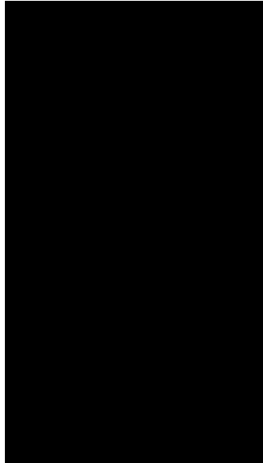





BUILDING SURVEY REPORT

CLIENT
PROPERTY
SURVEY DATE
REF



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



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1.1 - About the survey and the report

Introduction

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

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

What this report tells you;

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

What this report does not tell you;

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



1.2 - How the survey is carried out

General

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

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

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

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

Services

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

Outside

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

Outbuildings

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



1.2 - How the survey is carried out

Flats

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

Hazardous substances, contamination and environmental issues

Unless otherwise expressly stated in the report, the surveyor assumed that no 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 enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he/she recommends further investigation. See also section 3.3.

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

Asbestos

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

Consents, approvals and searches

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

The Surveyor is entitled to assume that all planning, building regulations and other consents required in relation to the Property have been obtained. The Surveyor did not verify whether such consents have been obtained. Any enquiries should be made by the client or the client's legal advisers 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.

Assumptions

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

- a. the property (if for sale) is offered with vacant possession;
- b. the Property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client; and
- c. access to the Property is as of right upon terms known and acceptable to the Client.



1.2 - How the survey is carried out (contd)

Legal matters

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

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

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

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

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

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



1.3 - Condition Ratings

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

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

The condition ratings are described:-

Condition Rating 1

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

Condition Rating 2

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

Condition Rating 3

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

Condition Rating HS

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


It is recommended that that these matters are treated as urgent and should be attended to as soon as possible after receipt of this report and prior to any exchange of contracts.


NI

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

NA

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

	Section - 1.4/1.5 - Additional Information for this Survey
Conflicts of Interest	<p>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.</p> <hr/> <p>There are no known relevant conflicts of interest</p>
Specific Exclusions	<p>Areas which are excluded from the inspection and report by prior arrangement</p> <hr/> <p>There are no areas of the property excluded from the extent of the inspection at the request of the client</p>

	Section 2 Property information 2.1 - About the property
Seller Information	<p>The property owners were not present for any part of the survey. The keys were collected from the agents in [REDACTED] was therefore not possible to obtain any additional information about the property or its history from the owners.</p> <p>The Estate Agent however confirms there is both a shared septic tank for waste and a shared private water connection for incoming fresh water, both of which are supplied by the local farmer to the subject property.</p>
General Construction Information	<p>The property is a converted barn mid terrace residence arranged over one floor.</p> <p>It was probably built in the mid 1800's and then converted in around 1990.</p> <p>The main walls are of non cavity stone construction with some wooden cladding to the front elevation.</p> <p>The roof is pitched and covered with slate.</p> <p>The windows mostly have PVC frames with double glazing.</p> <p>The ground floor is of solid construction.</p> <p>The front of the house faces in a generally south direction.</p> <p>Room descriptions used in this report are based on those given in on the floor plan (section 2.5).</p> <p>A conservatory has been added to the rear of the property and identified as a boot room.</p> <p>The property is presented in its original circa 1990 converted form with no further extensions or other major conversion work undertaken.</p> <p>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. The surveyed property is referenced as 'the subject property'</p> <p>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.</p>
Council Planning Information	<p>No specific information for this property was available on the public areas of the council planning website section. However the original planning permission approval for the barns to be converted to dwellings is listed.</p>
Listing	<p>According to Historic England the property is not listed.</p>

<p>Nature of the property when inspected</p>	<p>The property was occupied, habitable and fully furnished. All connected services were operational.</p>
<p>Summary of mains services</p>	<p>Electricity – Connected to Mains Drainage - Connected to a shared private septic tank located outside the boundaries of the property. Water – Connected to a shared private water supply</p>
<p>Weather Conditions</p>	<p>At the time of survey the weather was dry and sunny.</p>
<p>Local Authority</p>	<p>The property is within the area of East Devon Council.</p>
<p>Conservation / AONB / National Parks</p>	<p>The property is not within a conservation area. The property is within the East Devon area of outstanding natural beauty (AONB). Development may be restricted within AONB areas and this can include open land and trees as well as the structure of the property including fittings such as windows and gutters. Normal permitted development rights may be withdrawn by the local authority within an AONB. You should consult your legal advisor about the restrictions that may be relevant to a property within such an area, and should not make any changes to, or undertake any development of, the property and it's curtilage without obtaining any necessary statutory permissions. You can find out more about planning restrictions in AONBs at https://www.gov.uk/guidance/areas-of-outstanding-natural-beauty-aonbs-designation-and-management The property is not within a National Park.</p>
<p>Heating</p>	<p>Heating is provided by night storage heaters located throughout the house but not in the bathrooms or kitchen. The heating in the property was turned off at the time of survey preventing checks of any associated services or fixtures being conducted.</p>

<p>Outside facilities</p>	<p>There is no garage within the boundary of the property.</p> <p>The garden extends to the rear of the property. There is a concrete patio area to the rear of the property.</p> <p>There are 2 timber sheds and a children's play house in the rear garden.</p> <p>There are no permanent outbuildings to the property.</p>
<p>Renewable Energy Services</p>	<p>There are no renewable energy services installed at the property.</p>
<p>Broadband Service</p>	<p>Checks on the Ofcom website show that download speeds of up to 2Mb per second may be available.</p> <p>This is significantly lower than the national average and is likely to restrict access to some online services.</p> <p>You are advised to confirm what services are available at the property prior to exchange of contracts and to ensure that these are suitable for your personal needs and requirements.</p>
<p>Tenure</p>	<p>The property is understood to be of freehold tenure and with vacant possession but your conveyancer should confirm this to be the case.</p>



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.

<p>General</p>	<p>No serious issues were presented at the time of the survey. There are a number of medium level issues that require attention together with some minor observations made in the following report sections.</p> <p>As with any property of this age there is general unevenness and wear of surfaces which includes floors, walls and ceilings. This can result in misshapen doorframes, skirtings, architraves and cornices. 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.</p> <p>It is noted that there may be a level of asbestos present in the property. This is typical of properties built post-war. See section 3.2.</p>
<p>Main Issues</p>	<p>The electrical installation is unlikely to meet modern standards or requirements and may need replacement.</p> <p>The kitchen range and reception room fire do not have recent sweep certificates and should not be used until these appliances have been checked by a qualified person.</p> <p>The windows are in poor condition with several units to the boot room failed and all front units suffering from bubbling to the strip between the panes.</p> <p>Exterior stonework has been constructed using cement mortar rather than lime mortar which presents a long term risk of moisture remaining within the walls and causing damp to form internally.</p> <p>There is failure of exterior timber decoration and some signs of rot to the front door for instance.</p> <p>The common shared access road is in poor condition and needs resurfacing.</p> <p>The rear garden decking and hard standing require extensive repair or replacement.</p>
<p>Dampness Summary</p>	<p>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).</p> <p>No unduly high readings were recorded at any of the locations checked indicating that those areas were not affected by rising or penetrating dampness at the time of the survey.</p>

<p>Structural Summary</p>	<p>Evidence of unusual structural movement of the property was noted to the front right roof over the party wall (mostly on the right side neighbours roof) here the right sags and the pitched tiles dish (dip inwards) to the lead valley. See section 4.2.</p> <p>In addition there are various exterior wall cracks to the masonry and cement. See section 4.4.</p>
<p>Health & Safety related matters</p>	<p>There is no evidence of recent inspection of the electrical or heating installations, but certification may be available. See also 6.1 and 6.4.</p> <p>NOTE: At the time of the survey inspection, no documentary certification was available to confirm the quality of the private water supply. As a result, a red HS rating has been applied to highlight that, although no specific defects were identified, you should ensure that the supply is inspected by a suitably qualified competent person prior to exchange of contracts to confirm it is safe to use, and that you are aware of the costs of any works that may be necessary.</p>



2.3 - External Photographs



Front elevation



Rear elevation

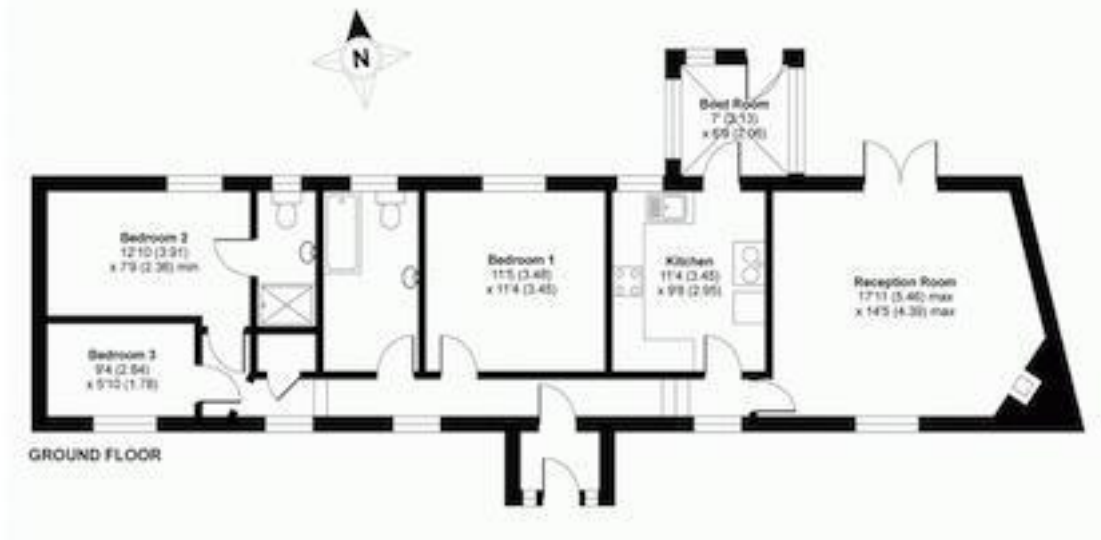
	2.4 - Summary of Accommodation
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	Reception Rooms	Bedrooms	Bath/ Shower	Sep WC	Kitchen	Utility	Conservatory / Sun room	Other	Integral Garage
Ground Floor	1	3	2		1		1		

The approximate living area of the property, excluding outbuildings, is 88.7m² (955ft²)



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 is no requirement for an EPC to be prepared for some property types, for example, listed buildings. The surveyor considers the contents of the EPC and provides information about energy efficiency measures that could be implemented.

