen	Utility	Conservatory / Sun room	Other	Integral Garage
First Floor		4	1						
Entrance Level	1		1	1	1	1			

The approximate living area of the property, excluding outbuildings, is 96m²

2.5 - Floorplan

floorplan

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

2.6 - Energy Performance

The Energy Performance Certificate (EPC) is obtained from the publicly accessible national database where one has been lodged. There may be no requirement for an EPC to be prepared for some property types and circumstances, in which case none is provided. The surveyor considers the contents of the EPC and provides information about energy efficiency measures that could be implemented.

The Energy Performance Certificate (EPC) for the property, which was not prepared by me, shows a current efficiency rating of 67, band D. The potential rating is given as 84, band B. The rating as provided for this property is above the UK average. We have obtained the complete 4-page EPC document should you wish to see a copy.

Further improvements can be gained employing renewable energy sources such as Solar and PV panels for hot water and electricity generation.

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

Energy rating and score

This property's energy rating is D. It has the potential to be B.

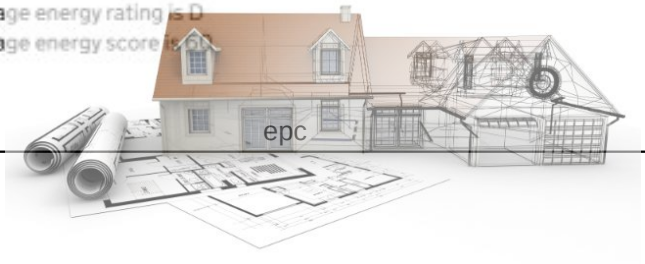
See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Section 3 - Conveyancing, Health & Safety and Environmental Matters

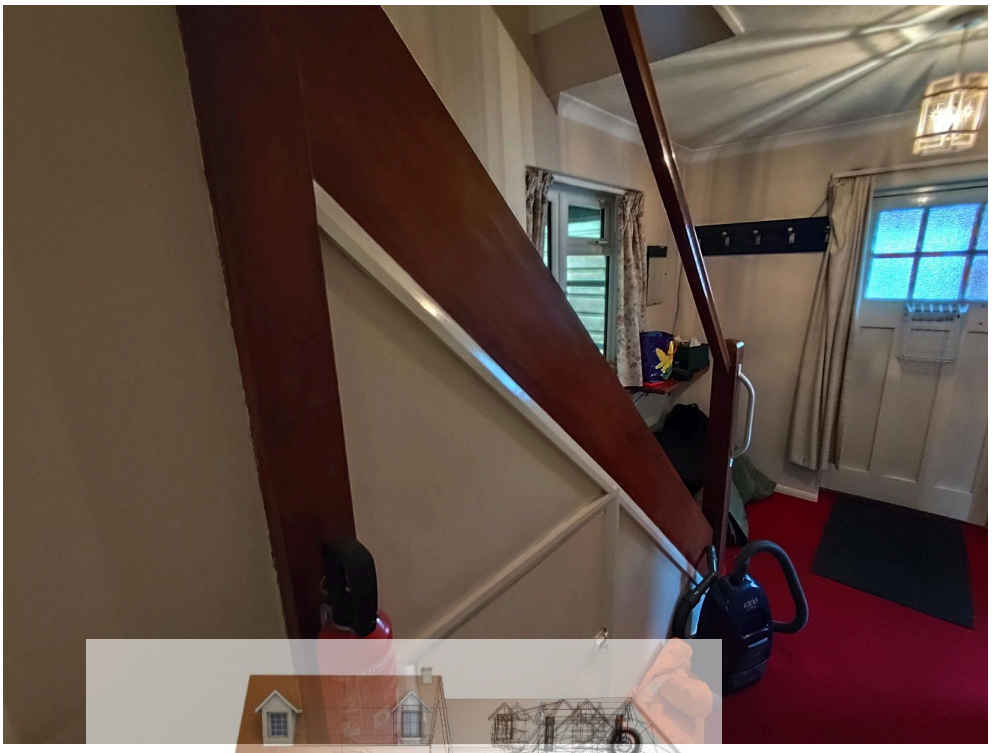
3.1 - Conveyancing Related Matters

Extensions & Alterations	Extensions: First storey side extension in 1974 Conservatory: None noted Loft Conversion: Partial New Boiler: A modern condensing boiler has been installed Chimney / Breast Removals: None noted Wall Removal: Yes Post 2002 Windows: 3 windows fitted in 2010 Log Burner Installation: None noted Electrical Circuits: None noted Renewables: None noted Drainage: None Noted
Access & Rights of way	There are no shared vehicular access rights affecting the property
Easements & Wayleaves	No issue noted by surveyor
Property Let	No issue noted by surveyor
Tree Preservation Orders	No issue noted by surveyor
Party Wall Award	None
Drainage	No issue noted by surveyor

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

3.2 - Health & Safety related matters

Fire Risk	Although smoke alarms are fitted at the property they have not been tested. You should ensure that there are sufficient devices fitted at the property and that they are all in good working order.
Safety Glass	No issue noted by surveyor
Lead	A visual inspection was carried out, however pipes buried within walls or beneath the ground were not inspected. Legislation banning the use of lead in plumbing systems was introduced in 1970 and lead solder has not been used in water supply systems since the 1980s.Properties built prior to these dates are at risk and if the incoming supply is of lead it should be replaced for health and safety purposes.
Risk of Falls	Stairs Steepness: No Issue Noted Stairs Handrails: No Issue Noted Stairs Balustrades: None present Window Cill heights: No Issue Noted Unprotected Balconies: No Issue Noted Trip Hazards: No Issue Noted



