Fourth Wall Bespoke //

BUILDING SURVEY - RICS LEVEL THREE

Of the premises known as //

Private Address

Private City

For and behalf of //

Private Client

Fourth Wall Building Consultancy

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Residential

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Inspection Date:	XX January 2022
Report Issue Date:	XX January 2022

This document has been prepared and checked in accordance with the Fourth Wall Building Consultancy Quality Assurance procedures and authorised for release.

Signed:

For and on behalf of Fourth Wall Building Consultancy.

Contents

1. Executive Summary

1.1 Introduction

1.1.1 This summary provides an outline of our primary observations and recommendations arising from our inspection of the property. This should be considered in conjunction with the main body of the report, which provides further comment on minor issues, as well as further detail as to issues indicated in this overview.

1.1.2 The property is a detached house, set over two storeys. The property was constructed circa 1895. To the rear of the property is a single storey extension, containing the kitchen, dining area, bathroom and a utility room. Within the main body of the building is the hall, three reception rooms and a study to the ground floor. The first floor comprises four bedrooms, a bathroom and a toilet.

1.1.3 The house is a loadbearing masonry construction, with a combination of decorated and rendered coursed stonework to the original elevations and rendered cavity wall masonry extension elevations. The roof pitches are clad with concrete interlocking tiles. The majority of windows to the ground and first floor are double glazed uPVC windows. Windows serving the elevation staircase and bedrooms are provided with painted timber windows with double glazed units. Additionally, there are several timber composite roof lights and a large lantern light comprising a metal frame construction to the rear extension provided with double glazed units. The floors are suspended timber construction, with the exception of the garage and rear extension floors which are of a ground bearing slab construction.

1.2 Report Findings Overview

Item	Description	Action By	Rating
1.2.1	**Building Fabric: External, internal and structure**		
(i)	We noted cracking of approximately 1-2mm vertically to the front and left and gable wall of the property. indicative of rotational movement, potentially caused by an undermining of the foundation by defects to the adjacent below ground drainage, minor settlement of the shallow foundation or a combination of the two. Further investigation via CCTV drainage survey should be undertaken prior to completion of the sale to confirm the condition of the drains and advise on remedial works required. Typically, where minor movement is caused by leaks to drains, future movement is mitigated following remedial works to the drainage system and limited further remedial works are required to the external walls or foundation. Although the walls should be monitored for signs of widening to cracks or new cracking appearing, at which point further advice from a structural engineer should be engaged. Where the drainage is found to be in a good condition, further investigation from a structural engineer should be engaged to undertake a full assessment of the property and advice regarding any remedial works required. Further invasive investigation of the building fabric and foundation will likely be required at this stage.	Vendor/ Purchaser	
(ii)	We noted that air bricks to provide sub-floor ventilation are limited to the front elevation of the property only. This will likely not provide adequate cross ventilation to mitigate against timber decay and wood boring beetle infestation. We recommend you budget to install additional air bricks to the side elevations to ensure adequate ventilation is provided to mitigate against deterioration of the floor construction. While we did not note any significant bounce or deflection to the suspended timber floors to suggest any issues with the underlying construction, we were not able to access the floor void to confirm the condition of the timbers. It would be prudent to instruct a specialist damp and timber surveyor, accredited by the Property Care Association or similar professional body, to undertake a	Purchaser	

	thorough inspection of the floor timbers to confirm their condition and advise on any remedial works prior to completion of the sale.		
(iii)	The decoration to the timber fascia's, soffits, barge boards and windows generally appears fatigued and will require renewal within the short term to prevent deterioration of the underlying timbers.	Purchaser	

1.2.2 Overview of Building Fabric

The property is considered to be in good overall condition internally. Externally, the main fabric elements are suffering from a lack of optimum levels of maintenance over the years. Notably, there is evidence of structural movement to the elevation walls, which will require further investigation and remedial works will be required to ensure the building fabric does not deteriorate further.

1.2.3 Services: Mechanical and Electrical

(i)	The services generally appear to be in a fair condition. We have not been provided with any electrical test certification for the property and recommend your solicitor requests this prior to the sale.	Solicitor	
(ii)	The property is supplied by mains electric and a modern consumer unit has been installed, located in a cupboard adjacent to the fire place within the rear dining area. Rooms appear to have reasonable switch/ socket provision with no visual defects.	Note	
(iii)	The property is heated by a gas main supplied combination boiler, located in the ground floor bathroom. Radiators themselves appear in a fair condition. We recommend copies of the installation certificate are requested by your solicitor, along with any manufacturer and/or installer warranties.	Vendor/Solicitor	
(iv)	Due to the age of the property it is likely that lead pipework is present between the house and the mains supply in the road. This doesn't generally present an immediate health risk, however you should consider contacting your local utilities provider to look at having them replaced in the long term. No lead pipework was visible internally, with the pipework generally of modern installation.	Purchaser	
(v)	We noted the utility room and kitchen are not provided with any mechanical extraction to reduce moisture levels to this area. We recommend a fan is installed which vents to the external envelope in the medium term to prevent subsequent issues associated with excess moisture such as mould and damp.	Purchaser	
(vi)	We noted the bathrooms are provided with mechanical extraction to reduce moisture levels to this area. The extractor installation appears to be in a fair condition and in line with current regulations at the time of our inspection, based upon visible elements of the installation.	Note	

1.2.4 Overview of Services

Generally, the building services are in a fair condition.

1.2.5 Regulatory Compliance

(i)	We have not been provided with a copy of the gas or electrical testing certification and recommend this is requested through your solicitor.	Vendor/Solicitor	
(ii)	We have had sight of an EPC for the property and EPC is lodged on the National Database. Certificate reference: *XXXX-XXXX-XXXX-XXXX-XXXX*, energy rating: B (83).	Vendor/Solicitor	

(iii)	The property is not listed, however, the site is located within the Whickham conservation area designated by the local authority. We noted the following applications have been made to the local authority in relation to the site Ref. No: *XXXXX/XX*. Whilst there is limited information on the scope of the extension, we would assume the application relates to the current utility room, which appears to be of a relatively modern construction. This broadly appears to have been constructed within the scope of the description provided.	Solicitor	
(iv)	There is a further single storey extension to the rear of the property containing the kitchen and dormer extension to the front roof pitch. The scope of the extensions would not typically require planning permission and would fall within Permitted Development Rights. However, given that the property is located within a conservation area, it is highly likely that permitted development rights have been removed under Article 4 provisions and therefore applications would be required for the developments. We recommend your solicitors confirm our assessment and undertakes searches to confirm that there are no planning related matters relating to the site. Where certification is not obtainable, your solicitor should advise regarding suitable remedies including provision of any existing or obtainable indemnity policies available, to mitigate your risk in the event works result in enforcement action being taken via the local authority, or request that the vendor obtains retrospective certification of works prior to completion of the sale.	Solicitor	
(v)	The rear extension to the kitchen, utility room, alterations to the flat roof to install the skylight and dormer window will have required building regulations approval when originally constructed. Additionally, renewal of the roof coverings, installation of new glazing and external doors, installation of the photovoltaic panel system, new boiler and solid fuel fire installations would require building regulation approval or certification under the relevant competent persons scheme. We recommend your solicitors request copies of certification from the vendor and undertakes searches to confirm there are no outstanding building regulation related matters. Where certification is not obtainable, your solicitor should advise regarding suitable remedies including provision of any existing or obtainable indemnity policies available, to mitigate your risk in the event works develop latent defects, or request that the vendor obtains retrospective certification of works prior to completion of the sale.	Solicitor	
(vi)	We did not note any development within the site which falls within the scope of the Party Wall etc Act 1996. Your solicitor should carry out searches to confirm there are no outstanding party wall matters related to the site.	Solicitor	

1.2.6 Overview of Compliance

We have not viewed any documentation relating to building regulation and planning matters to verify the relevant consents and procedures have been achieved. Where relevant documentation is not available, there will be limited to no redress available if works undertaken are inadequate, develop latent defects or require remedial works. The decision to proceed with the purchase without resolution is a risk solely at the discretion of the purchaser. This may present a risk to your desired occupation of the property and subsequent issues at the time of resale.

1.2.7	**Legal Matters**		
(i)	Your solicitor should advise as to the site/property boundaries and confirm ownership of the boundary structures as this could not be determined by site inspection.	Solicitor	●
(ii)	We recommend your solicitor requests copies of any warranties or guarantees relating to any: extension works, double glazing installations, roofing works, fitted appliances, photovoltaic panel installations, electrical installations or upgrades, gas and associated heating installations which can be transferred to the purchaser upon completion of the sale.	Solicitor	●
(iii)	We recommend your solicitor requests details of any Green Deal measures, feed in tariffs and maintenance contracts relating to the photovoltaic panel installation to the property which would be transferable to the purchaser upon completion of the sale.	Solicitor	●
(iv)	Your solicitor should undertake searches to confirm any outstanding planning or building regulations related matters and/ or certification available.	Solicitor	●

1.2.8	**Risk to Occupants**	
(i)	Absence of safety glass to door openings.	

1.2.9	**Further Investigations**	
(i)	It would be prudent to instruct a specialist damp and timber surveyor, accredited by the Property Care Association or similar professional body, to undertake a thorough inspection of the floor timbers to confirm their condition and advise on any remedial works prior to completion of the sale.	
(ii)	Further investigation via CCTV drainage survey should be undertaken prior to completion of the sale to confirm the condition of the drains and advise on remedial works required.	

●	Urgent issue the surveyor considers as requiring immediate repair, replacement or further investigation.
●	Issue which the surveyor considers to be important, that will require further action, but is not urgent.
●	Defect or item which could be deferred for a limited period. Typically considered routine maintenance, repair or conveyancing practice.

1.2.10	**Summary of Costs**
(i)	Please refer to Section 14. The following total budget repair/ maintenance costs are advised (excluding VAT):
(ii)	Overall budget costs for works: £9,750.00

1.3 Conclusion and Recommendations

From our inspection, we have found no justification for not proceeding with the freehold acquisition of the premises, subject to further investigations recommended.