The Energy Performance Certificate (EPC) for the property, which was not prepared by me, shows a current efficiency rating of 31, band F. The potential rating is given as 106, band A. The rating as provided for this property is around 29 below the UK average.

The full certificate is available from www.epcregister.com, and the front page is reproduced below.

The property could benefit from increasing the depth of insulation to the roof space. Currently there is approximately 150mm of insulation installed. The recommended depth is 270mm. When installing loft insulation it is essential to ensure that good ventilation of the roof space is maintained.

Further improvements can be gained employing renewable energy sources such as solar and/or PV (photovoltaic) 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.

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

From 1st April 2018 (for new tenancies), or from 1st April 2020 (for existing tenancies) there will be a requirement for any domestic rented property to achieve a minimum of an EPC E rating. Limited exemptions from this restriction will be applicable for some properties legally excluded from EPC requirements, however, failure to comply with the regulations could incur a fine of up to £5000, as well as enforcement action.

As this property does not currently achieve the minimum requirement you should consider any potential costs that may be incurred in the event that you wished to offer the property on the rental market.

You should also consider that some lenders may restrict the availability of mortgages on properties falling within F and G EPC bands.

Further information can be obtained from <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

Energy Performance Certificate

Dwelling type: Mid-terrace bungalow **Reference number:** [REDACTED]
Date of assessment: 02 September 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 02 September 2019 **Total floor area:** 86 m²

Use this document to:

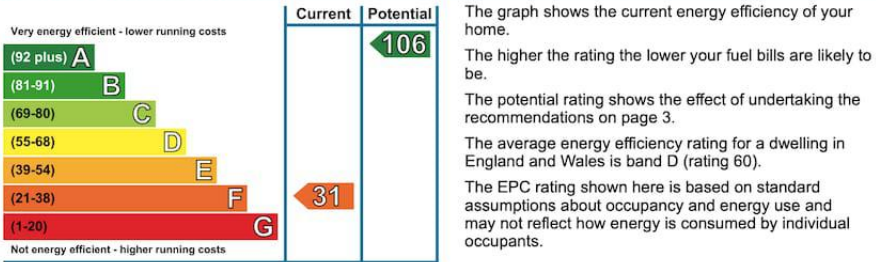
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,390
Over 3 years you could save	£ 4,008

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 213 over 3 years	
Heating	£ 5,154 over 3 years	£ 1,836 over 3 years	
Hot Water	£ 951 over 3 years	£ 333 over 3 years	
Totals	£ 6,390	£ 2,382	

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

Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 270
2 Internal or external wall insulation	£4,000 - £14,000	£ 2,259
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 387

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

EPC



Section 3 - Conveyancing, Health & Safety and Environmental Matters

3.1 - Conveyancing Related Matters

This information should be highlighted to your conveyancer.

This may not include all relevant issues but is an indication of those matters that were apparent to the surveyor, who is not legally qualified. Legal documents will not have been examined during the course of preparation of this report.

Extensions & Alterations	<p>Extensions: None noted Conservatory: There is a small conservatory to the rear of the property, this looks to be a DIY extension and is identified as a boot room in the floor plan. Loft Conversion: None noted Wall Removal: None noted Post 2002 Windows: None noted Log Burner Installation: Yes in the reception room Electrical Circuits: Yes within the boot room Renewables: None noted Drainage: None Noted</p>
Access & Rights of way	<p>There are shared vehicular access rights affecting the property.</p>
Easements & Wayleaves	<p>In simple, but non-legal terms, an easement is the right of one landowner to make use of another nearby piece of land for the benefit of his own land.</p> <p>An example may be that of a right of way across land belonging to someone else to gain access to a garage or gate.</p> <p>A wayleave is a right for someone (usually a utility company) to take pipes, wires or cables across another's land.</p> <p>There is a possible easement in relation to the private road servicing the complex of barns of which the subject property sits in the centre of.</p> <p>There is said to be 2 allocated parking spaces that are part of the sale of the property, however these are not noted on the HMLR title plan.</p> <p>There is a possible wayleave to provide access to the overhead power lines running across the rear garden.</p> <p>There may be both a wayleave and easement in relation to both the shared private water supply and the shared septic tank system, both of which the subject property is connected with.</p> <p>You should consult your legal advisor about any rights or responsibilities associated with matters noted in this section.</p>
Property Let	<p>No issues were noted by the Surveyor.</p>

Tree Preservation Orders	No issues were noted by the Surveyor.
Party Wall Award	No issues were noted by the Surveyor.
Drainage	Waste water from the property drains to a shared septic tank which is located outside of the boundaries, the exact location and arrangements are not known as access was not granted to look in inspection chambers of neighbouring properties.
Boundaries and Title Deeds	<p>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.</p> <p>In most cases this is the only official recognition of the boundaries of a property.</p> <p>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.</p> <p>No issues were noted by the Surveyor and the boundaries defined around the site were found to be broadly consistent with those identified on the title plan.</p> <p>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.</p> <p>Determining the precise location of a boundary can be a very lengthy and expensive process, and can result in disputes arising between neighbours.</p> <p>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.</p> <p>You should check the title deed as supplied by your legal advisor against the actual property layout on the ground.</p>
Common and Shared Areas	The access road to the property looks to be private and not adopted, your conveyancer should check the easements and right of way for usage in addition to any ongoing maintenance responsibilities.



3.2 - Health & Safety related matters

A full Health & Safety risk assessment of the property and grounds was not conducted, however any matters noted during the survey which could increase the risk of accidents or injury are reported here.

Fire Risk

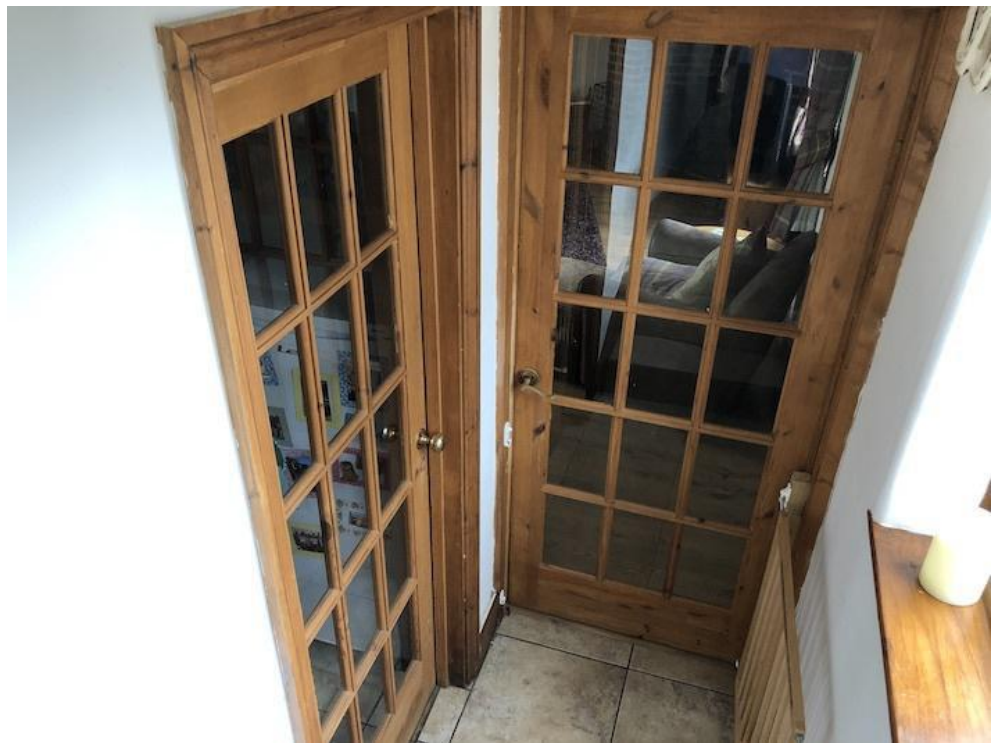
Although smoke alarms are fitted at the property they have not been tested. You should ensure that there are sufficient devices fitted at the property and that they are all in good working order.

There is a solid fuel burning appliance in both the lounge and kitchen. You should ensure that carbon monoxide alarms are present.

There are no intumescent (fire resistant) hoods over downlights set into the ceiling. When a hole is cut into a ceiling to mount a recessed downlight, a potential fire hazard is created as the hole can allow fire to spread unchallenged. Some downlights are fire rated to protect against the spread of fire in this way, but older types are unlikely to be of this design. In such circumstances a protective cover, known as a fire hood, is installed over the light within the roof space so as to restore the fire-resistant integrity of the ceiling. It is recommended that you install intumescent covers or fire protected lights.

Safety Glass

Glazing in the door between the hallway and the kitchen & the hallway and the reception room is not marked as being of safety glass. In addition the glass to the front porch (exterior) is also not marked as safety glass. This may present a significant risk to safety, especially for the young and elderly. See section 5.7.



No safety glass

<p>Lead Pipes</p>	<p>A visual inspection was carried out, however pipes buried within walls or beneath the ground were not inspected.</p>
<p>Risk of Falls</p>	<p>Stairs Steepness: No Issue noted. Stairs Handrails: The lack of a suitable handrail on either hallway staircase is a safety risk. Window Cill heights: No Issue noted. Trip Hazards: The front private road and front area of the subject property is in poor condition, it is uneven and breaking up in places. Likewise the rear decking is in need of maintenance or replacement, parts are rotten and will be slippery when wet.</p> <div data-bbox="429 589 1422 1323" data-label="Image"> </div> <p style="text-align: center;">No hand rails to stairs</p>
<p>Unsafe Fittings</p>	<p>No issues were noted by the Surveyor. Fittings within the property, where possible, were checked for normal everyday use, but have not been inspected or tested for safety purposes.</p>
<p>Insect and Rodent Infestations</p>	<p>Droppings were noted in the roof space suggest that the property has been affected by infestations of mice/rodents, as is commonly the case in properties in rural locations. Rodents can be responsible for the spread of diseases such as salmonella and Weils disease, and so care should be taken when entering such spaces. Mice and other rodents can gnaw through insulation and wiring, and damage furniture and other possessions that may be stored.</p>



Rodent droppings

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 6.4.