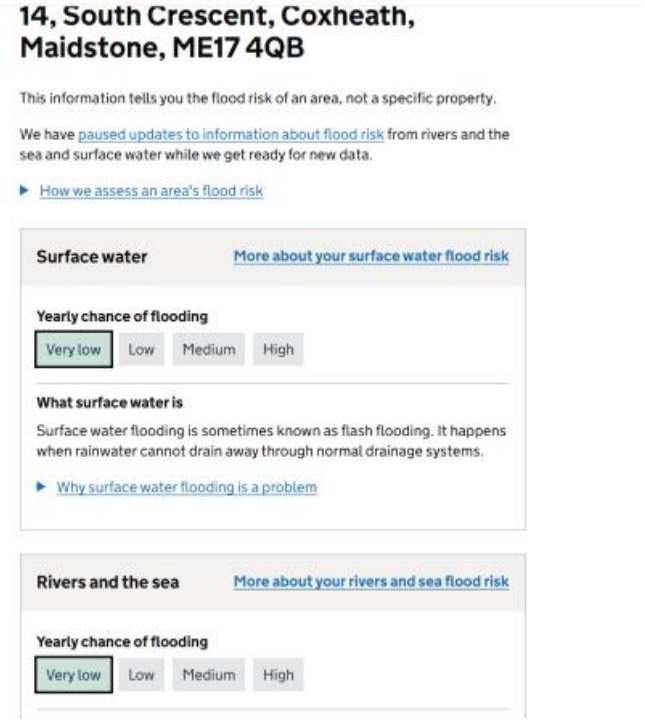
Gap in staircase

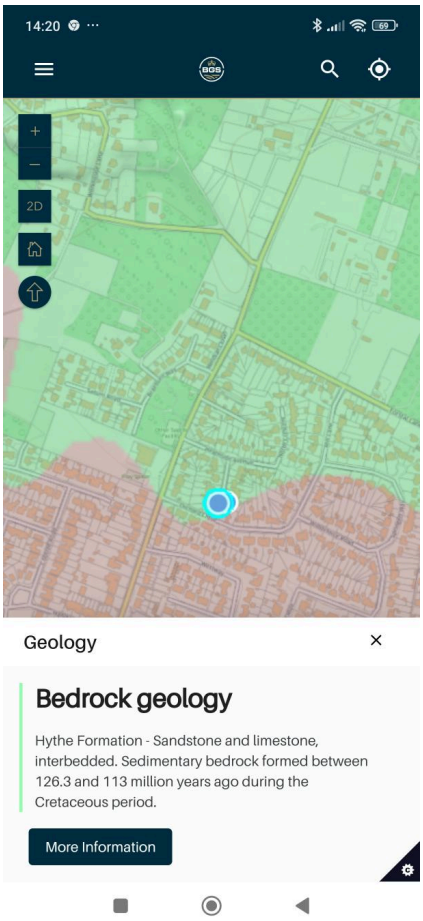
Unsafe Fittings	No issue noted by surveyor
Insect and Rodent Infestations	No evidence of rat/mice droppings were seen in the roof space,but these could be hidden under insulation or other stored materials.
Recent testing of services	There is no evidence of recent inspection of the electrical or heating systems, but certification may be available. See also 6.1 and 6.2.
Asbestos	This report is not an asbestos inspection under the Control of Asbestos Regulations 2006 and no specific testing to detect the presence of asbestos has been conducted. Based on a visual inspection only, the Surveyor noted that some ceiling coatings may contain asbestos. Asbestos sheeting was also present in the garage ceiling at the side of the property as well as in the corrugated sheeting covering the brick outhouse attached to the detached garage.We didn't note any other construction materials and products used at the property containing asbestos. However, this does not preclude that their presence may be hidden behind other surface materials. The following should be noted:- No specific tests have been carried out to confirm the presence or absence of asbestos in any materials, and so any references are an assumption based on the type and age of material seen. None of the materials seen was in a condition that would give any cause for concern, even were they to contain any asbestos. Asbestos only poses a risk where airborne fibres are present and none of the materials seen was seen to be damaged in a way that would release fibres. Asbestos-containing materials were commonly used in the construction, conversion and refurbishment of houses in the 1950s-70s, though the use of asbestos was not completely prohibited until the late 1990s. Many houses, therefore, include materials that contain asbestos and are lived in safely and without risk to health. However, you should be aware that there are health risks when asbestos-containing materials are drilled or sanded and you should consider this when carrying out any alterations, repairs or renovations. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. You can obtain further information from the Health & Safety Executive asbestos site http://www.hse.gov.uk/asbestos/index.htm

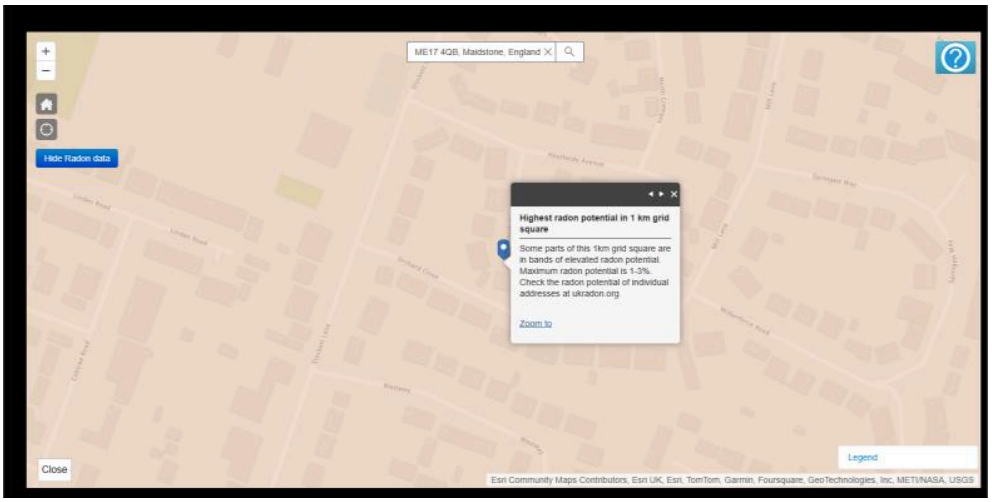
Asbestos sheeting in garage(2)

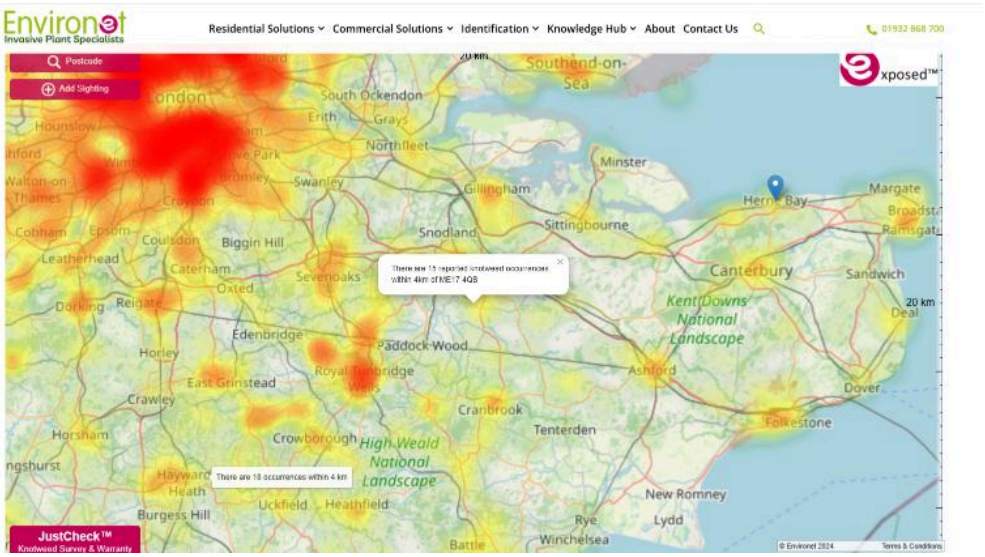
Corrugated roof containing asbestos material.