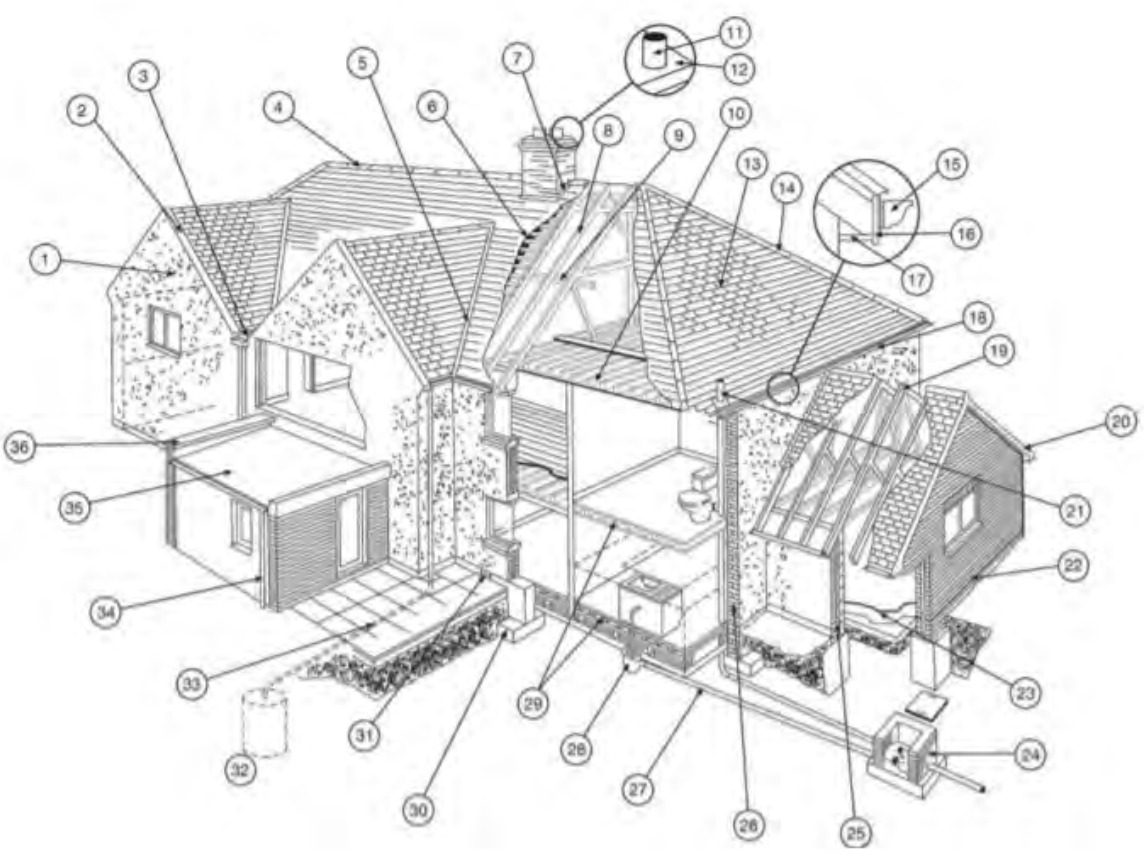
A number of items of disrepair and general requirements of maintenance have been noted and it would be prudent to undertake these items as early as possible so as to prevent further degradation of building elements.

We have outlined above a number of queries which should be addressed through your legal advisors, pertaining to matters relating to rights of way granted/extent of ownership etc.

2. Understanding Your Report

2.1 Typical Building Terminology

2.1.1 At Fourth Wall we write our reports in a language everyone can understand, but here are a few key terms and references you might need to better understand your property.



Element Names and Terminology		
1 Gable end wall	13 Hip roof	25 Cavity wall
2 Verge	14 Hip tiles	26 Solid Wall
3 Valley gutters	15 Gutter	27 Foul drain
4 Ridge tiles	16 Fascia	28 Gulley
5 Valley	17 Soffit	29 Floor joists
6 Roofing felt	18 Eaves	30 Foundation
7 Flashing	19 Roof trusses	31 Airbrick
8 Rafter	20 Barge board	32 Soakaway
9 Purlin	21 Soil-and-vent pipe	33 Surface water drain
10 Ceiling joists	22 Damp-proof course (DPC)	34 Downpipe
11 Chimney Pot	23 Damp-proof membrane (DPM)	35 Flat roof
12 Cement	24 Inspection chamber	36 Parapet

2.2 Recommendations Terminology

2.2.1 When we talk about immediate, short term, medium term, long term and very long term, this is what we mean:

Priority	Timescale
Immediate term	Within 1 year
Short term	Within the next 1-3 years
Medium term	Within the next 4-10 years
Long term	Within the next 11-20 years
Very long term	Over 20 years

2.2.2 All defects listed within the report are rated using a traffic light system, which generally means:

Ok & General Maintenance //
- Defect or item which could be deferred for a limited period. Typically considered routine maintenance or repair.

Repairs & Improvements//
- Issue which the surveyor considers to be important and that will require further action, but is not urgent.

Serious Defects //
- Urgent issue the surveyor considers as requiring immediate repair, replacement or further investigation.

2.2.3 We also use a traffic light system when talking about regulatory compliance and other issues, such as hazardous materials. Each section includes a key to explain the reason behind the rating provided.

3. Introduction

3.1 Instruction

Purpose of Survey	Fourth Wall Building Consultancy was instructed by *Private Client* to carry out a Building Survey and to prepare a report advising on the general state of repair and condition of *Private Address*.
Interest	Our report has been prepared on the basis that you intend to acquire the freehold investment interest for your own occupation of the property.
Surveyor	The inspection was undertaken by Joshua Weston BSc (Hons) MRICS on behalf of Fourth Wall Building Consultancy.
Other Consultants	No additional specialist consultants have been engaged to inspect and advise on Mechanical and Electrical or building fabric elements. All comments provided are from a Building Surveyor's perspective only.
Date of Inspection	Our inspection was undertaken on *XX* January 2022.
Weather Conditions	The weather was dry with intermittent cloud and light wind.

3.2 Limitations

General Scope	Our Report concentrates on the general standard and condition of the building and any key defects or shortcomings and is not intended to be a report listing all items of repair, redecoration or reinstatement works.
Extent of the survey	This Report is based on a visual inspection of the readily accessible areas of the property only and in accordance with the limitations contained in our Scope of Service provided previously. We have taken no measures to expose elements of the structure that are concealed or to remove surface finishes for examination of underlying elements. This report provides a professional opinion on the condition of the property based on information available at the date of inspection and does not provide a guarantee against future latent defects, which may become apparent, following exposure of the underlying construction or delayed symptomatic manifestations present themselves post inspection. We were not instructed to make arrangements for specialist surveys of the drainage installations, the water distribution systems, the mechanical systems or the electrical systems or for these to be tested by a specialist. We have, however, made recommendations where we believe that tests should be carried out and made brief comment where a potential issue has been found to be defective when carrying out our visual inspection. We have not been instructed to carry out a structural assessment or to determine floor loadings. We have not been instructed to establish the capacity of the electrical incoming supply nor to ascertain whether any other live services are connected to the premises. Our suggestion of the property construction is based on the apparent age of the building alongside characteristic features of the property. To conclude the construction definitively would require invasive opening up of the building fabric or inspection via a borescope, which we have not undertaken. It would, however, be unlikely that the construction would differ from that outlined within this report.

Site Information	We were provided with the following information prior to our inspection: Electronic copy of the particulars from Rightmove.co.uk. If any other information is made available this could affect the conclusions we have reached in this Report
Terms and Conditions	This report has been prepared in accordance with our Engagement Agreement dated *XX* January 2022, a copy of which is attached at Appendix One of this report.
Reliance	This Report has been prepared for the sole use of *Private Client.*

4. General Description and Site Location

4.1 Property Description

Approximate Age	The property is a detached house, set over two storeys. The property was constructed circa 1895.
Form and Layout	To the rear of the property is single storey extension, containing the kitchen, dining area, bathroom and a utility room. Within the main body of the building is the hall, three reception rooms and a study to the ground floor. The first floor comprises four bedrooms, a bathroom and a toilet.
Construction and Elements	The house is a loadbearing masonry construction, with a combination of decorated and rendered coursed stonework to the original elevations and rendered cavity wall masonry extension elevations. The roof pitches are clad with concrete interlocking tiles. The majority of windows to the ground and first floor are double glazed uPVC windows. Windows serving the elevation staircase and bedrooms are provided with painted timber windows with double glazed units. Additionally, there are several timber composite roof lights and a large lanternlight comprising a metal frame construction to the rear extension provided with double glazed units. The floors are suspended timber construction, with the exception of the garage and rear extension floors which are of a ground bearing slab construction.
External Areas	To the front of the house there is a small garden with planting area and large driveway of a brick paver construction running from the public highway and to the perimeter of the building. The garden is bound by a combination of brickwork mid-height walls with metal railings above. The front entrance door is accessed via steps of a masonry construction covered with reconstituted stone flags. The rear garden comprises a raised patio area bounding the rear of the house covered with reconstituted stone flags and fair faced brickwork riser. The remainder of the garden is soft landscaped with turf. The rear boundary is provided with full timber fence panels supported by timber fence posts with a single leaf timber gate providing access to the driveway at the rear of the site. The remaining boundary with the adjoining property is bounded by a privet hedge.
Outbuildings and Garages	To the side of the property is an independently accessed single garage. The garage comprises a solid wall construction with render finish externally to the elevations. The roof is of a flat construction comprising timber rafters and timber deck above onto which the covering is applied. The roof is covered with a mineral felt covering with painted timber fascia boards. The floor comprises a ground bearing slab construction. The garage is accessed via a factory finish metal roller shutter garage door which is mechanically operated via remote control. There is a painted timber double leaf door to the rear elevation providing access into the rear garden. The door is provided with a double glazed panel to the body of the door.

4.2 Occupation, Uses and Site Location

Occupation	We understand the house has been a domestic dwelling since construction and was occupied by owner occupiers at the time of inspection.
Tenure	We understand the property is Freehold. You should consult your solicitor regarding the implications of your position when purchasing a property of this status.
Orientation	For the purposes of this report, we have assumed that the front elevation faces *Private Road* with front, left, right and rear referred to accordingly.
Site Location	The property is located on *Private Road* close to the centre of *Private Area* in *Private City*.

Transport and connectivity	The site is within 6 minutes' drive of *Private* Train Station which provides services into *Private* City Centre and the wider regional and national network. Additionally, local bus routes provide access to the city centre and national services and the site is within 7 miles of the *XX* motorway.

5. External Fabric

5.1 Foundations

Introduction

We had no record of information relating to the substructure of the building at the time of our inspection. We are therefore unable to confirm the type of substructure or foundations present. To establish the exact size and form of substructure, other investigations, possibly including the digging of trial holes, would need to be undertaken. We do not consider this to be necessary based on the findings of our inspection.