Asbestos	<p>This report is not an asbestos inspection under the Control of Asbestos Regulations 2012 and no specific testing to detect the presence of asbestos has been conducted.</p> <p>No materials were identified as those commonly known to contain asbestos, however, no testing was carried out and no evidence was available as to what may be contained within concealed or inaccessible areas.</p> <p>Asbestos-containing materials can also be present in areas that cannot be accessed or inspected. 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/</p> <p>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 of the type and age of material seen. None of the materials seen were 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 were seen to be damaged in a way that would release fibres.</p> <p>Asbestos containing materials were commonly used in the construction, conversion and refurbishment of houses in the 1950's-70's, though the use of asbestos was not completely prohibited until the late 1990's. 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.</p>
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3.3 - Environmental Matters

A full environmental assessment of the property and grounds was not undertaken. Publicly available information is reproduced herewith, and may be supplemented by a more detailed search which can be commissioned by your conveyancer.

Flood

Based on a postcode search only, the property is understood to be in a surface flood risk area and within 400m of a river flood risk area.

Further information can be obtained from <https://www.gov.uk/check-flood-risk>

No specific information was obtained about the risks of pluvial flooding (rain related flooding, especially in urban areas).

You should check with your insurers that cover is available for the property, at normal rates, and without special conditions, prior to exchange of contracts.

Note that flooding can occur outside designated flood risk areas. The Environment Agency are constantly updating their data to reflect any new incidents of flooding or any increased risks of flooding. This publicly available information should be used to indicate a level of risk to the property. You should consult your legal advisor with regards to the options for carrying out a full environment search.

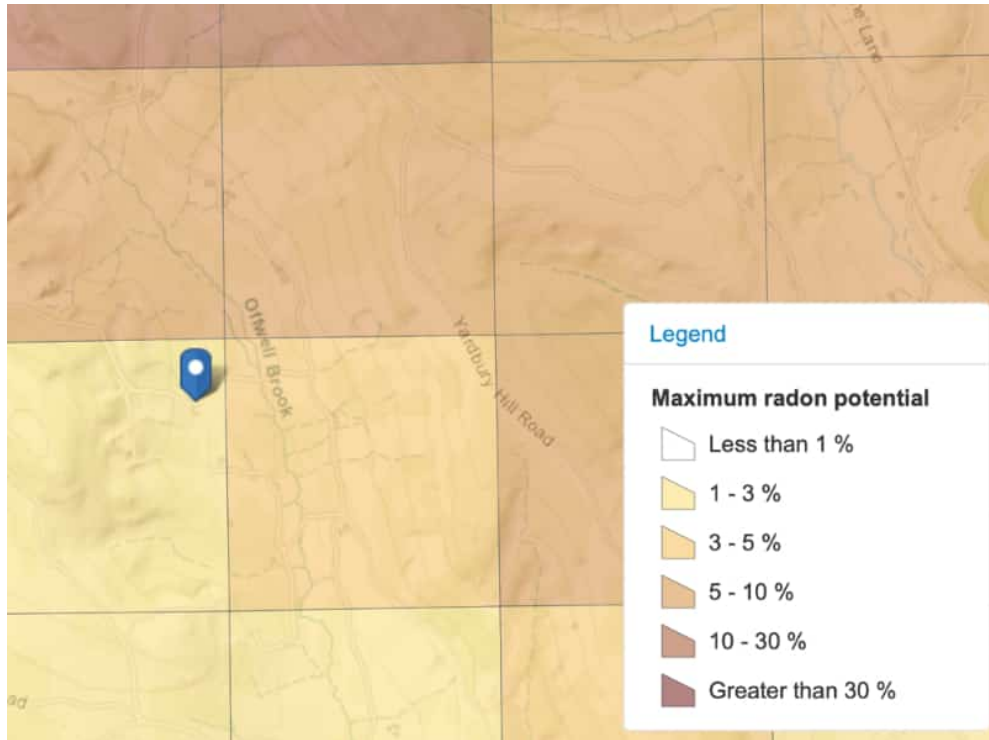
	<div data-bbox="603 192 1150 232" data-label="Page-Header"> <p>GOV.UK Check your long term flood risk</p> </div> <div data-bbox="635 237 991 262" data-label="Text"> <p>BETA This is a new service - your feedback will help us to improve it.</p> </div> <div data-bbox="632 291 1048 365" data-label="Section-Header"> <h3>Flood risk summary for the area around:</h3> </div> <div data-bbox="632 392 1075 456" data-label="Image"> </div> <div data-bbox="632 465 788 526" data-label="Text"> <p>Surface water High risk</p> </div> <div data-bbox="632 553 825 575" data-label="Text"> <p>What this information means</p> </div> <div data-bbox="603 609 1241 1030" data-label="Figure"> </div> <div data-bbox="603 1039 873 1064" data-label="Caption"> <p>Extent of flooding from surface water</p> </div> <div data-bbox="603 1081 1086 1111" data-label="Text"> <p>● High ● Medium ● Low ○ Very low ⊕ Location you selected</p> </div> <div data-bbox="603 1146 1032 1171" data-label="Text"> <p>The property is in a high risk of surface water flooding area.</p> </div> <div data-bbox="858 1189 991 1218" data-label="Caption"> <p>Flood map</p> </div>
<p>Geology</p>	<p>The British Geological Survey website indicates the bedrock of the area is of branscombe mudstone formation, which is a solid base that it not normally prone to seasonal movement. No evidence was seen of any cracking, or other disturbance, which might be linked to seasonal ground movement.</p>

Radon

The property is in a postcode area where above average levels of naturally occurring Radon Gas may be emitted from the ground. You should take the advice of UK radon, the reference site on radon from Public Health England at www.ukradon.org

Radon is a radioactive gas, we can't see, smell or taste it. You need special equipment to detect it. It comes from the rocks and soil found everywhere in the UK. The radon level in the air we breathe outside is very low but can be higher inside buildings. Radon produces a radioactive dust in the air we breathe. The dust is trapped in our airways and emits radiation that damages the inside of our lungs. This damage, like the damage caused by smoking, increases our risk of lung cancer. Radon maps can indicate if your home is in an area generally affected by radon, but cannot identify if a particular property is affected. Radon may affect one property, but not another in the same street or even next door.

Testing for radon requires a kit from UKradon, at a cost of around £50, and takes 3 months to complete. If the test identifies a high risk of radon then it can usually be removed by increasing ventilation, particularly in sub-floor areas. The cost of this will vary but is usually in the range of £500-£2000.



Radon map

<p>Fracking</p>	<p>It is understood that the property is not located directly within an area that falls within a block of land offered by the Oil & Gas Authority (OGA) for applications to obtain a Petroleum Exploration and Development Licence (PEDL). Such licences may include permission to carry out fracking.</p> <p>The Government gives further information in its document "Guidance on fracking: developing shale gas in the UK". You can read the information at:- https://www.gov.uk/government/publications/about-shale-gas-and-hydraulic-fracturing-fracking/developing-shale-oil-and-gas-in-the-uk</p>
<p>Landfill</p>	<p>There is no evidence that the property is located on or immediately adjacent to a former landfill site.</p>
<p>Invasive Species</p>	<p>The grounds around the house were inspected for any indications of Japanese Knotweed.</p> <p>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.</p> <p>No evidence of any Japanese Knotweed was located.</p>
<p>Mining</p>	<p>No issues were noted by the Surveyor.</p>




Section 4 - Outside of the Property


Scope of survey

The following was carried out:-

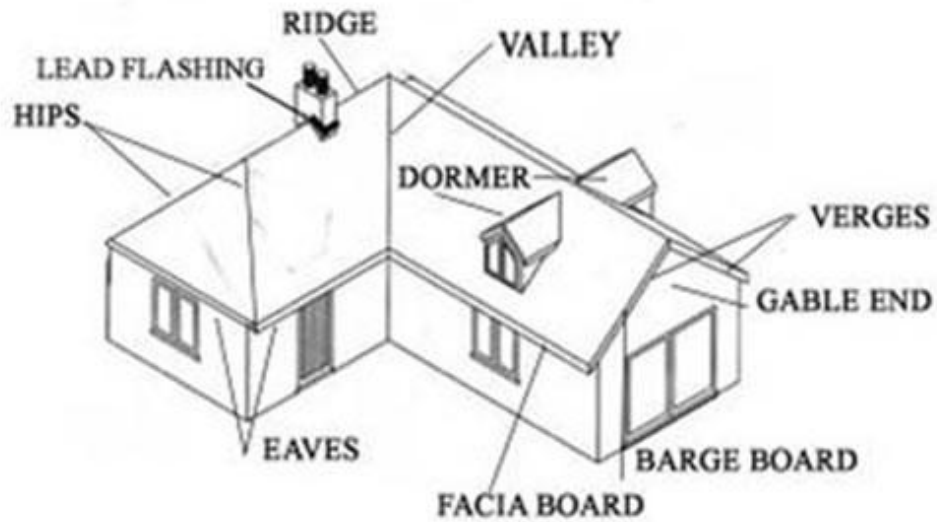
- A visual, non-invasive inspection of the outside of the main building and permanent outbuildings from various points within the boundaries of the property and from public areas such as footpaths and open spaces, without entering neighbouring private property unless permission had been expressly granted.
- 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 areas not visible from the ground, or other safe and accessible vantage points, where those areas were no more than 3 metres from ground level.
- 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	NA
Construction & Type	There are no chimney stacks present at the property.		