3.3 - Environmental Matters

Flood	The property is not in area of high flood risk.  **14, South Crescent, Coxheath, Maidstone, ME17 4QB** This information tells you the flood risk of an area, not a specific property. We have paused updates to information about flood risk from rivers and the sea and surface water while we get ready for new data. ▶ How we assess an area's flood risk **Surface water** — More about your surface water flood risk Yearly chance of flooding: Very low | Low | Medium | High What surface water is Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems. ▶ Why surface water flooding is a problem **Rivers and the sea** — More about your rivers and sea flood risk Yearly chance of flooding: Very low | Low | Medium | High flood
Geology	The British Geological website indicates the ground is of sandstone which is a solid base and hence not liable to move adversely. See further comments in 4.4

	 Geology Map
Radon	Every building contains radon but the levels are usually low. The chances of a higher level depend on the type of ground. Public Health England has published a map showing where high levels are more likely. In this case, the risk of higher than normal radon levels is between 1% and 3% see https://www.ukradon.org/information/risks for further information

	 radon
Fracking	The Oil & Gas Authority (OGA) operates a website that provides information about the location of oil and gas deposits, wells, and areas where licenses have been granted or offered for exploration purposes. This may include drilling for oil or gas, or the extraction of shale gas, commonly known as fracking. Further information is available from the website www.ogauthority.co.uk
Landfill	No issue noted by surveyor
Invasive Species	It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby. There have been 15 reports of japanese knotweed within 4km of the property

	 knotweed
Mining	No issue noted by surveyor

Section 4 - Outside of the Property

Scope of survey

The following was carried out:-

- A visual non-invasive inspection of the outside of the main building and permanent outbuildings from various points within the boundaries of the property and from public areas such as footpaths and open spaces, without entering neighbouring private property unless permission had been expressly granted.
- High level features were inspected either from points within the property using binoculars, a ladder or other equipment, where safe to do so. A ladder was used to view or photograph areas not visible from the ground
- Because of the risk of falls or of causing damage, flat roofs were not walked upon.

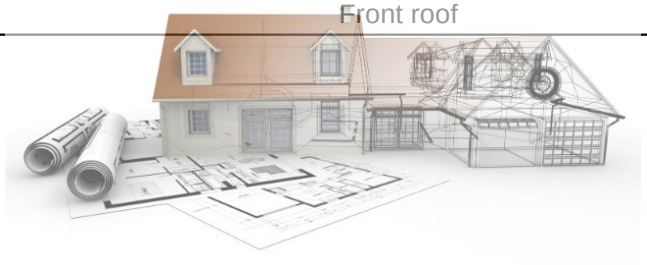
4.1	**Chimney Stacks**
4.2	**Roof Coverings**
4.3	**Rainwater and Above Ground Drainage Fittings**
4.4	**Walls**
4.5	**Windows and External Doors**
4.6	**External Joinery and Finishes**
4.7	**Conservatories and Porches**

	4.1 Chimney Stacks	Condition rating	1
Construction & Type	The chimney stack is brick-built and the flashing at the base of the stack at the junction with the roof slopes is of lead. The central heating boiler, located in the kitchen, has a fan-assisted flue, which discharges via the adjacent external wall. As the chimney stack is shared with the adjoining property, it is classified as a ‘party structure' and The Party Wall Act 1996 may apply if work needs to be carried out in the future. The stacks are not currently being used as a means by which exhaust gases of any type are being evacuated from the property.		
Nature of inspection and Limitations	The chimney was examined from ground level for possible defects including undue movement, distortion, chemical or weather-related damage, brickwork, render and pointing damage and other evidence of failure.		
Condition	All visible flashings, brickwork and pointing were in a fair condition. No Repair is currently needed. The property must be maintained in the normal way. The chimney stack should be regularly monitored for any indications of damage, instability or other defects. Missing, loose or defective mortar should be re-pointed as necessary.		
	 Rear view of main stack		

Main chimney Stack

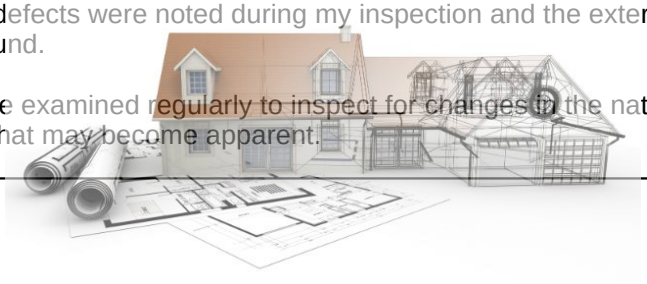
	4.2 Roof Coverings	Condition rating	1
Construction & Type	The main roof is of pitched design and is covered with interlocking concrete tiles and finished with half round ridge tiles bedded in mortar.		
Nature of inspection and Limitations	The roof pitches were examined from ground level for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.		
Condition	All visible tiles seen were in a fair condition with no evidence of any major failures or defects. The mortar at the verges (side most run of tiles) and beneath the hip tiles is complete and intact with no evidence of any major weathering. The top line of ridge tiles is even with no evidence of any undue levels of flexing or bowing. Any slipped, missing or broken tiles on the roof pitches should be repaired and replaced. You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather. Any missing mortar at the verges and beneath any hip or ridge tiles should be replaced. Any moss or other accumulated plant matter should be cleared		

Front roof



	4.3 Rainwater and Above Ground Drainage Fittings	Condition rating	1
Construction & Type	The rainwater gutters and downpipes are uPVC throughout.		
Nature of inspection and Limitations	An inspection was carried out from ground level for possible areas of leakage, misalignment, overflow and other defects. The soil stacks and gulleys were examined for any signs of damage, leakage, correct supports, cracking and evidence of significant wear. As it was dry at the time of the survey only a limited assessment could be made as to the effectiveness of the rainwater fittings. No tests have been carried out to either trace or establish the structure or condition of any underground soakaways.		
Condition	The gutters are currently in fair condition and alignment. There were no significant leaks noted but all gutters require examining periodically and clearing of moss, leaves and silt which will inevitably accumulate. All gulleys were clear at the time of the survey with no evidence of any flooding or other drainage problems. However, all gulleys require regular clearing of any debris that will accumulate over relatively short periods of time. The soil stack and associated plumbing are in a fair condition with no leakages noted. Gutters and downpipes should be cleaned and inspected regularly to ensure that they are free from blockages and leaks. If it is noted during any heavy rain, that gutters or downpipe joints are leaking, then these must be fixed as soon as possible to prevent water penetration to the property and damage to the foundations.		