General Description

The foundations of the extensions are likely to be standard concrete strip foundations. This will have been formed by digging trenches and partially filling the trenches with concrete to form a solid base off which the superstructure of the property can be constructed.

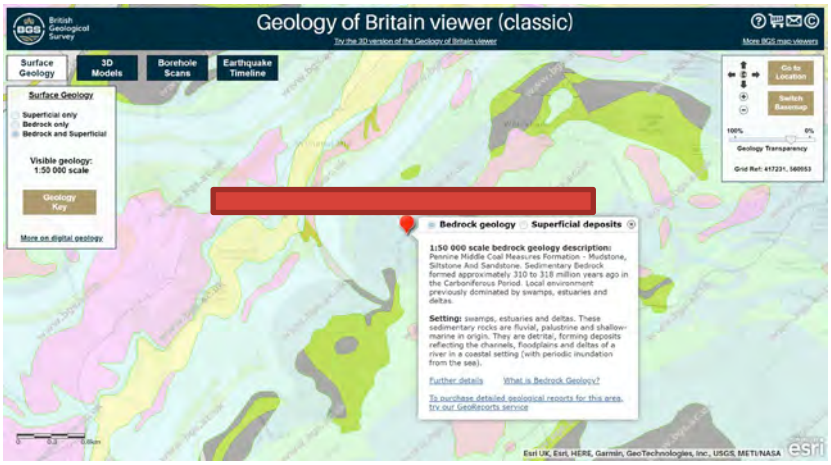
The foundations of the original property are likely to be a traditional brickwork or coursed stone footing. This foundation type comprises of a widening of the masonry below ground to form a stable base off which to construct the walls.

Condition and defects

- There were defects to the property which could indicate long term problems with the foundations. Cracking was noted to the front and side elevation indicative of rotational movement, potentially caused by an undermining of the foundation by defects to the adjacent below ground drainage, minor settlement of the shallow foundation or a combination of the two.

Further investigation via CCTV drainage survey should be undertaken prior to completion of the sale to confirm the condition of the drains and advise on remedial works required. Typically, where minor movement is caused by leaks to drains, future movement is mitigated following remedial works to the drainage system and limited further remedial works are required to the external walls or foundation. Although the walls should be monitored for signs of widening to cracks or new cracking appearing, at which point further advice from a structural engineer should be engaged.

Where the drainage is found to be in a good condition, further investigation from a structural engineer should be engaged to undertake a full assessment of the property and advice regarding any remedial works required. Further invasive investigation of the building fabric and foundation will likely be required at this stage.



General comments and further advice	Carboniferous mudstone and siltstone usually provide good foundation conditions, although, when fully weathered, the mudstone becomes a firm to stiff clay. Since this weathered material has a lower bearing capacity than unweathered rock, it may be necessary to place foundations below the weathered zone. Clay can be suitable to build on provided the foundations are to a suitable depth to mitigate against environmental changes. A clay soil will not change its volume unless the water content changes. Structural damage may occur if the change in moisture content is relatively rapid (say over a few weeks or months) or if it affects only part of a building. Typical problems that can be encountered are an inadequacy in the foundations, resulting in movement, or movement caused by external factors such as damaged drains, or the proximity of certain species of trees. Whilst we did not note any evidence of issues with the foundations during our inspection, we cannot guarantee the future performance of the foundations and would recommend that appropriate building insurance policies are procured by the purchaser upon completion of the sale to mitigate the costs associated with any future defects which may occur relating to subsidence, heave or other movement caused by a change is environmental conditions.

5.2 Main Walls

Introduction

Our suggestion of the wall construction is based on the age of the building alongside characteristic features of the property, such as the width of walls and the brick bounds of the external walls. To conclude the wall construction definitively would require invasive opening up of the building fabric or inspection via a borescope, which we have not undertaken. It would, however, be unlikely that the construction would differ from that outlined below.

General Description

The house is a loadbearing masonry construction, with a combination of fair faced, decorated and rendered coursed stonework to the original elevations and rendered cavity wall masonry extension elevations with render finish.

We have not undertaken an invasive inspection of the original external walls, but the type of bond and age of the property would suggest the walls are of a solid masonry construction, with two leaf's of coursed stone tied together by every second course of header stones.

We have not undertaken an invasive inspection of the extension external walls, but the type of bond and age of the construction would suggest the walls are of a cavity masonry construction.

Cavity wall constructions comprise of two leaf's of masonry, which may be a brick or blockwork, these are secured to one another by metal wall ties. Problems of cavity wall tie failure are well documented. The typical modes of failure are corrosion of the ties within the cavity, resulting in a lack of lateral restraint which allows the masonry leaf's to bow and bulge, and; the corrosion of the ties within the outer brickwork leaf, resulting in horizontal cracks forming in every fifth brickwork course due to the brickwork being pushed upwards by the corroding ties.

We have no details on the types of wall ties used. However, we did not identify any signs of cracking externally which could be associated with the corrosion of embedded metal wall ties.

We have no details of the type or nature of any insulation provided to the external walls.

Solid walls of this age and construction were not typically built with a Damp Proof Course (DPC) to prevent moisture penetration into the structure. Where one was provided, this usually comprised slate or bitumen based material which can be liable to fail with age. Generally, the construction relies on the thickness of the wall to prevent moisture penetration into the internal fabric.

External walls to the rear extensions of this age and construction are typically built with a Damp Proof Course (DPC) to prevent moisture penetration into the structure. Where one was provided, this usually comprised polymer based material.

The presence of a DPC is typically obscured by render finishes externally and plaster finishes internally. However, we did not note the presence of a physical DPC to the external walls. It should be noted we cannot definitively conclude the presence of a DPC to the entirety of the structure without undertaking invasive investigation, however, we did not note evidence of damp to the extension walls to suggest the construction is not performing as intended.

Condition and defects

- We noted cracking of approximately 1-2mm vertically to the front and left and gable wall of the property, indicative of rotational movement, potentially caused by an undermining of the foundation by defects to the adjacent below ground drainage, minor settlement of the shallow foundation or a combination of the two.

View of cracking to front elevation.

View of cracking to front elevation.

Further investigation via CCTV drainage survey should be undertaken prior to completion of the sale to confirm the condition of the drains and advise of remedial works required. Typically, where minor movement is caused by leaks to drains, future movement is mitigated following remedial works to the drainage system and limited further remedial works are required to the external walls or foundation. Although the walls should be monitored for signs of widening to cracks or new cracking appearing, at which point further advice from a structural engineer should be engaged.

Where the drainage is found to be in a good condition, further investigation from a structural engineer should be engaged to undertake a full assessment of the property and advice regarding any remedial works required. Further invasive investigation of the building fabric and foundation will likely be required at this stage.

View of cracking to side elevation wall.

View of cracking to side elevation wall.

- We noted that the original solid masonry walls have been finished with what appears to be a cementitious mortar and decorated paint finish. This type of finish is unsuitable for the type and age of the construction, exhibiting areas of fatigue where the mortar has begun to spall.

  The use of Ordinary Portland Cement (OPC) can result in the stone walls having a low porosity, as such resulting in moisture becoming trapped in the walls having to escape via the alternative means rather than the mortar beds. This presents a risk of premature fatigue to the stonework and elevated risk of damp issues internally. An original lime mortar provides greater porosity and flexibility to permit movement of the building.

  Whilst this does not appear to present an immediate risk to the fabric of the building, as we did not note any evidence of damp related to this issue internally, we recommend that the modern mortar finish is removed and a more sympathetic lime based render is installed within the medium term. All damaged masonry should be removed and replaced, where significant failure has occurred, to prevent future water ingress and further damage to the substrate.

View of isolated spalling to cementitious render.

View of render finish to side elevation.

- We noted evidence of damp to the plaster finish to the external wall serving the rear dining room fireplace. Moisture readings were taken which provided elevated readings at the base of the chimney wall. We anticipate this to be due to the use of modern gypsum plaster and continuation of the plaster finish down to the floor slab. This enables moisture to transfer via any assumed Damp Proof Course (DPC) provision within the masonry up the wall, manifesting as discolouration to the decoration. We recommend you budget to remove the plaster finish and reinstate the plaster with lime based alternative at a level above the DPC, typically 150mm from ground level, subject to investigation by the contractor to expose the underlying construction.

View of moisture reading.

View of moisture reading.

General comments and further advice

Solid masonry walls and older cavity walls will typically be provided with limited to no thermal insulation and will have a poor level of thermal performance in comparision with a modern cavity wall insulated to modern standards and regulations. As such external walls, particularly at corners and intersections with the external fabric such as window reveals and junctions with the ceiling, will be prone to condensation forming on the internal finishes. This is known as thermal bridging, which can lead to mould growth and damage to the internal fabric. This can be managed by improving heating and ventilation to problem areas. Alternatively, installing insulation to improve the thermal performance of problem areas will reduce and often resolve thermal bridging issues.

5.3 Main Roof Areas

Introduction

Our suggestion of the roof covering construction is based on the age of the building alongside characteristic features of the products visible from ground level, such as the width or depth of the slate or tile and colour and texture of the material. To conclude the covering construction definitively would require invasive testing of the material within a laboratory, which we have not undertaken. It would, however, be unlikely that the construction would differ from that outlined below.

General Description

The roof serving the main house is of a pitched construction with a concrete interlocking tile covering, with concrete ridge tiles secured via a cement mortar pointing.

Condition and defects

- The covering generally appears to be in a fair condition. We noted lichen build up to the covering. We recommend you budget to clean the roof of any vegetation build up in the immediate term to mitigate against future water ingress.

View of front roof pitch.

View of rear roof pitch.

General comments and further advice

Internal observations within the accessible part of the main roof void indicate the roof covering has been renewed within the last 30 years, as there is a non-permeable sarking felt provided below the tiles.

This dates the covering at approximately 30 years old. Based on the roof covering's approximate age, a roof of this type would typically last 60 years plus in a best case scenario. With proper maintenance the existing covering could be retained for a number of years.

Typically, full renewal of the roof covering to the property will require building regulations approval. We have not viewed any documentation which verifies approval has been obtained. Your solicitor should carry out searches to confirm this has been obtained and request certification from the vendor.

5.4 Secondary Roof Areas

Introduction

Our suggestion of the roof covering construction is based on the age of the building alongside characteristic features of the products visible from ground level, such as the width or depth of the slate or tile and colour and texture of the material. To conclude the covering construction definitively would require invasive testing of the material within a laboratory, which we have not undertaken. It would however, be unlikely that the construction would differ from that outlined below.

Visibility to sections of the flat roofs was limited from ground level and we are unable to provide a comprehensive comment as to the condition of the roofs in their entirety.