	4.2 Roof Coverings	Condition rating	2
Construction & Type	<p>The main roof slopes are pitched and covered with slates. All ridge tiles are clay, the valley gutters are swept and lined with lead.</p> <p>The roof is formed from a single ridge running across the width of the property, with pitches to the front and rear.</p> <p>There are lead lined valley gutters where the front roof pitch coincides with the pitched porch roof.</p> <p>The roof of the porch is pitched and covered with slate and ridges tiles as per the main roof, however the pitches run left and right.</p> <p>The boot room has a single sheet corrugated polycarbonate roof material covering.</p>		
Nature of inspection and Limitations	The roof pitches were examined from ground level with the aid of binoculars and a camera on an extended pole, for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.		
Condition	<p>There is slight sagging to the ridge on the right of the roof near the party line and mostly, if not fully, into the neighbouring adjoined property, this sagging has caused part of the right front pitched roof to dish (push inwards).</p> <p>There are a small number of slipped, chipped and cracked tiles visible on the main roof and front porch pitches. The number of damaged tiles is within a normal range for a roof of this type and age and would not significantly affect the performance of the roof at this stage.</p> <p>Sporadic areas of ridge mortar has cracked and started to decay/fail.</p> <p>There are minor area of moss and lichen formation upon the roof, more so near the ridge.</p> <p>The roof underfelt should be dressed about 8-10cm into the gutters around the property in order to force any rain water that has got under the slates to transfer into the guttering and away from the building. Inspection of gutters show most of the underfelt has either worn away or was never fully dressed into the guttering.</p> <p>The boot room plastic roof is badly fitted and does not meet the rear main elevation wall, this is therefore susceptible to rain water ingress.</p>		

<p>Action Required</p>	<p>Pitched Sections:</p> <p>The sag to the ridge looks to be located mostly if not fully on the right side adjoining neighbours property, however the sagging section closely runs next to or over the party line, this is seemingly caused by roof spread on the adjoining property roof structure but may still be ongoing and will require monitoring going forwards to ensure it is not active movement.</p> <p>The roofing underfelt at the eaves to guttering should be replaced to prevent future moisture ingress, this generally requires a partial strip off of slates in order to fit new felt before the roof covering is refitted. You should note that scaffolding may be required in order to undertake this type of work.</p> <p>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</p> <p>The boot room roof should be extended, or replaced fully, to meet the rear elevation wall and to prevent water ingress to the room.</p> <p>Ongoing, carry out normal maintenance including the removal of moss build-up.</p>
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Roof Elements



Boot room roof



Front left valley



Front right roof




Broken slate to left of porch roof



Slipped slates at rear



Lack of felt in gutter, this is one of the larger remaining felt areas


	4.3 Rainwater and Above Ground Drainage Fittings	Condition rating	2
Construction & Type	<p>The rainwater gutters and downpipes are uPVC throughout. The integral soil stacks will be PVC. Additional gulleys for rainwater are provided around the property and these probably drain to ground soakaways however the rear right downpipes runs above ground and discharges the to brook/stream located in the garden.</p>		
Nature of inspection and Limitations	<p>An inspection was carried out from ground level with the aid of binoculars, and with a camera on an extended pole, to look for possible areas of leakage, misalignment, overflow and other defects.</p> <p>The soil stacks and gulleys were examined for any signs of damage, leakage, correct supports, cracking and evidence of significant wear.</p> <p>As it was dry at the time of survey only a limited assessment could be made as to the effectiveness of the rainwater fittings.</p> <p>No tests have been carried out to either trace or establish the structure or condition of any underground soakaways.</p>		
Condition	<p>The gutters are currently in a serviceable condition and with no significant misalignment. No evidence was seen of excessive staining of the walls or adjacent areas, which might indicate that significant leaks have been occurring.</p> <p>There is no gutter servicing the boot room roof. See also section 4.7.</p> <p>The rear gutters have debris located in them.</p> <p>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.</p> <p>The soil stack and associated plumbing is in a fair condition with no leakages noted.</p>		
Action Required	<p>The boot room requires a gutter to be installed to the downward roof edge to remove rain water from the roof and prevent damage to the fabric of the building.</p> <p>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.</p> <p>Climbing plants and moss are prone to causing blockages in gutters and downpipes and should be removed from the area around the facilities on a regular basis.</p>		



Rear right downpipe



Front gutter clear

	4.4 Walls	Condition rating	2
Construction & Type	<p>The outside walls are mainly flint/chert stone faced and of solid construction. Cement mortar has been used in the construction rather than lime.</p> <p>A substantial proportion of the front elevation is clad in timber, this appears to be fitted over a masonry wall with a dark coloured membrane between the two materials.</p> <p>Lead flashing has been fitted over the front elevation stone walls which protrude under the timber cladding.</p> <p>The rear damp proof course at ground level [waterproofing to prevent rising damp] is plastic.</p> <p>No damp proof course was seen/visible to the front elevation.</p>		
Nature of inspection and Limitations	<p>The outside walls were examined from ground level with the aid of binoculars 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.</p> <p>Parts of the external walls are obscured by foliage, sheds, fencing, log stores and bins cannot be examined in detail.</p> <p>Where walls are covered with finishes such as timber cladding, the wall surface beneath cannot be directly viewed and it is assumed that no unusual defects exist within these concealed areas.</p>		
Condition	<p>Foundations</p> <p>During a non-invasive inspection of this type it is not possible to expose the foundations. A property of this type and age would not be expected to have foundations that meet current standards, but this should not be considered to be unusual.</p> <p>No evidence was seen which might indicate that the foundations are failing to provide adequate support for the property.</p> <p>Movement</p> <p>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.</p> <p>There is a vertical crack in the mortar of the exterior wall circa 1m long and 1mm wide to the rear left wall below the rear left window. This does not transverse to the inside face of the same wall.</p> <p>There is a second circa 1m long horizontal crack 1mm wide to the rear left exterior wall from the top of the bathroom window, again this is located within the mortar and does not transverse to the inside face of the same wall.</p> <p>There are a handful of various other minor cracks to the elevation walls around the property, all under 1mm wide and less than 5-10cm maximum length.</p>		

The timber window lintels and vertical mortar junctions are all complete with no evidence of any movement. However, the timber has dried and shrunk since the property was converted and there is now a gap between the lintel and the surrounding mortar over several windows. These areas are mentioned specifically as any movement to the property would be noted at these points.

The British Geological website indicates the ground is of branscombe mudstone formation which is a solid base and hence not liable to move adversely.

No other evidence of movement was seen other than that which would normally be expected in any building of this age.

Other Aspects

There are several localised areas of elevation wall mortar decay to both the front and rear of the property, a large section is specifically noted to the front right of the building between the down pipe and the right window.

Solid wall stone buildings usually are constructed with lime mortar as this is breathable and allows penetrating water/moisture to evaporate out of the wall to the exterior rather than be retained in the wall and potentially evaporating into the building and causing damp/mould to form on inner walls. At the current time the cement mortar seems to not be causing an issue and is not giving rise to internal high damp readings. This however may change in time and would be costly to replace in lime.

In most external walls there should be a damp proof course (DPC) just above ground level. This is an impervious layer present to prevent dampness rising up the walls from the ground. In modern properties this is often a plastic membrane but in older properties other materials such as bitumen felt or slate are often found. Houses built before 1880, or so, usually have no provision to prevent dampness rising up, or penetrating through, the walls. In this case the plastic DPC can be seen at the base of the rear walls however no DPC can be found on the front elevation.

The rear DPC ranges in height from 40mm to 200mm or more above exterior ground level, this should be no less than 150mm off ground level to meet current building regulations and to avoid moisture/water penetration.

Although not an issue noted, there are active 'Masonry' (or 'mortar') bees in the local area and lack of maintenance to solid wall can entice these bees to make home in such walls in the future. Masonry bees are one of those solitary types that do not nest in a colony but within individual holes in the ground and occasionally in walls in mortar joints, soft bricks and stones themselves, or cob. In Britain, there are nearly 20 species, the most common being *Osmia rufa* (the Red Mason Bee). Masonry bees favour sunny, south-facing elevations, as these enhance the germination of their eggs. Nests are established in spring or summer and contain six to 12 eggs, each in a cell provisioned with pollen and nectar and sealed, usually with mud. New adults emerge the following year to repeat the cycle. Masonry bees are honeybee-like in appearance. The female has a sting but will not use it unless squeezed between your fingers! They use their mandibles to excavate or enlarge holes, kicking out spoil behind them. The annual burrowing activities may create an extensive system of galleries. This can disrupt the bearing capacity of masonry, and tends to fill with water that expands on freezing and causes deterioration. Birds can also attack walls to get at the bee larvae.

Action Required	<p>The mortar cracks to the elevation walls should be repaired and made good to prevent damp ingress. These should be monitored post repair to ensure there is no ongoing movement however as this survey is only a snap shot in time and not a recurring monitoring inspection.</p> <p>The eroded pointing/mortar to both front and rear elevations should be repaired to prevent dampness entering the building.</p> <p>The lack of a DPC to the front elevation is currently not causing an issue. Changes to the ground level in future (for example a new road surface) could result on higher levels of dampness in the base of the walls. When/if this happens then walls without a DPC can be more vulnerable to dampness problems than walls that have a DPC.</p> <p>Walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent (including issues surrounding the cement mortar used in the exterior wall construction over lime).</p> <p>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.</p>
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Wall crack rear wall below Bedroom 2 window



DPC height



Wall crack rear wall to left bathroom window




Mortar decay front elevation under right window



Front left lintel shrunk



Timber cladding to front elevation

	<h2 style="margin: 0;">4.5 Windows and External Doors</h2>	Condition rating	3
Construction & Type	<p>Most of the windows are double glazed with uPVC frames and are of a side hung casement type. The windows of the front porch are single glazed and timber framed however.</p> <p>The windows checked were fitted with individual push button operated locks.</p> <p>The front a door is timber.</p> <p>The back doors are uPVC.</p> <p>The front door is fitted with a mortise lock.</p> <p>The back door to the boot room is fitted with multi-point locking system.</p> <p>The patio/French doors to the reception room have multi-point locking systems.</p>		
Nature of inspection and Limitations	<p>All external doors were checked for normal operation and signs of failure or damage.</p> <p>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.</p> <p>Some windows could not be accessed due to the presence of furniture and other possessions.</p>		

Condition	<p>Doors</p> <p>All doors operated effectively on opening and closure. All locks functioned correctly.</p> <p>The front timber door is suffering from wood rot to its bottom left corner and the threshold step is circa 3cm lower than the base of the door.</p> <p>The rear french/patio doors are in good working condition.</p> <p>The rear boot room door has a blown double glazing unit, the door is poorly fitted to its frame and from the outside looks as if the door has previously been pushed backwards and inwards, this will lead to potential water ingress going forwards. Sealant has been applied around the base of the door on the outside, seemingly to prevent water ingress.</p> <p>Windows</p> <p>The glazing to the front porch is all single glazed and not marked as safety glass.</p> <p>Internal cill heights were compliant with the current legal safety limits, all handles operated satisfactorily.</p> <p>All doors operated effectively on opening and closure. All locks functioned correctly with push button locks only.</p> <p>The handle to the ensuite window is loose.</p> <p>Failed sealed glazing units</p> <p>There are failed sealed glazing (blown) units in 5 windows of the conservatory plus the conservatory exterior door. This occurs when the seal around the edge of the window unit fails, allowing moisture laden air to enter between the panes of glass. This is identified by misting of the glass on the inside faces of the sealed unit, and the formation of crystals around the inside of the seal of the unit. Once the seal on a unit has failed it cannot be repaired and the window unit (though not always the frame) needs to be replaced.</p> <p>All windows to the front elevation have heavily bubbled disfigurement to the seal between the double glazed glass panes. This will, and may already have, caused the windows to mist.</p> <p>Atmospheric moisture levels in certain weather conditions and external dirt can disguise evidence of other blown double glazed units. However other weather conditions may highlight the presence of more failed units.</p> <p>The window cill to the front left window is dented and damaged.</p> <p>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 25-30 years old.</p>
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Action Required	<p>Due to the volume/cost of items that require replacement, or significant repair, a condition rating of 3 has been applied.</p> <p>The timber front door should be replaced due to its current condition and height above the threshold.</p> <p>You should consider replacing the single glazed glass of the front porch as non of it is marked as having safety glass fitted. This poses a health and safety risk to users in case a pane breaks during use.</p> <p>The uPVC rear door of the boot room requires repair or replacement of the door and frame due to its current condition. The glass unit is also blown and requires replacement too.</p> <p>Failed sealed glazing units, as noted above in the condition section, require replacement. It should also be considered that, where some sealed units within a window have failed, others may also fail in due course.</p> <p>The front elevation windows bubbling is significant and may require new frames and not just new sealed glazing units to be fitted.</p> <p>The front left window cill should be repaired or replaced.</p> <p>The ensuite window handle should be repaired.</p> <p>Normal maintenance of frames, hinges and locks is required.</p> <p>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.</p>
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Window bubbled