	4.4 Walls	Condition rating	2
Construction & Type	The external walls are brick-faced and of cavity construction. The damp proof course at ground level [waterproofing to prevent rising damp] is PVC.		
Nature of inspection and Limitations	The external walls were examined from ground level from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork and pointing, cracking, indications of subsidence and land failure and other defects.		

Condition	Foundations I have not undertaken exposure of the foundation structures during the course of my inspection, as this generally proves impractical in a building survey of this type. Whilst I am unable to confirm the depth to which these foundations bear, taking into account the age of the property it is likely that these remain of shallow formation, and as such are unlikely to be considered consistent with current standards. However, this is applicable to a large proportion of the housing stock and the property should not, therefore, be considered unusual in this respect. Movement Stability and vertical alignment are generally satisfactory. The condition and alignment of the brickwork are fair. There is no evidence of any significant bulges or major structural cracks. There is no evidence of foundation cracking at ground level. There is spalling to some of the brickwork. Most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance. Externally the brick window lintels and vertical mortar junctions are all complete with no evidence of any movement. These areas are mentioned specifically as any movement to the property would be noted at these points. Other Aspects In all external walls, there should be a damp proof course (DPC) just above ground level. This is an impervious layer present to prevent dampness from rising up the walls from the ground. In modern properties, this is often a plastic membrane but in older properties, other materials such as bitumen felt or slate are often found. Houses built before 1880, or so, usually have no provision to prevent dampness rising up, or penetrating through, the walls. In this case, the PVC DPC can be seen at the base of the walls. Wall ties are metal linking plates built into the wall at intervals to hold the inner and outer leaves of the cavity wall together. In older properties, these may have been of wrought iron that has since corroded and failed. In later properties, they may be of galvanised steel, stainless steel or plastic. In the worst-case, their failure can allow the outer leaf to fall away from the inner leaf of brickwork. No evidence was seen to indicate any failure of the wall ties and it is therefore assumed that they are in a stable condition. There is no evidence that the wall cavities have been filled with insulation (cavity wall insulation) and it is unlikely that they would have been filled at the time of construction. The energy efficiency of the property may be improved by installing insulation, however not all properties are suitable for having cavities filled and a survey by a specialist company should be conducted prior to any installation. No significant defects were noted during my inspection and the external walls were found to be structurally sound. Walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent. 

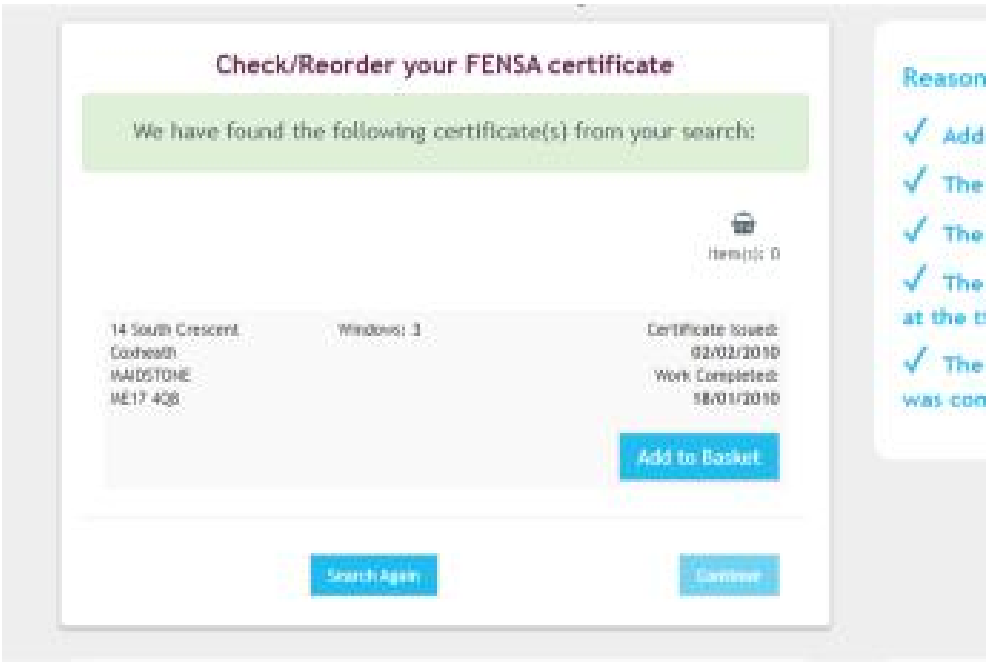
Rear wall

Front wall

Damp Proof Course Line - uPVC

	4.5 Windows and External Doors	Condition rating	2
Construction & Type	The front and rear kitchen doors are timber framed and all of the windows are double glazed with uPVC frames.		
Nature of inspection and Limitations	All external doors were checked for normal operation and signs of failure or damage. Windows were examined for general signs of degradation and failure including blown double glazing units and worn seals. Opening was attempted to all windows and all checked for normal operation. The condensation levels in certain weather conditions can disguise evidence of blown double glazed units.		

Condition	Doors No significant defects were noted, all doors operated effectively on opening and closure. All locks functioned correctly. Windows WOOD FRAMES As expected the frames are affected by minor splitting and isolated softening. The frames are in overall serviceable condition although would benefit from future re-painting and attentive repair. uPVC frames can vary enormously in quality and an assessment of individual design is beyond the scope of this report. They are less suitable for piecemeal repairs whilst stay mechanisms and fixings can require an occasional overhaul. The double-glazed units appear serviceable but will need routine maintenance. Double-glazing has a limited life and is prone to deterioration at edge seals. This can sometimes be recognised by moisture between the panes but its presence is dependent upon atmospheric conditions that are, of course, variable. Such defects cannot always be diagnosed during a single inspection. According to records kept by FENSA (the Fenestration Self-Assessment Scheme, which was set up by the Glass and Glazing Federation (GGF) and other industry bodies in response to Building Regulations for double glazing companies in England and Wales),3 new windows were installed in 2010. Each of these will carry a guarantee covering materials and labour. Under normal circumstances sealed double glazed units can be expected to last around 20 years before the seals begin to fail. This can occur more quickly where windows are in exposed or vulnerable situations. It is estimated that most of the windows currently fitted are approximately 10-15 years old and there is no evidence of any imminent failures. The condensation levels in certain weather conditions can disguise evidence of blown double glazed units, but no issues were noted or suspected. Any blown double glazing units will require replacement and it should also be considered that, where some sealed units within a window have failed, others may also fail in due course. Normal maintenance of frames, hinges and locks is required. Be aware that previous owners may have distributed multiple sets of keys for the windows and doors to individuals not known to you. When purchasing a property, you should consider the cost of replacing all of the door and window locks as soon as possible after you take up occupation. When doing this you should consult your insurers to ensure that you meet their requirements for security, and obtain any discounts that may be available by improving the security of the property.