General Description

To the front and rear dormer windows there are flat roof covered with a mineral felt covering.

To the rear extension above the bathroom there is a flat roof of a similar construction.

The rear extension serving the utility and dining area is provided with a pitched roof covered with concrete interlocking tiles, with concrete ridge tiles bedded on a cement mortar. There is a lead flashing detail at the junction with the main roof pitch and external wall.

The rear extension serving the kitchen comprises a flat roof construction covered with a single ply membrane.

Condition and defects

- The roof covering serving the kitchen appears to be in a fair condition.

View of flat roof serving kitchen.

View of flat roof serving kitchen.

- The pitched roof to rear extension appears to be in a fair condition.

View of pitched roof to rear extension.

View of pitched roof to rear extension.

- Whilst we could not view the mineral felt covering to the front and rear dormer roofs, we did not note any visual evidence of water ingress internally to suggest the covering was not performing as intended at the time of our inspection.

- The flat roof covering above the bathroom appears to be in a fair condition with minor debris build-up noted adjacent to the pitched roof covering. We anticipate this is due to a lack of routine maintenance. We recommend you budget to clean down the roof coverings to ensure proper egress of surface water to mitigate against penetrating damp and premature expiry of the covering.

View of flat roof to rear extension.

View of flat roof to rear extension.

General comments and further advice

Internal observations within the accessible part of the roof void indicate the pitched roof to the rear extension is approximately 30 years old. Based on the roof covering's approximate age, a roof of this type would typically last 60 years plus in a best case scenario. With proper maintenance the existing covering could be retained for a number of years.

Single ply roof coverings typically remain operational for approximately 20-40 years depending on the quality of the system and workmanship at installation. With proper maintenance the existing covering could be retained for a number of years.

Flat roofs were, until the 1990s, usually constructed from roofing felt - either torch on roofing felt, or pour and roll roofing felt (usually nailed down onto the roof). The lifespan of roof felt varies widely depending on the grade and quality of flat roof felt used, and can be anything between 2 years and 15 years. Often, felt flat roofs are laid with the emphasis on keeping costs down, so the most economical grades of felt are used which, as you would expect, have the shortest lifespan.

The area most prone to leaking on felt flat roofs are the joints, known as 'laps'. Water gets in through the joints over time - particularly if rain pools into puddles on the roof and does not drain away. Once water has penetrated onto the boards below, these expand, trapping the moisture and as they do so the roofing felt pulls away from the roof boards which only makes water ingress more likely, eventually leading to failure.

Over time the roofing felt will deteriorate and become more brittle and prone to cracking and leaks, due to the action of the sun, UV exposure and weather, and replacement of the felt and the boarding underneath will be unavoidable.

Typically, when felt flat roofs start leaking, this is an indication that they are reaching the end of their life and replacement should start to be considered, as repairs should be viewed as a short term solution.

5.5 Chimneys, Flues and Fire Places

Introduction

Our suggestion of the chimney construction is based on the age of the building alongside characteristic features of the property, such as the brick bonds of the external and internal chimney. To conclude the chimney construction and internal configuration definitively would require invasive opening up of the building fabric or inspection via a borescope, which we have not undertaken. It would however, be unlikely that the construction would differ from that outlined below.

Visibility to sections of the chimneys was limited from ground level and we are unable to provide a comprehensive comment as to the condition of the chimney and associated details in their entirety.

General Description

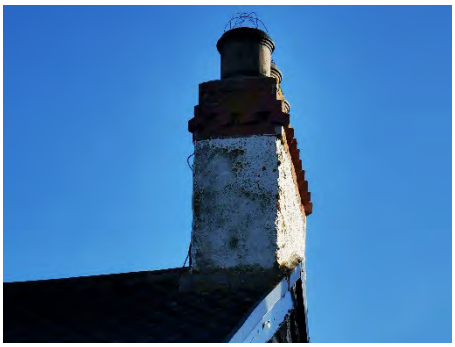
There are two chimney stacks to the gable walls of the property which serve fireplaces to reception rooms via flues which run through the upper floor rooms and into the roof void. The stacks are of a masonry construction with rendered finish and lead flashing detail at roof junction and clay chimney pots bedded on a cement mortar.

To the rear fireplace serving the dining area, there is a metal flue provided with metal cowl.

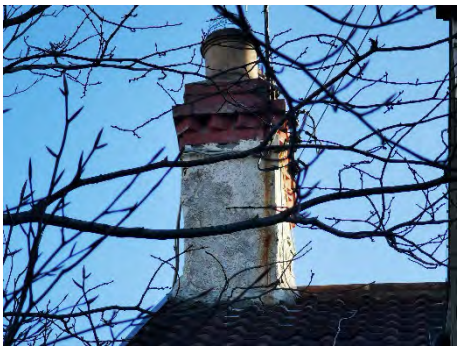
Condition and defects

- The stack appears to be in a fair condition. The render finish appears to be of a cementitious nature, which is unsuitable for the age and type of construction, ultimately leading to premature failure of the render finish. Additionally, the use of a render of this type can lead to elevated moisture within the stack, especially where the flue ventilation is not provided, leading to damp issues internally.

  Whilst we did not note evidence of damp internally associated with the render, the render is in a poor condition. We recommend you budget to remove the render and renew with a suitable lime based alternative in the short term to mitigate against future issues.



View of right hand gable wall.



View of chimney to left hand gable wall.

- The flue serving the chimney rear dining room fireplace appears to be in a fair condition.

View of flue to rear dining room fireplace.

View of flue to rear dining room fireplace.

- We noted evidence of damp to the plaster finish to the chimney breast serving the rear dining room fireplace. Moisture readings were taken which provided elevated readings at the basement of chimney wall.

  We anticipate this to be due to the use of modern gypsum plaster and continuation of the plaster finish down to the floor slab. This enables moisture to transfer via any assumed DPC provision within the masonry up the wall, manifesting as discolouration to the decoration. We recommend you budget to remove the plaster finish and reinstate with the plaster with lime based alternative at a level above the DPC, typically 150mm from ground level, subject to investigation by the contractor to expose the underlying construction.

View of rear dining room fireplace.

View of moisture meter reading to rear dining room fireplace.

General comments and further advice

Given the approximate age of the chimney stack, it is likely to have been constructed with a Damp Proof Course (DPC) to prevent moisture penetrating the internal fabric via the stack externally. Whilst we did not note any signs of damp internally which we suspect to be related to a lack of DPC provision, areas adjacent to the stack will be more prone to moisture penetration. In the short term these areas should be monitored for signs of moisture penetration including, but not limited to, damp patches, staining or blistering to internal finishes. Where visible signs of damp are noted, further investigation and additional remedial works will be required.

5.6 Rainwater Disposal

Introduction

Our suggestion of the rainwater goods construction is based on the age of the building alongside characteristic features of the products visible from ground level, such as the width or depth of the guttering and colour and texture of the material. To conclude the construction definitively would require invasive testing of the material within a laboratory, which we have not undertaken. It would however, be unlikely that the construction would differ from that outlined below.

Visibility to sections of the rainwater goods were limited from ground level and we are unable to provide a comprehensive comment as to the condition of the guttering and downpipes in their entirety.

General Description

All roof pitches are provided with uPVC half round and ogee profile gutters and round uPVC downpipes.

Condition and defects

- There were no signs of water staining or runoff below the gutters or overflow weirs to suggest any problems associated with the capacity of the gutters. The gutters and overflow weirs appeared to be in reasonable condition and will provide early warning when the rainwater outlets become blocked or the gutters cannot take the amount of water being discharged into them.

View of guttering to front roof pitch.

View of guttering to rear extension flat roof.

General comments and further advice

We have not undertaken any calculations to determine the capacity of the downpipes or gutters. However, we did not identify any signs of water ingress or staining during our inspection to suggest the downpipes are under sized.

We were not able to inspect the condition of the downpipes internally. However, we were not informed of any problems associated with the discharge of rainwater.

Rainwater goods receive particularly high levels of use, particularly over the winter months. It should be noted that joints and stop ends to the system can fatigue and begin to leak. Gutters and downpipes can also become blocked with debris such as leaves and other materials, causing them to overflow. Where this occurs, this can lead to penetrating damp internally and subsequently cause damage to internal finishes. We recommend that the guttering is periodically inspected during and after periods of heavy rainfall. It would be prudent to budget to clean and maintain gutters and rainwater inlets every 3-6 months as a minimum and any apparent issues identified remedied as soon as possible to prevent further damage to the building fabric.

5.7 Windows

Introduction

Our suggestion of the window construction is based on the age of the building alongside characteristic features of the products visible from ground level, such as the width or depth of the glazing panes and texture of the material. To conclude the construction definitively would require invasive testing of the material within a laboratory, which we have not undertaken. It would, however, be unlikely that the construction would differ from that outlined below.

General Description

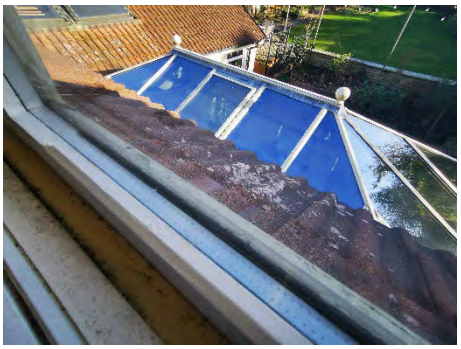
The majority of windows to the property comprise a uPVC casement construction with double glazed units installed. To the rear elevation there are several timber casement windows with a decorated finish and double glazed units installed.

Rooflights are provided to the rear roof pitches comprising a composite timber construction with double glazed units installed. To the rear kitchen extension there is a large lanternlight comprising a metal construction with double glazed units installed.

Condition and defects

- The decoration to the timber windows exhibits fatigue and will require renewal within the short term to prevent deterioration of the underlying timbers. The timber should be thoroughly prepared and decorated with 1no. coat exterior grade primer and 2no. coats exterior grade paint.

View of timber window to rear dormer.



View of fatigue to decoration.

- The uPVC windows appear to be in a fair condition. A sample of windows were tested and found to be operable at the time of inspection.
- The roof and lantern lights appear to be in a fair condition.

General comments and further advice

Windows installed after April 2002 should have been installed by a contractor registered under the Government's Competent Person Scheme, such as the FENSA scheme, or alternatively received Building Regulations approval. We recommend your solicitor undertakes enquiries to confirm windows to the property have received the necessary consents and request copies prior to the completion of the sale. Additionally, they should confirm whether there are any warranties or guarantees relating to the installation which can be transferred to the purchaser upon completion of the sale.