Front door higher than threshold



Ensuite window handle loose



Boot room missed glazed unit example



Boot room door unit misted




Boot room door



Front door rotten timber



Front left window cill damage


	4.6 External Joinery and Finishes	Condition rating	2
Construction & Type	<p>This includes such items as woodwork at the roof edges, fascias, and trim panels. Decorated areas include such items as windows, doors, walls, timbers at roof edges, porches.</p> <p>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.</p> <p>The soffits and fascias are all of timber construction.</p>		
Nature of inspection and Limitations	<p>All such materials were examined from ground level and with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. Decorations were examined for indications of poor maintenance, rot, lack of oiling where applicable and other defects</p>		
Condition	<p>There are areas where peeling paint is visible to parts of the front porch, gutter boards, front timber cladding and the edging boards. Redecoration is now required and consideration given to replacing some localised areas where rot has set in to the front porch.</p> <p>The sealant around window and door opening is failing or starting to fail to most openings where present.</p> <p>The soffits include ventilation grilles to supply cross ventilation to the roof space. Care should be taken to keep these clear inside and outside to enable correct airflow to the roof space.</p> <p>Advice: The soffits boards (horizontal boards at roof edge) may contain asbestos. Asbestos should not be drilled, sanded or removed without protective equipment and/or specialist advice. See section 3.2.</p>		
Action Required	<p>The timber to the front porch needs extensive repair and several timbers require replacement.</p> <p>The outside timber area to the property require maintenance, redecoration and sealant replacement to window/door joints.</p> <p>Regular maintenance will be required especially to the front elevation which faces south/south-west. This section of the property will receive most of any inclement weather and the heat of the sun.</p>		



View of porch structure



Eaves ventilation

	4.7 Conservatories and Porches	Condition rating	2
Construction & Type	<p>The front porch to the front is of timber construction with single glazed section on the front side and a slate pitched roof.</p> <p>The rear boot room/conservatory is constructed from a combination of timber and uPVC framed windows on a concrete base, it has a single skin polycarbonate roof.</p>		
Nature of inspection and Limitations	<p>Both the porch and boot room/conservatory were 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.</p>		
Condition	<p>The front porch is constructed of timber, to the exterior this has failed decoration and some area of rot as noted in section 4.6.</p> <p>The porch is intermittently letting water ingress under the front door as the door starts circa 3cm above the threshold, see section 4.5.</p> <p>Access to the boot room/conservatory is gained via an external quality uPVC and double glazed glass door.</p> <p>The boot room/conservatory looks to have been constructed in a DIY fashion and would be unlikely to comply with building regulations if they were applicable.</p> <p>The windows and exterior door are uPVC and as noted in section 4.5 five double glazed units and the exterior door unit are blown and require replacement.</p> <p>The timber wall and frame of the boot room has some rear right localised rot and the rest of the timber structure has failed stain/paint work.</p> <p>There is no gutter servicing the boot room roof, see section 4.3, and as a result roof this the upper timber frame is water damaged and the early signs of rot are now showing.</p> <p>Externally the roof is formed of single skin corrugated plastic polycarbonate, this is not fully fitted to the main rear elevation wall.</p> <p>There is no horizontal cross-bracing of the side walls present inside the boot room/conservatory. Such bracing is often present to prevent the walls from spreading outwards at the top, and takes the form of metal tubing attached between the top of opposing walls. No evidence of spreading of the walls was seen but you should be aware that this can occur, and may choose to install some bracing as a preventative measure.</p>		
Action Required	<p>It is recommended that the front porch be repaired as detailed in sections 4.5 and 4.6.</p> <p>The rear boot room/conservatory needs repair and maintenance to its timber frame and exterior components, a guttering system installed, the blown uPVC windows and door units to be replaced and the roof to be extended or replaced.</p> <p>Regular maintenance going forward needs to include the boot room and front porch.</p>		



Boot room no gutter and timber defects




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 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 heavy 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 items were not moved.

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	<p>The main roof space is accessed from a hatch in the ceiling of Bedroom 1. There is no loft ladder fitted.</p> <p>The roof is constructed of individual timbers in a traditional style, built with a cut timber frame comprising collar rafters spanning from ridge to eaves.</p> <p>The modern white coloured sarking felt [undercovering] is lapped and dressed well.</p> <p>There is a stone and mortar party wall to the left and a blockwork wall to the right.</p> <p>Insulation, where fitted, is laid to a depth of about 100-150mm.</p> <p>The water tank in the loft is insulation and the timber frame footing for this spans 3 rafters.</p> <p>The mechanical extractor vents for the bathroom and ensuite duct into the loft, the ducting for the bathroom is connected to a vent pipe on the rear roof but the ensuite ducting is not connected.</p>		
Nature of inspection and Limitations	<p>The roof space was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, insects, animals and beetles (woodworm), and other defects. The roof space was further investigated for any indications of lack of adequate ventilation or suitable fire walls. A representative selection of timbers was examined more closely for infestations by wood boring insects (such as Common Furniture Beetle and Death Watch Beetle), though it must be noted that within a general survey it is not physically possible to inspect every timber in sufficient detail to provide conclusive proof of the presence or absence of such infestations.</p> <p>Wood Moisture Equivalent readings were taken from timbers in a selection of representative locations to determine whether moisture levels within the roof space were above average. Normally approximately 6-8 readings will be obtained.</p> <p>Due to insulation material covering the joists, that would normally serve as footfalls within the loft space, and restricted head height, movement was limited to the area around the access hatch on the boarded area.</p>		

<p>Condition</p>	<p>The roof structure is in a good condition with no evidence of structural failure or unusual movement. The rafters, purlins and strut timbers are complete with no evidence of any undue stress or cracking. The underfelt (secondary waterproof covering) is complete with no major tears or missing sections.</p> <p>No evidence was seen of infestations by wood boring insects (commonly known as "woodworm"), however rodent droppings were found in several locations and specifically towards and above the bathroom areas. See section 3.2.</p> <p>High moisture levels within roof spaces are responsible for the promotion of the development of timber defects such as rot and infestations by wood boring insects (commonly known as woodworm). Wood moisture content readings taken were found to be well within normal limits and below the levels normally required for this type of defect.</p> <p>The mechanical extractor vent ducting is should be present for both the bathroom and ensuite extractors, however only one pipe is located in the loft and only one is connected to the exterior vent pipe. This means moist air from the ensuite is not venting to the outside but is instead venting into the loft. This risks introducing moisture and rot into the loft.</p> <p>The roof space is laid with 100-150mm of foil quilt type insulation at joist level. Increasing the thickness to the current recommendation of 270mm is recommended for increased energy efficiency, but when adding insulation it is important to maintain good ventilation within the roof space and not to block ventilation grillws or openings.</p> <p>As indicated in section 4.6, the soffit boards [panels that link the gutter boards to the walls] have ventilation grilles to supply cross ventilation to the roof space. These should be kept clear, with insulation pulled back to free the space at the eaves. Without adequate ventilation condensation can form on the underside of the roof surface and hence introduce dampness to the roof space.</p>
<p>Action Required</p>	<p>The ensuite extractor fan ducting needs to be repaired or replaced, make sure that hoses passing through the roof space extend to an external grille so that warm moist air is not ventilated into the roof.</p> <p>Instruct an exterminator to set traps, remove and/or exterminate the rodent population that is getting into the roof space. At the same time take advice from them as to how the animals are getting into the loft and prevent this from re-occurring.</p> <p>It is important to ensure that spaces remain well ventilated so as to reduce the likelihood of the development of defects such as rot and infestations by wood boring insects. In many cases, ventilation derives from openings at the eaves at the edge of the roof, though these can become blocked where insulation is forced into the spaces. When adding or replacing insulation, make sure that good ventilation is maintained.</p> <p>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.</p>



Loft TV




Purlin and underfelt




MEV Pipes



Water tank and loft insulation

	5.2 Ceilings	Condition rating	1
Construction & Type	<p>The ceilings are constructed from plasterboard and all are painted.</p> <p>Floor to ceiling heights are approximately 2.50 to 3.00m on the ground floor.</p>		
Nature of inspection and Limitations	<p>Ceilings were examined for signs of undue levels of bowing, cracking, staining and other defects. Moisture meter readings were taken at regular intervals.</p>		
Condition	<p>No significant defects were noted.</p> <p>No evidence was seen of any unusual unevenness, cracking, bowing or other failure.</p> <p>Plasterboard:</p> <p>Hairline cracking is visible in some plaster-boarded areas.</p> <p>There is perimeter junction cracking between the ceilings and walls in some places.</p> <p>This is not of structural concern. It is caused by normal thermal and mechanical movement of the building materials and is within acceptable tolerance levels.</p> <p>No undue levels of movement or detachment were observed during the survey</p>		
Action Required	<p>Normal future maintenance is required, including filling and redecorating any cracks as necessary.</p>		