fensa

Front door

uPVC window

Front door

	4.6 External Joinery and Finishes	Condition rating	1
Construction & Type	The soffits and fascias are all of uPVC construction.		
Nature of inspection and Limitations	Soffits are the horizontal timbers joining the fascia boards to the house walls. Fascia boards are the vertical timbers to which the gutters are normally fixed. Barge boards are the diagonal boards at the roof edge on the gable end of the house. All such materials were examined from ground level for indications of poor maintenance, rot and other damage.		
Condition	All of these boards are reasonably sound, have been maintained and appear to be in a serviceable condition. There is no immediate requirement for any attention.		

	4.7 Conservatories and Porches	Condition rating	1
Construction & Type	The porch to the front is of brick construction with PVC windows and a pitched roof covered in tiles.		
Nature of inspection and Limitations	The porch structure was examined for indications of leaking, bowing, leaning, cracking and undue timber movement, failure or damage of the floor, walls and roof, separation from the main building, and other defects.		
Condition	No significant defects are noted to the structure.		
	 Porch Structure		

Porch Structure

Section 5 - Inside the Property

Scope of survey

The following was carried out:-

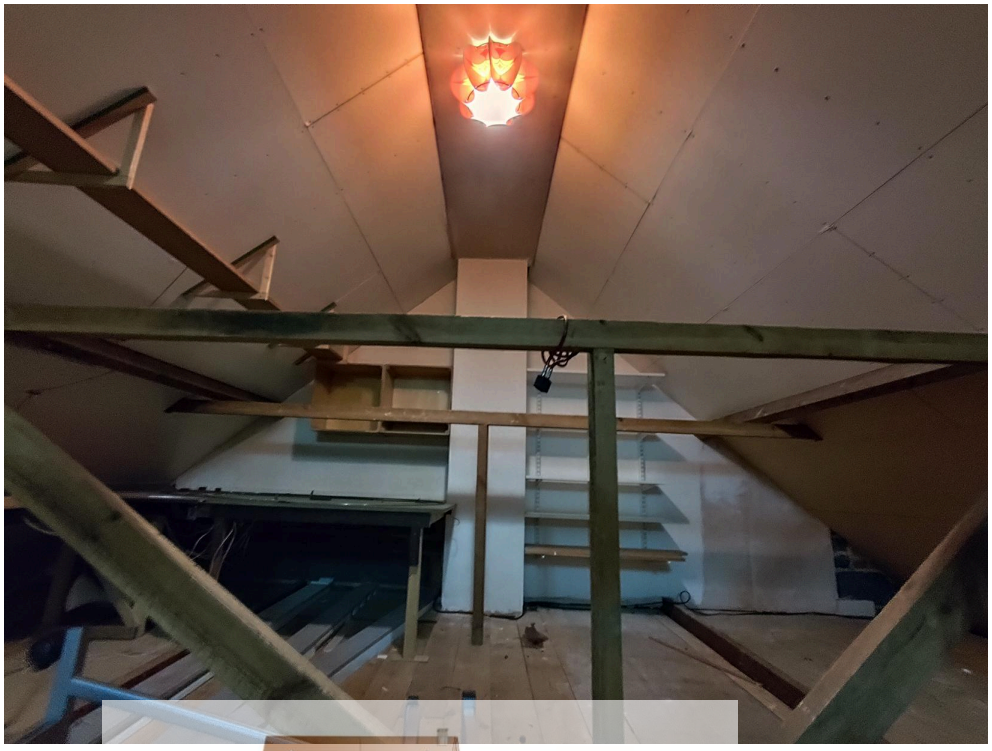
- A visual non-invasive inspection of all the parts of the property that can be seen without causing damage to the fabric or any fixtures, fittings, possessions or furnishings present at the time of inspection.
- Checks for damp using a moisture-measuring meter where possible.
- Inspection of the roof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

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

	5.1 Roof Spaces	Condition rating	2
Construction & Type	The main roof is a traditional cut timber structure comprising rafters spanning from ridge to eaves supported by struts. It has been completely boarded out.		
Nature of inspection and Limitations	The underside of the roof was covered by timber boarding.		
Condition	The roof structure is in a fair condition with reasonable quality timbers throughout. The rafters, purlins and strut timbers are complete with no evidence of any undue stress or cracking. The roof space is laid with about 100mm of wool type insulation at joist level. Increasing the thickness to the current recommendation of 270mm is advised for maximum energy efficiency Care should be taken when moving around, or storing heavy objects, in the roof space. The spaces between the floor joists will not support a persons weight, or that of large boxes etc. Where heavy items are to be stored it is important to distribute the weight evenly using fixed boards. Additional structural support may be required if you plan to store large quantities of heavy items in the roof space.		

Roof Structure

Roof Structure



Roof Structure

Roof Structure

	5.2 Ceilings	Condition rating	2
Construction & Type	The ceilings are made of lath and plaster to the original parts of the property and of plasterboard to the more recently renovated/added areas of the property.		
Nature of inspection and Limitations	Ceilings were examined for signs of undue levels of bowing, cracking, staining and other defects. Moisture meter readings were taken at regular intervals.		
Condition	All internal ceilings are generally in poor decorative order. Plasterboard There was some visible hairline cracking to some plaster-boarded areas. There is perimeter junction cracking between the ceilings and walls in some places, generally which is not in itself of structural significance. This is normal thermal expansion movement and within tolerance levels. Lathe and Plaster Lath and plaster are where wooden Lathes about 10mm wide by 2mm thick, with 3mm gaps between each lathe, are nailed to the underside of the joists and then plaster applied. The plaster fills the gaps and adherence is achieved Whilst the condition and alignment of these ceilings is fair and failure of the ceilings is not considered to be imminent, the presence of minor ridges or cracks suggests some movement, particularly on the first floor.The ridges to the original lathe and plaster ceilings are caused by the de-bonding of the plaster away from the timber structure (laths.) This is a normal process, which takes place over the course of many years. Often lath and plaster ceilings incorporate a paper lining, to conceal historic defects or to provide some additional support. Normal future maintenance is required, including filling and redecorating any cracks as necessary.		