External seals to the perimeter of the window casement are a point of weakness for water ingress and subsequent penetrating damp. We recommend all seals are monitored periodically for signs of fatigue or damage and that any remedial works undertaken as a matter of urgency to prevent penetrating damp and subsequent damage to the internal finishes.

Redecoration of external timber elements is generally required every 3- 5 years to protect the underlying timber from the elements.

5.8 External Doors

Introduction

Our suggestion of the door construction is based on the age of the building alongside characteristic features of the products visible from ground level, such as the width or depth of the glazing panes and texture of the material. To conclude the construction definitively would require invasive testing of the material within a laboratory, which we have not undertaken. It would, however, be unlikely that the construction would differ from that outlined below.

General Description

The front entrance door to the property comprises a solid timber construction with paint finish and single glazed unit to the upper body of the door and fanlight above.

To the rea of the property there is a double leaf door of a similar construction with full height double glazed units installed. The rear door to the utility comprises a uPVC casement construction with double glazed units installed.

Condition and defects

- The doors appear to be in a fair condition. The doors were tested and found to be operable at the time of inspection.

View of front entrance door.

View of rear double leaf door serving kitchen extension.

General comments and further advice

Doors installed after April 2002 should have been installed by a contractor registered under the Government's Competent Person Scheme, such as the FENSA scheme, or alternatively received Building Regulations approval. We recommend your solicitor undertakes enquiries to confirm doors to the property have received the necessary consents and request copies prior to the completion of the sale. Additionally, they should confirm whether there are any warranties or guarantees relating to the installation which can be transferred to the purchaser upon completion of the sale.

External seals to the perimeter of the door casement are a point of weakness for water ingress and subsequent penetrating damp. We recommend all seals are monitored periodically for signs of fatigue or damage and that any remedial works undertaken as a matter of urgency to prevent penetrating damp and subsequent damage to the internal finishes.

Redecoration of external timber elements is generally required every 3- 5 years to protect the underlying timber from the elements.

5.9 External Joinery – Fascia's, Soffits, etc.

Introduction

Our suggestion of the external joinery's construction is based on the age of the building alongside characteristic features of the products visible from ground level, such as the width or depth of the boarding and texture of the material. To conclude the construction definitively would require invasive testing of the material within a laboratory, which we have not undertaken. It would, however, be unlikely that the construction would differ from that outlined below.

General Description

The roofs are provided with a combination of painted timber and uPVC fascia's and soffits. The side and gable elevations are provided with a combination of painted timber and uPVC barge boards to the verge of the roofs.

The front dormer window is clad with composite boards.

Condition and defects

- The decoration to the timber fascia's, soffits and barge boards generally appears fatigued and will require renewal within the short term to prevent deterioration of the underlying timbers. The timber should be thoroughly prepared and decorated with 1no. coat exterior grade primer and 2no. coats exterior grade paint.

View of fatigued decoration to barge board.

View of fatigued decoration to fascia and soffit.

- The uPVC fascia, barge boards and composite cladding to the front dormer window appear to be in a fair condition.

View of fascia to rear dormer.

View of front dormer.

General comments and further advice

Redecoration of external timber elements is generally required every 3- 5 years to protect the underlying timber from the elements.

5.10 External Areas and Boundaries

General Description

To the front of the house there is a small garden with planting area and large driveway of a brick paver construction running from the public highway and to the perimeter of the building. The driveway is accessed via a double leaf gate of a metal construction. The garden is bound by a combination of brickwork mid-height walls with metal railings above. The front entrance door is accessed via steps of a masonry construction covered with reconstituted stone flags.

The rear garden comprises a raised patio area bounding the rear of the house covered with reconstituted stone flags and fair faced brickwork retaining wall with metal balustrade. The remainder of the garden is soft landscaped with turf and various planter beds. The rear boundary is provided with full timber fence panels supported by timber fence posts with a single leaf timber gate providing access to the land at the rear of the site where we understand a right of way exists to the property. The remaining boundaries with the adjoining properties are bounded by privet hedge and a decorated solid masonry wall.

To the side of the property is an independently accessed single garage. The garage comprises a solid wall construction with render finish externally to the elevations. The roof is of a flat construction comprising timber rafters and timber deck above onto which the covering is applied. The roof is covered with a mineral felt covering with painted timber fascia boards. The floor comprises a ground bearing slab construction. The garage is accessed via a factory finish metal roller shutter garage door which mechanically operated via remote control. There is a painted timber double leaf door to the rear elevation providing access into the rear garden. The door is provided with a double glazed panel to the body of the door.

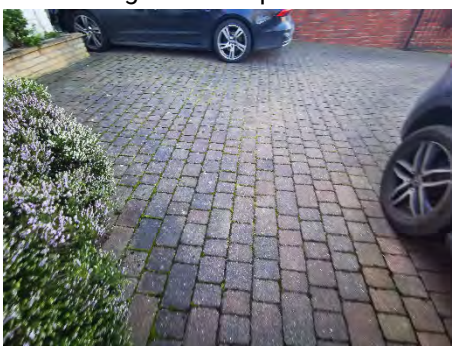
Condition and defects

- The decoration to the entrance gates and rear patio balustrade generally appears fatigued and will require renewal within the short term deterioration of the underlying metal. The metal should be thoroughly prepared and decorated with 1no. coat exterior grade primer and 2no. coats exterior grade paint.

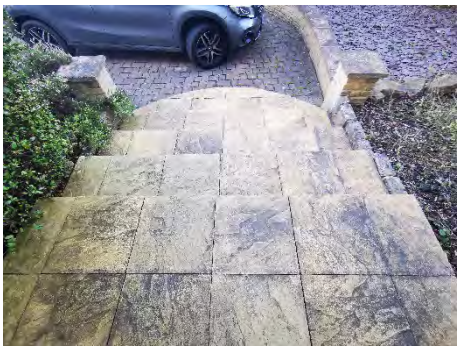
View of fatigued decoration to gate.

View of fatigued decoration to rear patio balustrade.

- The covering to the driveway, rear patio and external steps generally appear to be in a fair condition. Undulation was noted to the driveway covering, we anticipate this to be indicative of issues with the below ground drainage, which is within close proximity to this area. Further investigation to confirm the condition of the drainage will be required and isolated repairs to the covering will be required.



View of driveway covering.



View of steps to front entrance.

- The timber gate and fence to the rear boundary generally appear to be in a fair condition.

View of rear fence.

View of rear gate.

- The decorated finish to the side boundary wall generally appears in a poor condition as is unsuited to the type of brickwork onto which it is installed. We recommend you budget to remove the finish and undertake isolated repairs to the brickwork and underlying pointing. The wall otherwise appears to be in a fair condition.

View of rear wall.

View of rear wall.

- The retaining walls to the front and rear garden appear to be in a fair condition with minor soiling noted.

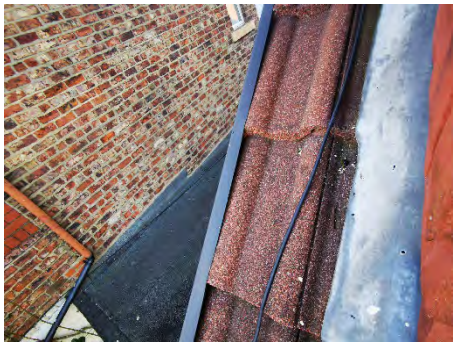
View of rear retaining wall.

View of front boundary wall.

- The garage doors appear to be in a fair condition at the time of inspection and were operational.

- We noted evidence of water ingress to the timber deck serving the garage roof. We anticipate this to indicate water ingress via the detail with the adjoining property. The junction between the roof covering and adjoining property wall comprises a felt material which is generally not suitable and should be dressed with lead in accordance with the Lead Sheet Association standard detail guidance. Additionally, the felt covering exhibits signs of fatigue and will likely reach expiry within the next 2-5 years.

  We recommend you budget to renew the flashing detail with lead in the immediate term to mitigate against further water ingress. Affected timbers, whilst not structurally compromised, should be treated with a preservative treatment to mitigate against timber decay and further deterioration.



View of flat roof detail to garage.

View of staining to flat roof deck.

General comments and further advice

Redecoration of external timber elements is generally required every 3- 5 years to protect the underlying timber from the elements.

Flat roofs were, until the 1990s, usually constructed from roofing felt - either torch on roofing felt, or pour and roll roofing felt (usually nailed down onto the roof).The lifespan of roof felt varies widely depending on the grade and quality of flat roof felt used, and can be anything between 2 years and 15 years. Often, felt flat roofs are laid with the emphasis on keeping costs down, so the most economical grades of felt are used which, as you would expect, have the shortest lifespan.

The areas most prone to leaking on felt flat roofs are the joints, known as 'laps'. Water gets in through the joints over time - particularly if rain pools into puddles on the roof and does not drain away. Once water has penetrated onto the boards below, these expand, trapping the moisture and as they do so the roofing felt pulls away from the roof boards which only makes water ingress more likely, eventually leading to failure.

Over time the roofing felt will deteriorate and become more brittle and prone to cracking and leaks, due to the action of the sun, UV exposure and weather, and replacement of the felt and the boarding underneath will be unavoidable.

Typically, when felt flat roofs start leaking, this is an indication that they are reaching the end of their life and replacement should start to be considered, as repairs should be viewed as a short term solution.

6. Internal Fabric

6.1 Floors

Introduction

Our suggestion of the floor construction is based on the age of the building alongside characteristic features of the property, such as the presence of airbricks to the external walls. To conclude the floor construction definitively would require invasive opening up of the building fabric or inspection via a borescope, which we have not undertaken. It would, however, be unlikely that the construction would differ from that outlined below.

We have not undertaken any invasive measures to determine the underlying construction of the floors. Subfloor voids were not accessible during our inspection. To conclude the floor condition definitively would require invasive opening up of the building fabric or inspection via a borescope, which we have not undertaken.

General Description

Given the age of the property, we assume the majority of the floors to the property to be of a suspended timber construction, with the exception of the rear extension and garage floors which we assume to be of a ground bearing slab construction.

Condition and defects

- We noted that air bricks to provide sub-floor ventilation are limited to the front elevation of the property only. This will likely not provide adequate cross ventilation to mitigate against timber decay and wood boring beetle infestation. We recommend you budget to install additional air bricks to the side elevations to ensure adequate ventilation is provided to mitigate against deterioration of the floor construction. While we did not note any significant bounce or deflection to the suspended timber floors to suggest any issues with the underlying construction, we were not able to access the floor void to confirm the condition of the timbers. It would be prudent to instruct a specialist damp and timber surveyor, accredited by the Property Care Association or similar professional body, to undertake a thorough inspection of the floor timbers to confirm their condition and advise on any remedial works prior to completion of the sale.