	<h2 style="margin: 0;">5.3 Walls</h2>	Condition rating	2
Construction & Type	<p>Internal walls are of both solid and timber stud constructions.</p> <p>The inside faces of some of the external walls have been dry-lined.</p>		
Nature of inspection and Limitations	<p>Internal walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage.</p> <p>Moisture meter readings were taken at regular intervals where access and wall construction/location permitted.</p> <p>Moisture meter readings can only provide a guide as to the presence of dampness and the recording of high readings can be affected by other factors, for example metallised wall finishes, chemical salts within internal plaster, or reactive materials below the plaster surface. A definitive and complete diagnosis for the presence of dampness, and the cause, will involve further testing requiring invasive methods that will cause some damage to the wall surfaces.</p> <p>Moisture meter readings could not be obtained to all inner faces of exterior walls due to dry lining of the internal faces of the external walls.</p> <p>Where walls have been dry-lined, or are of timber stud or lath and plaster construction, as indicated, it is not possible to obtain moisture meter readings that might indicate whether dampness is present behind the finished decorated surfaces. Sometimes defects can exist within these areas but which are not apparent during a visual inspection.</p>		


<p>Condition</p>	<p>Generally no significant defects were noted during my inspection and the internal walls were found to be structurally sound. However the rear wall of the bathroom has been extended to the right and in front of the window, this extension has been completed in timber stud and overlaid with tiles, however the extension has been poorly executed and not finished off professionally. The timbers to the rear of the extension are visible and the adhesive for the bath tiles is decaying and breaking up.</p> <p>No evidence was seen of any cracking which might indicate that the property is subject to subsidence or unusual settlement.</p> <p>All moisture meter readings recorded around the property were found to be within a normal range indicating that, in those areas that could be accessed, it is not affected by rising or penetrating damp.</p> <p>Internal walls are well maintained and surface finishes are in a serviceable condition. Some general unevenness was noted. This is due to normal disturbance of the surface by decorations, minor repairs and fittings having been attached in the past.</p> <p>Some cracking of the internal walls can be noted in a variety of locations, primarily on the inside faces of external walls. It is common for cracking to occur as the materials of the building expand and contract during normal heating and cooling. Often this cracking is focused on the weakest areas of the walls which are the openings of, such as windows and doors. Commonly cracking is found around the top corners of windows and doors in the area where a supporting lintel is built into the structure. This occurs because the expansion rate of the lintel differs from that of the surrounding masonry.</p> <p>At the time of the survey no undue levels of cracking were noted.</p> <p>Some of the internal walls are dry-lined or of timber stud construction. This means that special fixings will be required where heavy objects are to be hung onto or attached to the walls as the plasterboard facing of the walls is not sufficiently strong to carry heavy weights. It will also be the case that picture hooks and other nailed-in fixings will only have a light hold within the wall facing.</p>
<p>Action Required</p>	<p>The wall at the rear of the bathroom should be completed and finished off to a professional standard. The adhesive to the tiles needs an end bead, or similar, fitted to prevent moisture ingress as well.</p> <p>As part of the legal process, your legal adviser should contact building control at the local council and obtain any records of any notifiable works completed, including removal of internal walls.</p> <p>Normal maintenance is required, including filling and redecorating cracks as necessary.</p>



Example low damp reading



Bathroom shower wall unfinished


	<h2 style="margin: 0;">5.4 Floors</h2>	Condition rating	2
Construction & Type	<p>The ground floors are of solid construction overlaid with different floor coverings.</p>		
Nature of inspection and Limitations	<p>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.</p>		
Condition	<p>Being of solid construction specific checks were made for any floor drops to the ground floor.</p> <p>Construction materials used for the floors during this period can settle and cause distortion of the slab base. At the time of the survey no evidence of any undue movement was noticed. No gaps were noted between the skirting boards and the floor base.</p> <p>No undue levels of movement were noted during the survey inspection.</p> <p>The hallway tiles grout has failed in multiple areas, mostly over both sets of steps.</p>		
Action Required	<p>The grout to the hallway flooring should be cut out and replaced. Potentially you may wish to find an alternative floor covering solution as grouted tiles on steps have a habit of cracking and failing due to weight distribution changes whilst the steps are in use. This presents as a trip hazard, see section 3.2.</p> <p>Floors should be monitored for any changes that occur in their level or springiness or noise, and further investigations carried out should any such changes become apparent.</p>		





Hallway floor grout



Example low damp reading

	5.5 Chimney Breasts, Fireplaces and Flues	Condition rating	3
Construction & Type	<p>The reception room 'faux' feature chimney breast is of masonry construction but does not rise into the loft and only the flue for the multi-fuel burner instead does.</p> <p>In addition the kitchen range has a flue that rises through the kitchen roof to the rear roof where it exits.</p> <p>Neither fire/appliance was in operation at the time of the survey.</p>		
Nature of inspection and Limitations	<p>The chimney breast was examined for indications of dampness, lack of support, failed lining and other defects. It is not possible to investigate the condition or serviceability of flue for use with fixed or open fires during a survey.</p> <p>The active reception room fireplace and kitchen range were not tested during the survey. It is recommended that flues/chimneys are swept and carefully checked before they are used in this way.</p>		
Condition	<p>No significant defects were noted during my inspection and the 'faux' chimney breast was found to be structurally sound.</p> <p>It is a requirement under part J of the Building Regulations that an indelible and robust notice plate should be securely fixed in an unobtrusive location within the building where a flue or chimney is provided or extended. This would normally include the provision of a modern flue liner that would usually be installed when fitting a solid fuel burning stove. Often the notice is located adjacent to the electricity consumer unit, next to the chimney or hearth, or next to the water supply stopcock, and provides details of the location of the hearth or fireplace, the category of flue and types of appliances that it can accommodate, and the type and size of flue. In this case, no such notice was identified within the property though, of course, it could have been in a location that was obscured or not obvious.</p> <p>It is not known, therefore, whether the multi fuel reception room burner or the kitchen range have been correctly installed and both should not be used until it has been inspected by a HETAS registered engineer.</p>		
Action Required	<p>All active flues should be checked by a reputable heating engineer specialising in flues and chimneys, prior to use. Flues should also be swept clean at this time.</p>		

	<h2 style="margin: 0;">5.6 Built-In Fittings</h2>	<p style="text-align: center; margin: 0;">Condition rating</p>	<p style="margin: 0;">1</p>
<p>Construction & Type</p>	<p>The kitchen fittings include wall and base units, drawers, sink and worktops.</p>		
<p>Nature of inspection and Limitations</p>	<p>The fitted units were examined for general condition. A selection of cupboards and drawers were checked for normal operation. Built-in appliances were not checked for operation or safety.</p> <p>Most of the cupboards were found to be very full of stored food, crockery and other items, limiting inspection of the internal areas.</p>		
<p>Condition</p>	<p>The fittings are of a traditional style and in fair condition.</p> <p>The flow of water at the kitchen sink was found to be within a normal range and considered to be suitable for the intended use.</p> <p>Hot water was obtained from the hot tap.</p> <p>There is no mechanical ventilation, such as an extractor fan or cooker hood, in the kitchen. This increases the risk of condensation affecting the property. It is recommended that you install an extractor fan to improve ventilation.</p> <p>The damper pad fitted to the underside of the kitchen sink may be made of a material that contains small amounts of asbestos. See section 3.4. In its current state it would not present any health risk if it did contain asbestos. It does not need to be removed but should be disposed of correctly in the event that the sink is replaced.</p>		
<p>Action Required</p>	<p>Maintain, repair or replace units as necessary.</p>		

	5.7 Internal Joinery	Condition rating	2
Construction & Type	The internal woodwork includes such items as doors, frames and skirtings.		
Nature of inspection and Limitations	All 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 and usage. Fitted cupboards were checked for general condition and normal operation of doors.		
Condition	All doors within the property were found to open and close without fouling on their frames, suggesting that no unusual movement of the structure has occurred since the doors were installed. The doors leading off the hallway to the reception room and the kitchen have single glazed non safety marked glass fitted. The bathroom door is missing its latch lock. The bathroom skirting is missing on the right wall. The door from the hallway to the reception room is missing its vertical frame stop timber. As indicated 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.		
Action Required	You should consider replacing the glass or doors for the hallway to kitchen and hallway to reception room as these are not marked as having safety glass fitted. This poses a health and safety risk to users in case a pane breaks during use. A lock should be fitted to the bathroom door. The bathroom missing skirting should be replaced. The reception door to the hallway should have its frame repaired. Door hinges and locks should be regularly lubricated. Internal timbers should be inspected regularly for evidence of bowing or distortion, woodworm and other defects.		




Missing part of door frame



Missing skirting bathroom



Bathroom missing door lock

	5.8 Bathroom and Sanitary Fittings	Condition rating	2
Construction & Type	<p>The main bathroom is to the ground floor and comprises a bath, WC and basin.</p> <p>There is an adjacent ensuite to Bedroom 2 with a shower cubicle and shower, basin and WC.</p>		
Nature of inspection and Limitations	<p>Where possible, all sanitary fittings were checked for normal operation.</p> <p>Taps were turned on to form an opinion of the water flow in normal use, but for practical reasons were only operated individually. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time.</p> <p>Hot taps were left running until hot water became available.</p> <p>Toilets were all flushed at least twice.</p> <p>Showers were operated to check general flow.</p> <p>Inspection was made to identify any obvious leaks sourced from sanitary fittings. However, it is not possible to examine waste, or other, pipework and joints, where they are concealed beneath baths, shower trays, etc.</p> <p>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.</p>		
Condition	<p>The fittings in the bathroom are of a modern style and operated normally when checked.</p> <p>The fittings in the ensuite are of a dated and basic style and it is anticipated that most new owners would replace them, in their entirety, upon occupation of the property.</p> <p>All of the fittings checked were found to operate normally.</p> <p>The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use.</p> <p>Hot water was obtained from all hot tap outlets.</p> <p>The sealant to the ensuite shower has failed and split.</p> <p>There is mechanical ventilation in the bathroom and ensuite. The ensuite mechanical ventilation is current not operating, see also section 5.1 in relation to the mechanical ventilation ducting in the loft space.</p> <p>Mechanical ventilation should be kept operational as it reduces the levels of moisture within the room and hence the risk of condensation damage to the walls and ceiling.</p>		
Action Required	<p>Maintain, repair or replace mechanical ventilation units as necessary.</p> <p>Renew the sealant to the ensuite shower.</p> <p>Regular maintenance of all seals to the bath and shower to prevent water displacement.</p>		



Ensuite shower sealant failed



Section 6 - Services

Scope of survey

A visual, non-invasive inspection of the services was carried out, but specialist tests were not conducted. 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.