	5.3 Walls	Condition rating	3
Construction & Type	The internal walls are of both solid and timber stud construction.		
Nature of inspection and Limitations	Internal walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage. Moisture meter readings were taken at regular intervals where access and wall construction/location permitted.		
Condition	There was no evidence of dampness to any of the internal walls or any of the internal faces of the external walls. Significant levels of cracking of the internal walls was noted on the first floor,particularly in the first floor extension.Further investigation is recommended as it could be symptomatic of settlement of the garage structure directly below the first floor extension. Supporting walls have been removed on the ground floor. Removal of internal load-bearing walls is a structural alteration and should be undertaken with Building Regulations consent. Your Legal Advisers should make further formal enquiries of The Local Authority to ascertain what paperwork is available to ensure compliance. It is possible that this has contributed to the cracking of the internal walls in the floor above.		

Bedroom walls

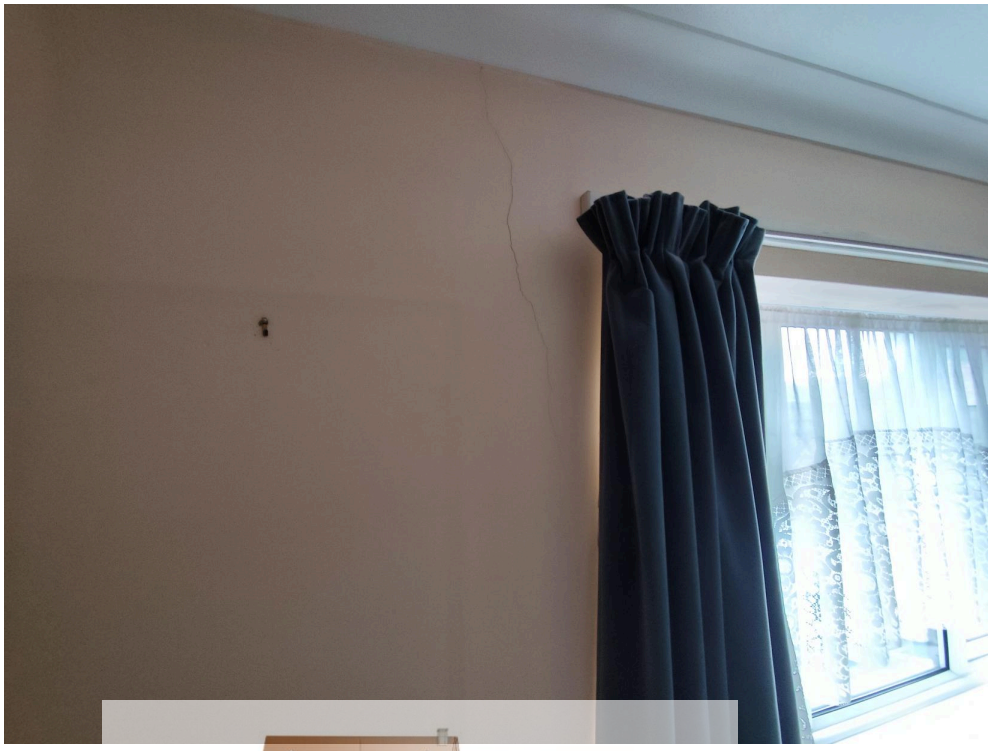
Bedroom walls

Repaired wall crack

Bedroom walls

Living Room/Dining Room walls

Hairline Wall Crack



Hairline Wall Crack

Hairline Wall Crack

Hairline Wall Crack

Hairline Wall Crack

	5.4 Floors	Condition rating	2
Construction & Type	The floors to the ground floor are of solid construction and of suspended tongued and grooved timber decking on timber floor joists to the first floors.		
Nature of inspection and Limitations	Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings in most rooms prevented direct examination of the floor surfaces. Tiled floors were examined for any cracked tiles which could indicate movement of the structure.		
Condition	Ground Floors Solid ground floors to older properties do not all incorporate satisfactory provision for damp proofing, which would help prevent rising dampness from affecting the floors. This is not uncommon in properties of this age, type and character. Rising dampness can cause rot(fungal decay)in timbers with direct contact with the floors, eg. door frames and skirting boards. Additionally, older concrete floors do not typically incorporate any insulation. Upper Floors Floors in properties of this age can be uneven and out of level. This type of unevenness is commonly found in properties of this age and type and usually reflects the settlement of the structure that has occurred over a long period of time. Where the significant movement of the floor structures has occurred recently, it is most commonly identified by separation of the joints of the skirting's, door frames and other associated finishes, exposure of undecorated areas where one surface has moved away from another, and unusual amounts of spring in the floor surfaces. No undue levels of movement were noted at the time of the survey. Isolated boards are slightly squeaky, due to being nailed rather than screwed in place. The timber floor construction is prone to misalignment or slight deflection over time, and this is not usually of significance. During the survey, I didn't observe any undue levels of movement.		

bedroom floor

	5.5 Chimney Breasts, Fireplaces and Flues	Condition rating	1
Construction & Type	The chimney breasts are of masonry construction.		
Nature of inspection and Limitations	The chimney breasts were examined for indications of dampness, lack of support, failed lining and other defects. It is not possible to investigate the condition or serviceability of chimney flues for use with fixed or open fires during a survey. The active fireplaces were not tested during the survey. It is recommended that chimneys are swept and carefully checked before they are used in this way. Ventilation to the flues within the building is also necessary so that air can still enter the bottom of the flue and escape through the terminal on the stack above. It is essential that any redundant flues are fitted with suitable terminals at roof level and also that the flues are ventilated inside the house.		
Condition	No significant defects are noted. It is important to maintain an adequate airflow, by means of ventilation, through unused chimney flues to prevent the build-up of condensation within the chimney. Ventilation grilles should be fitted to all blocked breasts.		