- We did not note signs of significant moisture ingress to the extension or garage floors. Minor moisture staining was noted to the garage floor, which we anticipate is due to the age and type of construction and apparent use of the space. The levels of moisture noted appear to be suitable for the garages current use for storage on non-perishable items. It may be necessary to engage a structural waterproofing specialist to specify waterproofing treatments should you wish to change the use of the garage.

View of garage floor.

View of garage.

General comments and further advice

A common defect with older suspended floors is the deterioration of the joists ends if they bear onto damp masonry. This results in decay of the joist ends which can cause floors to slope or to exhibit a degree of bounce. We did not note any significant bounce to the floors to suggest any underlying defects to the suspended timber floors. However, joists which bear directly onto masonry walls are at increased risk of rot infestation and timber decay. It may be necessary to undertake localised repairs in future where movement to the floors becomes apparent. This will involve exposing joists ends and either; installing metal hangers or protecting the joist ends with a non-permeable membrane. This type of work can be costly and disruptive. As we did not note significant deflection or damp to timber joists, where accessible, we do not anticipate any remedial works are required in the immediate term.

We did not note evidence of woodworm or wood boring beetle to the property. A property of this age and construction will have typically been affected by woodworm or wood boring beetle at some point since its construction. Evidence of historic inactive infestations is common and typically will not adversely affect the structural integrity of the timber floor substructure. Where evidence of an active infestation is noted, such as saw dust like power known as frass or new bore holes are noted to timber, localised treatment of the timber may be required to prevent further damage to the building fabric.

Where ventilation is not provided to the sub-floor voids via air bricks to the external walls or the vents become blocked or over boarded this will limit ventilation to the sub-floor void. This presents an increased risk of rot and wood boring insect infestation due to a potential increase in moisture levels to the timbers. Additionally, as sub-floor voids were not accessible, we are unable to confirm the condition of the joints, but did not note any indication the construction has been compromised, such as deflection or bound to the floor joists. We therefore anticipate the joists to be of a sound condition, however, the only way to confirm of floor timbers would be to undertake a further invasive inspection.

Typically, a ground bearing slab floor of this age will not have a Damp Proof Membrane installed. This type of membrane provides an impermeable layer which prevents moisture penetrating the internal fabric of the property. It is possible a modern Damp Proof Membrane was installed to the floor when the extension was constructed, however, we have not undertaken any invasive investigations to confirm the construction of the floor. We did not note any significant signs of water ingress internally to the extension or garage floors.

6.2 Roof Void

Introduction

The main roof void is accessed via a loft hatch within the first floor landing. This appears in fair order and in operation. Inspection of the void was limited to a largely visual inspection only as the area was not boarded to provide safe access.

The secondary roof void serving the rear utility room extension is accessed via a loft hatch within the ceiling of the utility room. This appears in fair order and in operation.

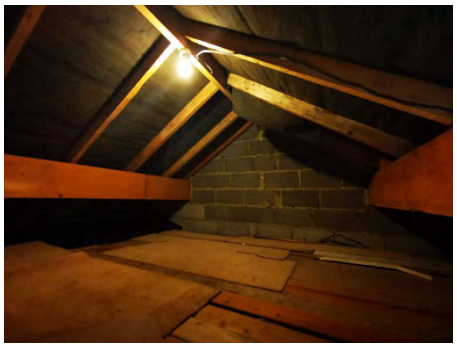
General Description

The roof substructure to the extension secondary roof comprises timber rafters at regular centres supported by timber purlins in a pitched roof configuration. The purlins appear to be built into the masonry of the external and internal walls.

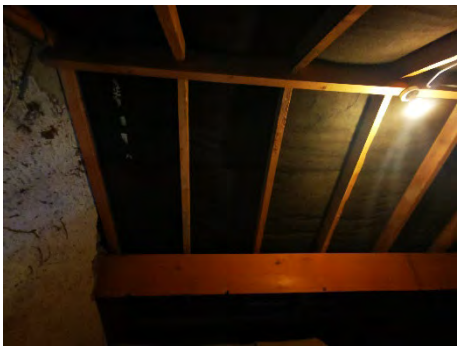
The roof coverings appear to be sited on top of a bituminous felt underlay.

Condition and defects

- The substructure to the secondary extension roof appears to be in a fair condition.



View of secondary roof sub-structure.



View of secondary roof sub-structure.

- The substructure serving the main roof appears to be in a fair condition.

View of secondary roof sub-structure.

View of secondary roof sub-structure.

- We noted failure of the roofing underlay serving the extension roof to isolated areas. Whilst this does not appear to be causing issues in the immediate term, we recommend you budget to undertake isolated repairs to mitigate against water ingress. This will involve cutting back the loose section of felt and installation of a patch repair using modern permeable underlay.

View of loose section of underlay.

View of underlay to secondary roof.

- There is limited insulation provided within the roof void to the extension. Providing additional insulation to the roof voids will significantly reduce heat loss and reduce heating bills. This should be undertaken ideally prior to winter. This will involve installation of additional rockwool type insulation roll at ceiling joist level to a suitable depth to meet current standards.

General comments and further advice

Felt underlay of this type is susceptible to fatigue and failure as the materials perish over time. If this fails it can result in the roof being susceptible to wind driven rain and additional wind loading which can compromise the integrity of the roof structure in extreme cases. We did not note any significant evidence of water ingress to the roof void at the time of inspection. The felt should be replaced with a modern overlay when practical in the long term when the roof covering is renewed.

We noted white staining to the roof timbers within the main roof void. This staining is caused by chemical deposits which have formed on the surface of the timber as they have dried out following the previous recovering of the roof. Originally the slate would not have been provided with a felt underlay and instead the underside of the slates 'back pointed' with a lime based mortar. Over time, deposits from the mortar penetrate the timbers whilst damp and then as they dry out, white deposits form on the surface of the timber.

Sections of the timber roof structure, such as rafter feet, which were not accessible during our inspection can be at increased risk of rot and wood boring beetle infestation due to their exposed position at the eaves of the roof. This is more common to older properties, particularly those which have suffered prolonged periods of lapsed maintenance to key areas like roof coverings, fascia's, gutters and soffits. To confirm the condition of inaccessible areas, such as rafter feet, would typically require additional access equipment and opening up of the roof covering externally, which we have not undertaken. Where latent defects become apparent, during repair and refurbishment of the property, isolated repairs to affected areas of roof timbers may be required. Remaining timbers should then receive a preservative treatment to mitigate the risk of further decay and deterioration.

6.3 Internal Walls

Introduction

Our suggestion of the internal wall construction is based on the age of the building alongside characteristic features of the property. To conclude the internal wall construction definitively would require invasive opening up of the building fabric or inspection via a borescope, which we have not undertaken. We have assumed all lightweight partitions have been installed in accordance with the relevant regulations and standards at the time of construction or refurbishment.

General Description

Internal walls comprise a combination of load bearing masonry and stud partition construction throughout with a painted plaster finish.

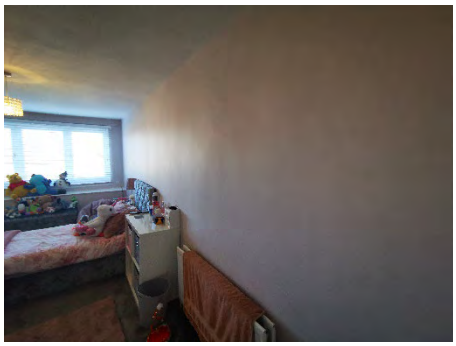
Condition and defects

- We noted evidence of damp to the plaster finish to the internal wall serving the rear dining room and utility room. Moisture readings were taken which provided elevated readings at the base wall. We anticipate this to be due to the use of gypsum plaster and continuation of the plaster finish down to the floor slab and differential floor levels between the two rooms. This enables moisture to transfer via any assumed DPC provision within the masonry up the wall, manifesting as discolouration to the decoration. We recommend you budget to remove the plaster finish and reinstate the plaster with waterproofing membrane onto which plaster skim can be applied, subject to investigation by the contractor to expose the underlying construction.

View of moisture reading.

View of moisture reading.

- We noted hairline cracks to the internal spine walls within the first floor middle bedroom. We anticipate this is due to a combination of shrinkage caused by drying out of the materials following construction and minor historic movement of the structure. Superficial repairs will be required prior to redecoration.



View of hairline cracking to bedroom wall.

View of hairline cracking to bedroom wall.

General comments and further advice	We anticipate the hairline cracking noted to be due to minor historic movement, typical for a property of this age and construction, as door and window openings form a weak point in the overall structure. Properties of this age will typically be provided with shallow foundations, more susceptible to seasonal changes in ground conditions, which will enable small superficial cracks to occur in the plaster finishes over time. We therefore anticipate superficial repairs will be required prior to redecoration.

6.4 Ceilings

Introduction

Our suggestion of the ceiling construction is based on the age of the building alongside characteristic features of the property. To conclude the ceiling construction definitively would require invasive opening up of the building fabric or inspection via a borescope, which we have not undertaken. We have assumed all ceilings have been installed in accordance with the relevant regulations and standards at the time of construction or refurbishment.

General Description

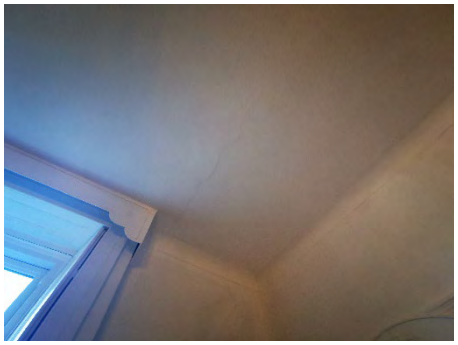
Ceilings are generally either painted plaster finish. Based on the property's age the ceilings to the reception rooms are likely to be the original lath and plaster ceilings. Lath and plaster are a building process used to finish mainly interior dividing walls and ceilings. It consists of narrow strips of wood (laths) which are nailed horizontally across the wall studs or ceiling joists and then coated in plaster.

The majority of the ceilings to the rear extensions and upper floor rooms appear to have been reskimmed/ renewed within 10-20 years. The ceilings to the property are likely to comprise a modern gypsum plasterboard with plaster skim finish.

Condition and defects

- The ceiling generally appear to be in a fair condition.