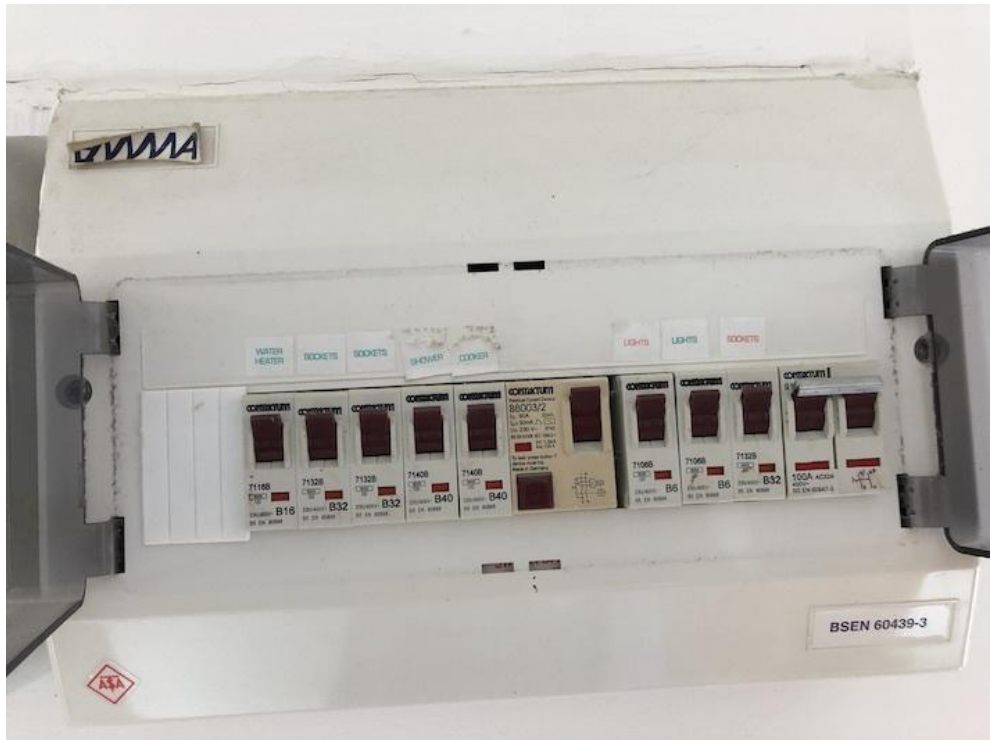
The schemes help to tackle the problem of cowboy builders by raising standards in the industry and enabling consumers to identify competent installers. They also allow building control bodies to concentrate their resources on areas of higher risk.

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

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	3
Construction & Type	<p>There is an underground mains electrical supply and the meter is located on the outside of the front elevation wall in an External inspection carried out with a camera pole and with binoculars housing to the left of the porch and the consumer unit [fuse box] is located is the hallway on the front elevation wall.</p> <p>A dual rate meter is installed.</p> <p>There are unusually 2 consumer units located within the hallway one is of a more modern style which includes micro circuit breakers and residual current device trip switches and the second includes micro circuit breakers but not more recently introduced residual current device trip switches.</p> <p>The main fuse is rated at 80amps.</p>		
Nature of inspection and Limitations	<p>It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within in the scope of this inspection.</p> <p>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, such as operating light switches.</p>		
Condition	<p>No evidence of broken, loose or damaged parts of the installation was seen, where furniture and other items are present many of the outlets can be hidden from view.</p> <p>As far as could be seen the visible wiring is of a modern PVC type, and the nature of the consumer unit suggests that the installation dates to the early 1990s.</p> <p>The number of socket outlets in each room was not visible, but extension leads visible suggests that, as would have been the case at the time of construction, only a couple of outlets would have been provided in each room. This is less than is generally required for current lifestyles and it is likely that you will wish to have further sockets added. This work should be carried out only by a qualified electrician.</p> <p>Observed Issues</p> <ul style="list-style-type: none"> - The downlight to ceilings, where fitted, do not have intumescent houses fitted to them and instead loft insulation has been pulled back or removed in the locality. - There are night storage heaters located in all rooms bar the kitchen and bathrooms, these may contain asbestos due to their age. 		

Action Required	<p>NAPIT recommends that domestic electrical installations are inspected and tested every 10 years in line with IET (The Institution of Engineering & Technology) Guidance Note 3 covering Electrical Installation Condition Reports (EICR). This guidance also recommends that at any change of occupancy (such as a house sale, or change of tenant) an Electrical Installation Condition Report is carried out to prove the installation to be in a satisfactory or unsatisfactory condition. This report should cover all the fixed wiring and equipment within the property boundaries, including outbuildings.</p> <p>You can get further information from the Electricity Safety First at https://www.electricalsafetyfirst.org.uk/guidance/safety-around-the-home/</p> <p>Any electrical works carried out should have been completed by a Registered Competent Person (Electrical) and, as such, would have provided a Minor Electrical Installation Works Certificate, or an Electrical Installation Certificate, and in addition a Building Regulation Compliance Certificate where required.</p> <p>At the time of the survey no documentation was seen to verify that an inspection has been carried out within the last 10 years and the installation must therefore be considered to be in a potentially dangerous and unsatisfactory condition.</p> <p>This is the reason for the CR3 rating in this section.</p> <p>An electrical installation can look to be in a safe condition, but serious defects may be hidden within the walls or under floors. It is therefore considered to be essential that you commission an inspection and testing of the electrical installation prior to purchase of the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by a registered competent person (electrical.)</p> <p>There is no legal requirement on the seller of a house to provide an up-to-date Electrical Installation Condition Report. Whilst it is not unreasonable to ask the seller to provide evidence of the condition of the electrical installation, they are under no obligation to do so.</p>
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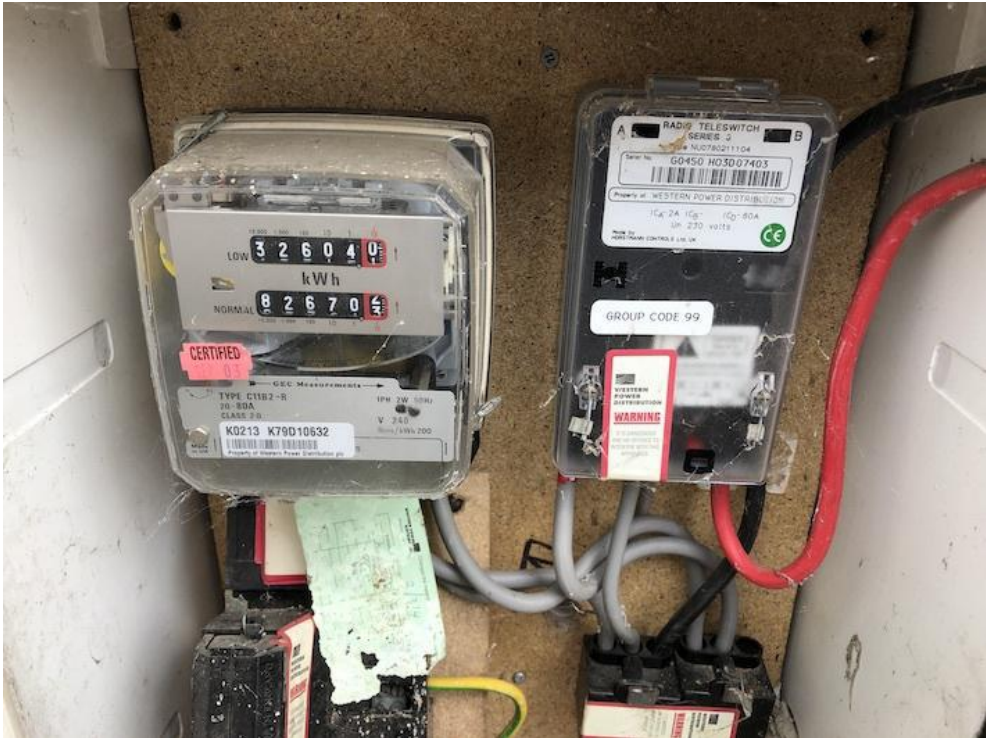
Consumer unit 1



Electricity meter




Consumer unit 2




Meter close up



Downlight no housing

	6.2 Gas / Oil	Condition rating	NA
Construction & Type	There is no oil or mains gas supply to the property		

	6.3 Water	Condition rating	HS
Construction & Type	<p>There is a shared private water supply to the property. The incoming mains pipework is blue MDPE plastic and the internal stop valve (stopcock) is located under the kitchen sink.</p> <p>The water installation within the property is of a typical gravity fed (indirect) system incorporating a cold water storage tank in the loft and an electric emersion hot water cylinder in the hallway cupboard.</p> <p>The hot water storage cylinder is too small (half height) for family use and may require replacement for a larger family usage, it has factory applied spray foam insulation and a thermostat for temperature control.</p>		
Nature of inspection and Limitations	<p>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.</p> <p>Water taps were operated to check for flow and drainage.</p> <p>The water tanks were checked for signs of damage and correct support.</p>		
Condition	<p>No significant defects were noted.</p> <p>The flow of water at all outlets was found to be within a normal range.</p> <p>The cold water tank is adequately supported on a suitable platform across 3 joists.</p> <p>The property only has an emersion water heating system.</p>		

Action Required

The source of the shared private water supply is unknown, I did not see this as it is located on neighbouring land. I was not provided with with evidence that the supply has been tested or assessed. Consequently I do not know whether the supply is safe to use. You should ask the local council or an appropriately qualified person to assess the suitability of the supply and provide you with a report before exchange of contracts.

Your conveyancer needs to confirm the nature of the shared private water supply, your right to accessing the water, your maintenance responsibilities and the costs of the supply.

The water temperature in a hot water storage tank should be around 60°C in order to kill legionella bacteria (which can cause Legionnaires Disease), and no more than 50-55°C at taps in the property.

Ensure that the cold water tank in the loft is properly insulated and is fitted with a lid. Insulation should not be placed beneath the tank so as to allow for some warmer air to filter up from below and so reduce the risks of freezing.


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.