	5.6 Built-In Fittings	Condition rating	2
Construction & Type	The kitchen was basic. The utility area was located in a brick structure to the rear,accessed externally.		
Nature of inspection and Limitations	The kitchen units were examined for their general condition. A selection of cupboards and drawers were checked for normal operation. Built-in appliances were not checked for operation or safety. No significant defects or damage was noted but some modernising and updating may now be required.		
Condition	No Significant Defects are Noted. Normal Maintenance is Required		
	 Utility room		

Kitchen

	5.7 Internal Joinery	Condition rating	2
Construction & Type	The internal woodwork includes such items as: doors, frames, skirting boards, banisters and staircases.		
Nature of inspection and Limitations	The internal doors were checked for normal operation and other woodwork examined for a range of defects. Woodwork was also examined for evidence associated with movement of the structure of the property, woodworm and other infestations, and general condition. Moisture meter readings were taken at regular intervals.		
Condition	The stair balustrades and handrails are of softwood construction and of suitable quality. All parts were firm with no undue levels of movement during usage. The gaps between the balustrades were much wider than normal(in this case there were none). As mentioned in 4.4 most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance. All internal doors were in fair alignment with no undue movement noticed to the frames. All doors operated effectively. Door hinges and locks should be regularly lubricated. Internal timbers should be inspected regularly for evidence of bowing or distortion, woodworm and other defects.		
	 Staircase		

	5.8 Bathroom and Sanitary Fittings	Condition rating	2
Construction & Type	There is a shower room on the top floor with a shower cubicle and shower, basin and an adjacent WC. There is a second on on the ground floor.		
Nature of inspection and Limitations	The fittings were checked for signs of damage, cracks, leaking pipes and other common defects. Sealant joints were checked for undue wear and failure. All fittings were checked for normal operation – WC's were all flushed at least twice to ensure correct drainage and flow.		
Condition	There is no mechanical ventilation in any of the shower rooms. This increases the levels of moisture within the rooms and hence increases the risk of condensation to the walls and ceiling structures. It is strongly advisable to install an extraction fan to improve ventilation. Regular maintenance of all seals to the bath and shower to prevent water displacement.		
	 Shower room		

Shower room

Section 6 - Services

Scope of survey

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

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

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

Competent Person Schemes

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

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

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

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

Examples of Competent person schemes are Gas Safe Register, CIGA, CERTASS, Competent Roofer, FENSA, HETAS, NAPIT, OFTEC.

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

	6.1 Electricity	Condition rating	HS
Construction & Type	There is an underground electrical supply and the meter and consumer unit [fuse box] are located in the cupboard under the stairs. The consumer unit is a modern unit with MCB's (miniature circuit breakers) and also an RCD (Residual Current device).		
Nature of inspection and Limitations	The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use.		
Condition	In general, the electrical circuits seen are in fair condition. PVC cabling was observed at the property and the socket faceplates and switch plates are of suitable modern quality. However in some rooms, there is an insufficient number of sockets for modern living standards, this means a level of new circuitry or rewiring may be required. Some services will be obscured by furniture and other objects at the time of the survey. Upon occupation, it is strongly advisable to visually check all socket outlets and switch points for any broken housings or loose fascias. Any damage seen should be repaired accordingly. The NICEIC recommends that electrical installations are subjected to an Electrical Installation Condition Report (EICR) by a suitably qualified engineer at least every 10 years.		

Electric Meter and Consumer Unit

	6.2 Gas / Oil	Condition rating	HS
Construction & Type	There is a mains gas supply and the meter and valve are located in an external cabinet to the front of the property.		
Nature of inspection and Limitations	The system was inspected for any obvious signs of leakage and damage to the supply pipes where visible.		
Condition	No significant defects were noted but see health and safety advice below. Advice: Gas Safe recommends that all gas appliances and boilers are inspected and serviced according to manufacturers' guidance, but at least once a year. At the time of the survey, no documentation was seen to verify that an inspection or servicing has been carried out within the last 12 months but the vendor advised that the boiler is on an annual service schedule. From a health and safety perspective, it is recommended that you validate any available certification, or commission an inspection and servicing of the gas installation and ALL appliances (including the boiler, gas fire and gas hob) prior to occupation of the property. As the property is empty, parts of the system may not have been in use for a while. These observations increase the risk of any hidden issues. Further advice should be obtained as to the operational safety of the complete system. The Gas Safe website called 'Buying a new home', it states: 'Homebuyers cannot always be sure when the gas appliances in their new home were last safety checked and serviced. Ask your vendor for an annual gas safety record that shows that a Gas Safe registered engineer has checked the gas appliances. If your vendor cannot supply an up to date annual gas safety record, you should get a Gas Safe registered engineer to check the gas appliances before you move in. This check should include the gas boiler, oven, and hob and gas fire. The registered engineer will give the vendor a gas safety record, which they should hand over to you before you move in. Better Gas Safe than sorry. Poorly maintained or badly fitted gas appliances can put you at risk from gas leaks, explosions, fires and carbon monoxide poisoning.' 'Safety check' - As a minimum, this must check: •Appliances are positioned in the right place; •Any flue or chimney serving appliances are safe and installed correctly; •There is a good supply of combustion air (ventilation) to appliances; •The appliances are on the right setting and are burning correctly; the appliances are operating correctly and are safe to use.		

Gas Meter

	6.3 Water	Condition rating	1
Construction & Type	There is a mains water supply. The water installation is of the more modern unvented system style. This does not require a cold water storage tank; all the cold water draw-off points are fed directly off the mains supply. There are no water storage facilities (hot or cold) at the property.		
Nature of inspection and Limitations	The visible parts of the system were checked for any obvious signs of leaking, damaged pipes, correct covering and insulation, and other evidence of defects. Water taps were operated to check for flow pressure and correct drainage.		
Condition	No significant defects are noted, all fittings operated as required with water pressures at fair levels. Check the installation for evidence of leaks or other defects on a regular basis i.e. approximately every 6 months, or sooner. Leaks most often occur at pipe joints and where pipes are subject to movement or physical damage, such as airing cupboards, roof spaces and under sinks.		

	6.4 Heating and Cooling	Condition rating	HS
Construction & Type	The boiler is a Greenstar 30i ErP condensing combi model. It provides heat to the property via the hot water radiator system. It also provides hot water on demand to the hot water taps. On the SEDBUK efficiency database, this boiler is rated as 90.5% efficient and this particular model was first manufactured 2015 – although this installed boiler is probably younger. As a guide, modern condensing boilers are around 90% efficient. Condensing boilers of this type are the most efficient type available at present. There are TRV's (thermostatic radiator valves) on most radiators for individual room temperature control.		
Nature of inspection and Limitations	It is not possible to fully assess the condition and safety of a gas and heating installation on the basis of a visual inspection only. A visual inspection was carried out of the radiators, pipework and boiler to detect leaks, corrosion and other common defects.		
Condition	It is recommended that you establish the service history of the gas boiler before you purchase, as only regular servicing by a competent person can ensure efficiency and safety. If these questions suggest that previous maintenance has been poor, you should instruct a competent person to check the whole system before you purchase.		

	6.5 Drainage	Condition rating	NI
Construction & Type	Foul drainage: The property is connected to the main sewer, which I have assumed has been adopted and maintained at public expense. Your Legal Advisers should be able to confirm this. It was not possible to inspect all of the manholes as not all could be accessed and much of the underground pipework could not be inspected at all. Only a comprehensive inspection by a specialist contractor can be relied upon to produce a detailed survey of the limitations or otherwise of the current system. Surface water drainage: Rainwater from the downpipes is likely to drain to soakaways(usually pits filled with rubble) or a separate drainage system running parallel to the foul drainage. Without excavation, the layout could not be confirmed, but there were no signs of flooding or blockages at the time of the inspection.		