- The lath and plaster ceilings are in a fair condition given the property's age. However we noted several hairline cracks to the ceilings generally, particularly to the front reception room, which we anticipate may be related to movement of the main walls to the property noted externally. There were no notable signs of bounce or excessive sagging to the ceilings, therefore we do not anticipate any immediate remedial works required to plaster finish, beyond superficial repairs will be required prior to redecoration.

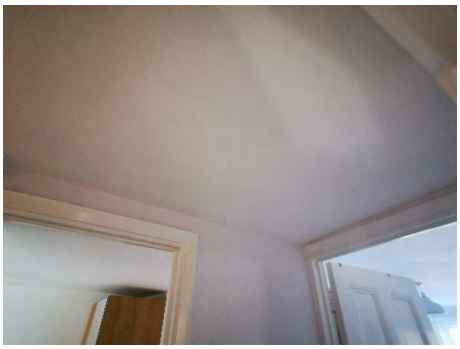


View of hairline cracking to front reception room.

View of hairline cracking to front reception room.

- We noted isolated hairline cracks along plasterboard joints throughout the property. We anticipate this is due to shrinkage caused by drying out of the materials following construction. Superficial repairs will be required prior to redecoration.

View of hairline cracking to first floor toilet.



View of hairline cracking to landing ceiling.

General comments and further advice

Hairline cracking can occur due to minor historic movement, typical for a property of this age and construction, as original lath and plaster ceilings will fatigue over time and it is common for the metal fixings used to expire with age. We anticipate the ceilings will likely reach their life expiry in the next 10 years, at which point extensive repairs will be required to stabilise the underlying construction or replacement of the lath and plaster with modern gypsum board and skim. There were no notable signs of bounce or excessive sagging to the ceilings, therefore we do not anticipate any immediate remedial works to be required.

6.5 Doors and Woodwork

Introduction

Our suggestion of the door construction is based on the age of the building alongside characteristic features of the products visible from ground level, such as the width or depth of the glazing panes and texture of the material. To conclude the construction definitively would require invasive testing of the material within a laboratory, which we have not undertaken. It would, however, be unlikely that the construction would differ from that outlined below.

General Description

Internal doors to the property are generally a solid timber construction with a paint or treated timber finish.

Doors serving the reception room, kitchen and utility are of a painted solid timber construction with single glazed units provided to the body of the door.

Door openings are fitted with timber architrave and rooms are provided with painted timber skirtings to the perimeter.

Condition and defects

- The internal doors generally appear to be in a fair condition and were operable at the time of inspection.
- Architraves and skirting appear to be in a fair condition.
- We did not note a safety mark to the glazing to the doors serving the reception room in line with BS 6262-4, the British Standard code of practice for safety related to human impact for glazing in buildings. We recommend the glazing is replaced with safety glazing to comply with current standards and regulations to reduce the risk of injury in the event of impact.

View of door serving reception room.

View of door serving kitchen.

General comments and further advice

The internal joinery may be marked or damaged when the vendor vacates the property and localised repairs may be necessary.

We did note a safety mark to the glazing to the doors serving kitchen and utility in line with BS 6262-4, the British Standard code of practice for safety related to human impact for glazing in buildings.

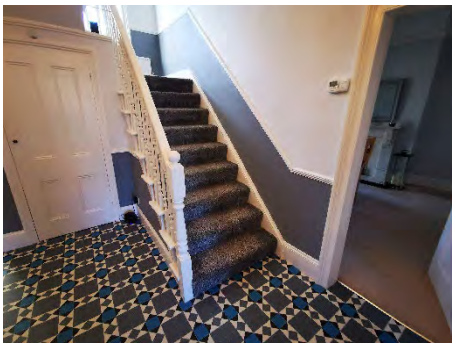
6.6 Staircases and Means of Escape

Introduction

Our suggestion of the staircase construction is based on the age of the building alongside characteristic features of the property. To conclude the staircase construction definitively would require invasive opening up of the building fabric, removal of any coverings or inspection via a borescope, which we have not undertaken.

General Description

The staircase is of a timber construction with timber treads and risers, a painted timber balustrade and spindles. The staircase is covered with a carpet covering.



View of main staircase.

View of main staircase.

Condition and defects

- The main staircase generally appears to be in a fair condition.

General comments and further advice

The joinery to the staircase may be marked or damaged when the vendor vacates the property and localised repairs may be necessary.

Means of escape provision generally appear adequate based upon the current layout, use and scope of the property, to enable egress from the property in the event of a fire or other life threatening event.

6.7 Bathrooms, En-suites and Toilets

Introduction

Our suggestion of the fixtures and finishes construction is based on the characteristic features of the individual elements. To conclude the construction definitively would require invasive testing of the materials, removal of any coverings or inspection via a borescope, which we have not undertaken. We have not lifted, removed or undertaken invasive measures to inspect areas concealed by bathroom fittings and finishes which may disguise defects that would otherwise be apparent. Whilst we consider it unlikely, there is a risk that latent defects may only become apparent after a prolonged period.

General Description

The ground floor bathroom is provided with ceramic sanitaryware comprising wash hand basin and toilet.

There is a walk in electric shower installed with acrylic shower screen and shower tray.

The walls are finished in a combination of painted plaster and ceramic tile. The ceiling is covered with a painted plaster and the floors are covered with sheet vinyl.

View of ground floor bathroom.

View of ground floor bathroom.

The first floor toilet is provided with ceramic sanitaryware comprising wash hand basin and toilet.

The walls are finished in a combination of painted plaster and ceramic tile to the wall adjacent to the wash hand basin. The ceiling is covered with a painted plaster and the floors are covered with laminate.

View of en-suite bathroom.

View of en-suite bathroom.

The main bathroom to the first floor is provided with an acrylic bath and ceramic sanitaryware comprising wash hand basin and toilet.

There is a walk in mixer shower installed with glazed shower screen.

The walls are finished in a combination of painted plaster and ceramic tile. The ceiling is covered with a painted plaster and the floors are covered with ceramic tile.

View of main bathroom.

View of main bathroom.

Condition and defects

- The finishes generally appear to be in a fair condition.
- The fittings generally appear to be in a fair condition.
- We noted the bathrooms and toilet are provided with mechanical extraction to reduce moisture levels to this area. The extractor installation appears to be in a fair condition and in line with current regulations at the time of our inspection, based upon visible elements of the installation.

General comments and further advice

We recommend that you allow to clean showers, in particular shower heads, to prevent a build-up of limescale and bacteria such as Legionella; A prolonged lack of cleaning may cause damage to the fittings and present an increased risk of illness respectively.

The mastic seals to fittings, particularly shower trays and baths, should be renewed regularly to prevent leaks and subsequent damage to the underlying building fabric. Hidden leaks behind fittings can be hard to identify immediately and may go undetected for a prolonged period before visual indications, such as staining or damp, become apparent. We recommend that all seals are monitored and renewed regularly.

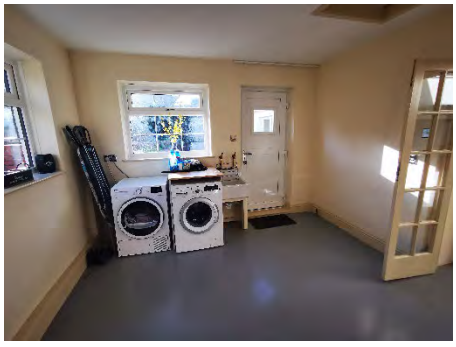
6.8 Kitchens and Utility Rooms

Introduction

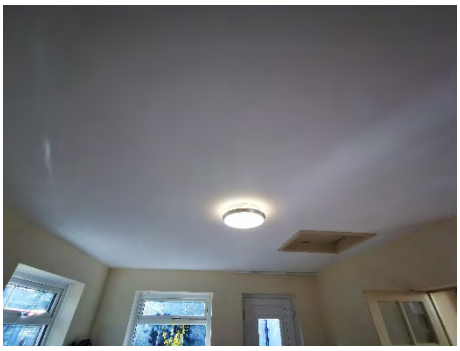
Our suggestion of the fixtures and finishes construction is based on the characteristic features of the individual elements. To conclude the construction definitively would require invasive testing of the materials, removal of any coverings or inspection via a borescope, which we have not undertaken. We have not lifted, removed or undertaken invasive measures to inspect areas concealed by fittings and finishes which may disguise defects that would otherwise be apparent. Whilst we consider it unlikely, there is a risk that latent defects may only become apparent after a prolonged period.

General Description

To the ground floor there is a utility room. The area is provided with plumbing fittings to receive a washing machine, dryer and other white good appliances. There is a ceramic Belfast sink with hot and cold water taps installed. The walls are finished in painted plaster. The ceiling is covered with a painted plaster and the floors are covered with a liquid applied finishing screed.



View of utility room.



View of utility room.

The kitchen comprises composite base and wall units with a granite type worktop. There is an ceramic Belfast sink with mixer tap installed. The kitchen is fitted with an electric hob and oven. Additionally, there are various electrical white goods including dishwasher and fridge freezer. Walls are covered with painted plaster and the floors are covered with an engineered timber floor covering.

View of kitchen.

View of kitchen.

Condition and defects

- The finishes generally appear to be in a fair condition, with the exception of the timber floor covering, which exhibited signs of swelling and a fatigue to the treated finish. We anticipate this to be due to extensive wear to high traffic areas and exposure to moisture from use of the kitchen. We recommend you budget to thoroughly prepare the floor and apply a preservative treatment and undertake adjustment of the boards in the short term to mitigate against further deterioration of the covering. It may be necessary in future to renew the covering as this type of material is not suitable for installation to kitchen areas in the long term.

- The fittings generally appear to be in a fair condition.

- We noted the kitchen and utility are not provided with any mechanical extraction to reduce moisture levels to this area. We recommend a fan is installed which vents to the external envelope in the medium term to prevent subsequent issues associated with excess moisture such as mould and damp.

General comments and further advice

We recommend that you instruct your solicitor to enquire which appliances will remain within the property upon completion of the sale and request copies of any testing, warranties or guarantees which may be available and be transferrable to the purchaser upon completion of the sale.

The mastic seals to fittings, particularly worktops, should be renewed regularly to prevent leaks and subsequent damage to the underlying building fabric. Hidden leaks behind fittings can be hard to identify immediately and may go undetected for a prolonged period before visual indications, such as staining or damp, become apparent. We recommend that all seals are monitored and renewed regularly.