Stop cock



Tap on

	6.4 Heating and Cooling	Condition rating	3
Construction & Type	<p>The heating is provided by night storage heaters to all rooms except the kitchen and bathrooms.</p> <p>Additional heating is provided to the ensuite via an electric towel rail – this was not in operation at the time of the survey.</p> <p>The kitchen has a solid fuel range installed.</p> <p>There is a multi-fuel burner installed in the fireplace in the living room.</p>		
Nature of inspection and Limitations	<p>The heating in the property was turned off/no charged at the time of survey preventing checks of any associated services or fixtures being conducted.</p> <p>It is not possible to fully assess the condition and safety of an electric installation on the basis of a visual inspection only. A visual inspection was carried out of the radiators to detect corrosion and other common defects.</p> <p>Neither the kitchen range or reception room fire were checked for operation.</p>		
Condition	<p>Electric storage heaters use less expensive electricity that is only available during the night to heat a core of 'fire-bricks'. The heater releases the stored heat into the swelling during the day. This is an older system that is difficult to control and can cool down quickly. In cold weather you may need to use other forms of heating and this can be expensive.</p> <p>The energy efficiency rating in the energy performance certificate is likely to be lower than other properties with different heating systems. This may affect the saleability of the property.</p> <p>No sweep certificates were supplied to show recent sweeping of either the reception fire flue or the kitchen range flue.</p> <p>I have not carried out a smoke test of the reception room fire or the kitchen range as this is beyond the scope of this inspection.</p>		
Action Required	<p>No visible repairs were noted; normal maintenance servicing must be continually undertaken.</p> <p>Health and Safety – See also notes in 6.1 regarding the general safety and servicing of the complete Electrical system.</p> <p>Before any fire is lit to the reception room fire or the kitchen range you should seek the advice of a HETAS approved chimney sweep (for more information see the HETAS website at www.hetas.co.uk/find-chimney-sweep/).</p> <p>Advice: The water temperature in a hot water storage tank should be around 60°C in order to kill legionella bacteria (which can cause Legionnaires Disease), and no more than 50-55°C at taps in the property.</p>		



Electric heater





Range




Reception room fire



Hot water cylinder

	6.5 Drainage	Condition rating	NI
<p>Construction & Type</p>	<p>The property is understood to be connected to a shared private septic tank drainage system. Your conveyancer should confirm this to be the case and advise the person to whom fees are payable in respect of sewerage.</p> <p>There is one inspection chamber located to the rear of the property. The chamber has a cast-iron cover but this is partially covered over with facing and can not be lifted. It should be noted that the underground drainage network was not inspected visually or with the use of cameras and therefore no assessment could be made.</p> <p>However, internally, all taps were run and WC's flushed, and water was seen to be running clear from the internal services.</p> <p>Further advice should be obtained in the form of a septic tank survey prior to exchange of contracts as under the Environmental Permitting (England and Wales) Regulations 2016 if you have an existing septic tank that discharges in to a watercourse, river or stream you will have to either upgrade to a sewage treatment plant or install a drainage field system, this is expensive if remedial work is needed.</p> <p>As inspection chambers could not be accessed during the survey you should ask an appropriately qualified person to inspect/conduct a CCTV survey to ensure the drainage runs are in good order, it is advisable to do this before exchange of contracts.</p>		
	 <p>Inspection chamber</p>		

	6.6 Other Services	Condition rating	1
Construction & Type	<p>There is a television aerial mounted the loft.</p> <p>There is a satellite dish mounted on the front elevation wall.</p>		
Nature of inspection and Limitations	<p>A visual inspection was made to locate television aerials and satellite dishes at the property.</p> <p>They were examined for general condition and security of fixing from ground level.</p> <p>No specific checks were made to confirm connections to/from the aerials or dishes or their effectiveness of providing a signal.</p>		
Condition	<p>No significant defects were noted.</p> <p>You should ensure that any required services, such as cable, satellite or internet facilities are available to meet your specific needs.</p>		
Action Required	<p>Examine all fittings regularly to ensure that they are secure.</p>		




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	NA
Construction & Type	There are no garages associated with the property.		

	7.2 Outbuildings and Sheds	Condition rating	2
Construction & Type	<p>There is a shed, partial open sided storage shed and a children's summerhouse in the garden at the rear of the property.</p> <p>All three are of timber construction, the summerhouse has apex roof covered in felt and both sheds have mono (single) pitched roofs, the main shed has a corrugated roof and the open sided shed has a felt covered roof.</p>		
Nature of inspection and Limitations	<p>The shed, partial open sided storage shed and the children's summerhouse were assessed for general condition and were examined externally and internally to the open sided shed to identify areas of rot, damage, leaks and other defects. The main shed and summerhouse were only examined externally as the doors would not open, again this was to identify areas of rot, damage, leaks and other defects.</p> <p>It was not possible to access the External rear and right side of the open shed due to the proximity of the boundary and foliage growth. Likewise it was not possible to access the External rear and left side of the open shed due to the proximity of the boundary the main building walls and finally the rear of the summerhouse could not be viewed as a fence was directly behind it.</p>		
Condition	<p>The shed was found to be in a stable condition with no evidence of rot but is in need of redecorating as this has failed.</p> <p>The summerhouse was found to be in a stable condition with no evidence of rot but is in need of redecorating as this has failed. The felt roof is failing and starting to delaminate.</p> <p>The open sided shed is suffering decay and sporadic areas of timber rot, the decoration to the frame and boarding has failed. The underside of the roof shows a large water stain where rain water is penetrating the felt roof and damaging the deck (roof underside) as a result of this.</p>		
Action Required	<p>Normal maintenance, including regular re-treatment of the timber, is required to all three structures. Areas of rot need to be treated and/or replaced in the short term. The open sided shed is particularly run down and you may consider replacing this upon taking occupation.</p> <p>The felt roofs to the summerhouse and open sided shed need repair or replacement. Compared to traditional coverings such as tiles and slates, most felt roofs have a typical life of 10-25 years. They are also prone to sudden failure and leakage. Periodic re-covering will therefore be necessary. When this is undertaken, the supporting structure may also need some attention.</p>		



Summerhouse



Open shed




Open shed roof damage



Main shed



Summerhouse roof

	7.3 Grounds	Condition rating	2
<p>Construction & Type</p>	<p>There are gardens to the rear which are mostly lawned with surrounding borders.</p> <p>There is a large raised deck area off the reception room and boot room, this is over 30cm from ground level.</p> <p>There is a concrete hard standing area between the rear left of the building and the left side of the boot room.</p> <p>Between the hard landscaped areas is a brook (stream) and then the lawn slopes towards the rear right of the grounds.</p> <p>There is wooden fencing to the rear left and rear boundary and a hedge to the rear right boundary.</p> <p>There is no driveway to the property but there are apparently, and according to the Estate Agent, two allocated parking spaces associated with the property further up the hill at the front of the subject property on the left.</p>		
<p>Nature of inspection and Limitations</p>	<p>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.</p> <p>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. In addition there is a large section of the rear garden on the left rear corner covered over in black membrane and staked into the ground, this is covering over soil and plants below it.</p> <p>Some parts of the grounds are overgrown with foliage and could not, therefore, be examined in detail.</p>		

<p>Condition</p>	<p>The rear garden is presented in a poorly maintained condition.</p> <p>The concrete hard standing area is split outside the bathroom area, this has been previously patch repaired but is failing once again.</p> <p>The decking is rotten and collapsed in sporadic areas, specifically in a large section to the rear of the main shed.</p> <p>The fencing and gates surrounding the decking move and have paint failure. There is a gap in the fencing where a slide has been attached.</p> <p>The boundary left fence has damage to one panel, a section of wood has split and detached.</p> <p>The brook running though the centre of the rear garden parallel to the rear of the house poses a risk of flooding if it is blocked or if heavy rain were to suddenly fall. A concern here is the low level of the rear damp proof course, as noted in section 4.4. However, there is no evidence of any damage from recent flooding.</p> <p>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.</p> <p>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.</p> <p>Repairs are needed to the rear boundary fence as it is listing.</p> <p>No obvious evidence of subsidence or other unusual ground movement was seen.</p>
<p>Action Required</p>	<p>The items identified in the condition box above all need repair or replacement.</p> <p>The replacement or part replacement of the deck, considering it is raised more than 30cm off ground level, may require planning permission.</p> <p>Once the grounds are brought back to a fair condition then regular maintenance is required going forwards.</p> <p>As previously noted the apparent allocated parking spaces are not listed on the land registry title plan and as such your conveyancer needs to confirm title, rights of way, easement, location and any ongoing maintenance fees associated with the parking spaces. It should be further noted the parking spaces are in a similar condition to the private main access road (see section 7.4), basically requiring full resurfacing and levelling.</p>



Decking



Decking fence hole



Black membrane in rear garden



Rear left fence damaged



Rear left decking rotten




Rear garden hard standing



Rear fence





Deck height

	7.4 Common and Shared Areas	Condition rating	3
Construction & Type	<p>The main access road to the property is un-adopted and hence likely a shared liability with a number of the neighbouring properties. Your legal advisor should check this matter during the conveyancing process.</p> <p>The main access road is steeply sloping with the higher end to the left of the subject property.</p> <p>The access road is mainly constructed of levelled concrete with some areas of compacted earth and stone.</p>		
Nature of inspection and Limitations	<p>The common and shared areas around the property 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.</p>		
Condition	<p>The concrete to the front of the subject property is cracked and split, plants/weeds are growing through the cracks. There is a drop near the subject property to the right of the front porch which is unguarded.</p> <p>The compacted earth and stone section of the road is uneven to the point it punctured one of my car tyres upon attending the property. There are plants and weeds growing through the uneven road surface.</p> <p>The road surface is steep and is difficult to turn around in, in winter this will be dangerous if ice forms on the surface and due to this been an unadopted road may lead to insurance claim issues.</p>		
Action Required	<p>The main access road needs to be resurfaced over approximately 50% of its length, and patch repairs to the other 50%, and will require ongoing maintenance from thereafter.</p> <p>The purchaser should satisfy themselves as to their likely liabilities for the repair, maintenance and insurance of the access road areas and paths.</p> <p>It would be prudent to understand the inspection and maintenance schedule, and to understand when all shared elements were last inspected in detail and if there are any current works planned.</p> <p>A condition 3 rating has been applied as the road is not fit for purpose and is obviously damaging vehicles. The correct repair and resurfacing of the road may cost thousands of pounds.</p>		



Main access road

	7.5 Neighbourly Matters
Observations	<p>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.</p> <p>During the course of the survey inspection it was noted that a dog, from the property to the left of the subject property, was almost continually barking whenever someone walked at the front of the subject property.</p> <p>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</p>

	Section 8 Addendum 8.1 - About your Surveyor		
Surveyor	David Clare		
Address	West Country Surveyors Ltd Six Gables, Otterford, Somerset, TA20 3QS		
Contact Details	Telephone	01823 429823	
	Mobile		
	Email	office@westcountrysurveyors.co.uk	
Signed (electronic signature)		Date Finalising Report	



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.