	6.6 Other Services	Condition rating	NA
Construction & Type	NA		

Section 7 - External Elements

Scope of survey

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

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

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

	7.1 Garaging	Condition rating	2
Construction & Type	One garage is integral to the main property and the external walls are brick and the floor is concrete.The ceiling is covered in material that may contain asbestos. The main garage is detached from the main property and the external walls are brick and the floor is concrete.The roof is pitched and is covered in tiles.The rainwater goods are plastic and the main doors are timber.		
Nature of inspection and Limitations	Both were examined from ground level for signs of bowing or leaning of walls, damaged brickwork, render and pointing, internal defects, and the condition of the roof both internally and externally.		
Condition	Normal maintenance is required.		
	 Garage		

Garage

Garage(2)

Garage interior

Garage interior

	7.2 Outbuildings and Sheds	Condition rating	2
Construction & Type	There are two brick built outbuildings,one of which is attached to the main garage and whose roof is covered in corrugated material that may contain asbestos. The garden shed is timber.		
Nature of inspection and Limitations	NA		
Condition	The shed is in a poor condition and the two brick outbuildings are in a reasonable condition for their age.		
	 Brick outbuilding		

Brick outbuilding

Garden Shed

	7.3 Grounds	Condition rating	2
Construction & Type	There are gardens to the front and rear which are mostly lawned with surrounding borders. The rear boundaries are defined by timber panel fencing and the front by brick walls.		
Nature of inspection and Limitations	The grounds around the house were inspected for any indications of land failure or movement, or other defects that would have a material effect on the property as a whole. It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.		
Condition	There is no evidence of any damage from flooding. The gardens are presented in fair condition. The boundary fences are presented in fair condition but some minor repairs are required to some panels. (There is no indication of the ownership of any of the boundary walls, fences or hedges, and in most cases, this is not specified by the deeds or title documents. Often, responsibility for boundaries to one side or another has been assumed by subsequent owners. You should ask your conveyancer to advise on any indications of ownership included in the title documents.) Normal Maintenance is Required.		

Timber decking in rear garden

Boundary fence(rear)

Front Garden

Front drive

	7.4 Common and Shared Areas	Condition rating	NA
Construction & Type	There were no common or shared areas noted at the property.		

	7.5 Neighbourly Matters
Observations	A general unspecific overview of the immediate local area was carried out during the course of the survey, to identify issues that might affect the normal enjoyment of the property. No obvious causes of concern were noted however it cannot be known if issues are present at other times. You are advised to visit the property on a number of occasions at different times of the day and night to form an opinion of any factors that might be relevant

	Section 8 Addendum **8.1 - About your Surveyor**			
Surveyor	Andrew Martin MRPSA MFPWS			
Address	Domestic Property Surveys Ltd 100 High St Whitstable CT5 1AZ			
Contact Details	Telephone	0800 772 3225		
	Mobile	07500 929345		
	Email	info@domesticpropertysurveys.co.uk		
Signed (electronic signature)			Date Finalising Report	29 Oct 2024

8.2 - Maintenance advice

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

Outside

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

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

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

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

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

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

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

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

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

Grounds

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

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

8.2 - Maintenance advice (contd)

Inside the property

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

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

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

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

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

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

Built-in fittings: Check for broken fittings.

Services

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

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

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

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

8.2 - Maintenance advice (contd)

Important information for purchasers of older, listed and historic properties

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

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

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

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

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

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

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

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

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

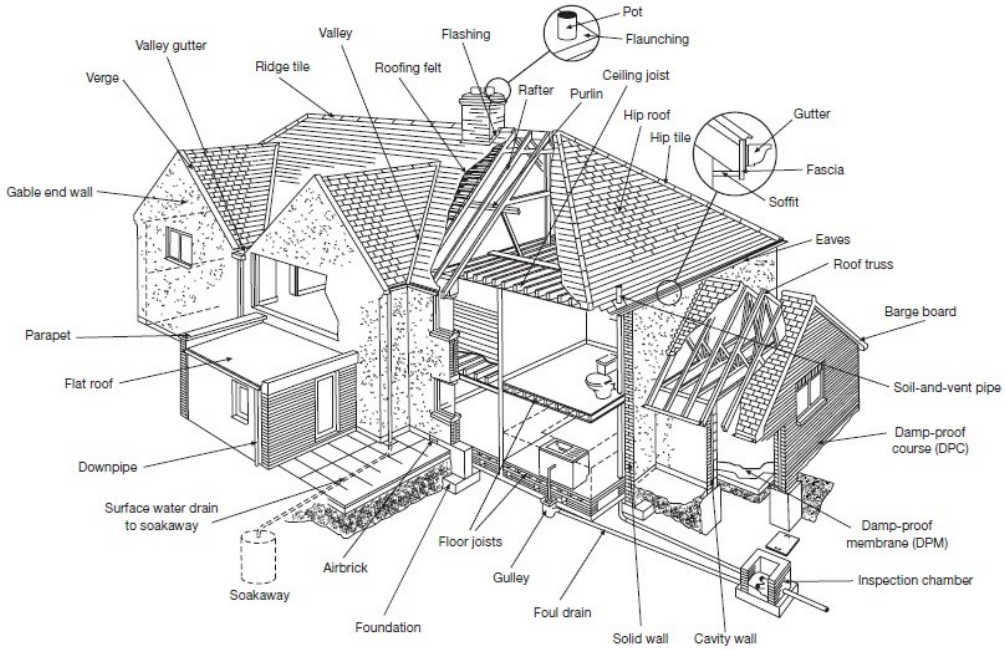
3. Ensure that the guttering and rainwater handling systems are in a well maintained and fully operative condition. Very significant damage can be caused in a very short period of time due to simple leaking gutters, downpipes, hoppers and other elements of the rainwater handling systems. It is therefore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

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

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

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

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


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

8.3 – Customer Care

Customer Care

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

It is possible, however, that for some reason we have not met your expectations in some way and that you wish to raise a concern. We will treat any concerns positively and recognise that they are a means of identifying improvements which can be made to our service delivery standards. We will deal with any concerns quickly and will take prompt action to resolve them.

How to contact us

There are several ways you can contact us:
- You can call us by telephone - 0800 772 3225
- You can email us at info@domesticpropertysurveys.co.uk
- You can write to us at our office, Domestic Property Surveys Ltd, 100 High St Whitstable CT5 1AZ