Engineered wood floor coverings will require regular routine maintenance every 6-12 months to maintain its resistance to water penetration and prevent rot and deterioration. The surface should be sanded down, and a treatment oil applied in line with the manufacturer's recommendations. Typically, this will require a base coat and 1 or 2 top coats applied within a 48 hour period.

7. Mechanical & Electrical Services

7.1 Electrical, Lighting and Small Power

Introduction

We have undertaken a visual inspection of readily accessible services and related installations and provided comment on any obvious significant defects or indications that the installation may be of poor quality or not compliant with current standards and regulations. Typically, the majority of electrical installations will be concealed by fitted fixtures and fittings or within the building fabric. To conclude the service configuration definitively would require invasive opening up of the building fabric or inspection via a borescope, which we have not undertaken. It would, however, be unlikely that the electrical services would differ from that outlined below.

General Description

The incoming electrical supply is located within a cupboard adjacent to the fireplace within the dining room. This comprises a three phase supply.

Located within the cupboard adjacent to the fireplace is an electrical consumer unit. Additionally, there is a further unit to the serving the garage adjacent to the rear garage door. The consumer unit is relatively modern with Miniature Circuit Breakers (MCBs) and Residual Current Devices (RCDs). This offers a good level of protection to users.

Located within the roof void is a control unit and main isolator switch serving the solar photovoltaic system. Solar panels are located on the rear roof pitch of the property.

There is earthing provided to the system and this appears to be in good order.

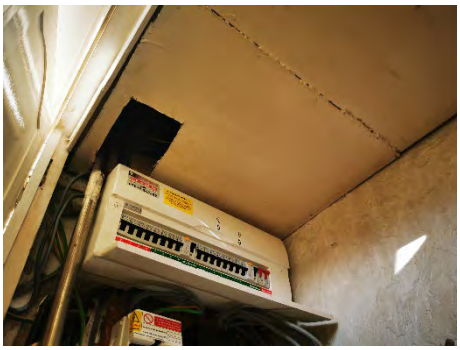
Generally, rooms appear to be provided with a reasonable number of sockets to each room.

Lighting is provided in a combination of pendant, recessed spot and surface mounted light fittings.

Condition and defects

- The electrical installations generally appear to be in a fair condition with no visual defects noted.

View of electrical supply location.



View of consumer unit.

General comments and further advice

Whilst the electrical services generally appear free from visual defects, we have not undertaken any testing of the electrical systems to verify their condition or safety. We recommend your solicitor requests copies of the electrical installation condition report (EICR) and subsequent testing relating to the property from the vendor.

Where documentation is not available, or is several months old, it may be beneficial to engage a qualified electrical engineer, registered with NICEIC, to test the services and provide an electrical installation condition report (EICR) prior to completion of the sale to verify the condition of the existing services and advise on any subsequent repairs or alterations required.

7.2 Gas, Heating, Ventilation and Mechanical Services

Introduction

We have undertaken a visual inspection of readily accessible services and related installations and provided comment on any obvious significant defects or indications that the installation may be of poor quality or not compliant with current standards and regulations. Typically, the majority of gas and heating installations will be concealed by fitted fixtures and fittings or within the building fabric. To conclude the service configuration definitively would require invasive opening up of the building fabric or inspection via a borescope, which we have not undertaken. It would, however, be unlikely that the gas services would differ from that outlined below.

General Description

The incoming gas supply is located in the garage, this was viewed, and there is no indication of any disrepair. Located in the rear bathroom adjacent to the utility room is a gas fired boiler providing hot water and central heating to the property. Heating to the property is by way of a central heating water system. Radiators are all fitted with thermostatic valves. Additionally there are solid fuel log burners to the reception and dining rooms.

View of gas supply location.

View of boiler.

Condition and defects

- The gas services and heating installations appear to be in a fair condition.
- We noted the utility room and kitchen are not provided with any mechanical extraction to reduce moisture levels to this area. We recommend a fan is installed which vents to the external envelope in the medium term to prevent subsequent issues associated with excess moisture such as mould and damp.
- We noted the bathrooms are provided with mechanical extraction to reduce moisture levels to this area. The extractor installation appears to be in a fair condition and in line with current regulations at the time of our inspection, based upon visible elements of the installation.

General comments and further advice

Whilst the gas services generally appear free from visual defects, we have not undertaken any testing of the gas appliances or services to verify their condition or safety. We recommend your solicitor request copies of any installation, service information and warranties relating to the boiler and associated services.

Where documentation is not available, or is several months old, it may be beneficial to engage a qualified gas safe engineer to test the gas services prior to completion of the sale to verify the condition of the existing services and advise on any subsequent repairs or alterations required.

We recommend your solicitor requests verification of installation and servicing of the fire places and records of chimney flue cleaning, testing and any lining remedial works prior to completion of the sale.

7.3 Water and Waste Systems

Introduction

We have undertaken a visual inspection of readily accessible services and related installations and provided comment on any obvious significant defects or indications that the installation may be of poor quality or not compliant with current standards and regulations. Typically, the majority of water and drainage installations will be concealed by fitted fixtures and fittings or within the building fabric. To conclude the service configuration definitively would require invasive opening up of the building fabric or inspection via a borescope, which we have not undertaken. It would, however, be unlikely that the system would differ from that outlined below.

General Description

The property is supplied with a mains water supply.

The property appears to be connected to the mains sewer. We have not inspected the drainage system, however, a property of this age would typically be provided with combined foul and surface water systems.

The soil and vent pipe runs externally to the side elevations.

Condition and defects

- Pipework generally appears to be in fair condition with no leaks evident.
- The soil and vent pipe appears to be in a fair condition.

General comments and further advice

We did note any indications within the property of issues with the drainage, which may be a contributing factor to movement noted to the external walls, given the close proximity of the drainage to the side elevation walls. Underground drainage systems can be susceptible to damage by invasive root systems and ground movement.

We recommend you arrange for a CCTV drainage survey to confirm the condition of the below ground drainage and advise on any remedial works required prior to completion of the sale.

7.4 Fire Detection and Security Systems

Introduction

We have undertaken a visual inspection of readily accessible services and related installations and provided comment on any obvious significant defects or indications that the installation may be of poor quality or not compliant with current standards and regulations. Typically, the majority of the installations will be concealed by fitted fixtures and fittings or within the building fabric. To conclude the service configuration definitively would require invasive opening up of the building fabric or inspection via a borescope, which we have not undertaken. It would, however, be unlikely that the system would differ from that outlined below.

General Description

The property is provided with battery operated smoke detectors to the ground and first floor ceilings within the entrance hall and upper floor landing.

The property is provided with an intruder alarm with a control panel located below the staircase. Motion sensors are provided to the ground floor rooms.

Condition and defects

- The smoke detectors appear to be in a fair condition and were operational at the time of inspection.
- The security installation generally appears to be in a fair condition and free from visual defects. We have not tested the system. We recommend you instruct your solicitor to request copies of testing and service information relating to the system and advise regarding any warranties or guarantees which may be transferable upon completion of the sale.

General comments and further advice

Regular maintenance and testing of the fire detection system is paramount and will be crucial to minimize the risk of death and injury in the event of a fire. We would recommend the following; regularly checking that the green light is on; press the test button weekly to ensure it is in working order; at least monthly clean the smoke alarm with a brush or hoover to remove dust and cobwebs which may interfere with the system.

It should be noted that lack of a fire detection system may invalidate any building insurance in the event of a fire.

We recommend your solicitors request information regarding use of the security system and confirmation of any security codes, fobs or other access devices to be provided upon completion of the sale to ensure access to the property and continued operation of the system.

8. Asbestos and Deleterious Materials Risk

Item	Description	Risk
8.1	**Asbestos or asbestos containing products**	
(i)	We have not carried out an Asbestos Survey as part of our report, and we did not note any materials as part of our visual inspection which are suspected to be asbestos.	
(ii)	There may be other asbestos containing materials that have not been identified, particularly in concealed areas. These can include roofing felt, roof sheeting and slates, thermoplastic floor tiles, textured coatings, surface coatings, ceiling tiles, fireproof linings, roof edge verges and eaves soffits, soil and vent pipes, drainpipes, hoppers and waste pipes, gutters and down pipes. Asbestos waste has also been found in lofts and floors, sometimes installed by owners as insulation.	
(iii)	Blue and brown asbestos (Crocidolite and Amosite) were banned in the UK in 1985 with a complete ban including white asbestos (Chrysotile) in 1999, however asbestos has been found in buildings completed as late as 2005.	
8.2	**Lead pipework, lead paint and animal hair reinforcement**	
(i)	We have not undertaken detail material analysis or testing as part of our inspection. However, we consider it likely that lead paint and/ or horsehair plaster reinforcement could have been used during the construction and subsequent maintenance of the property.	
(ii)	These types of materials can be harmful to health if disturbed and appropriate caution should be taken when undertaking any work to the property, including invasive maintenance or demolition. Suitable personal protection should be worn. Generally, your contractor should be suitably trained as part of their general duties, however you should always seek further advice if unsure or concerned.	
(iii)	Due to the age of the property it is likely that lead pipework is present between the house and the mains supply in the road. Where still present, this doesn't generally present an immediate health risk, however you should consider contacting your local utilities provider to look at having them replaced in the long term. No lead pipework was visible internally and is generally of modern installation.	

	High risk rating provided due to age of property.
	Medium risk rating provided due to the age of the property and likelihood of historical use.
	Low risk rating provided due to age of the property.

9. Dampness, Timber Decay and Insect Damage

Item	Description	Rating
9.1	**Introduction**	
(i)	We have undertaken readings to the internal finishes at regular intervals using a protimeter, commonly referred to as a 'moisture meter' or 'damp meter'. Our inspection was limited by the vendors furniture, fittings, sanitaryware, stored items, radiators, fitted floor coverings and tiling.	
9.2	**Dampness**	
(i)	Masonry walls of this age and construction, serving the original building were not typically built with a Damp Proof Course (DPC) to prevent moisture penetration into the structure. Where one was provided, this usually comprised slate which is liable to fail with age. Generally, the construction relies on the thickness of the wall to prevent moisture penetration into the internal fabric.	
(ii)	Masonry walls of this age and construction, serving the extensions were typically built with a Damp Proof Course (DPC) to prevent moisture penetration into the structure. Where one was provided, this usually comprised polymer based material. The presence of a DPC is typically obscured by render finishes externally and plaster finishes internally. However, we did not note the presence of a physical DPC to the external walls. It should be noted we cannot definitively conclude the presence of a DPC to the entirety of the structure without undertaking invasive investigation, however, we did not note evidence of damp to the extension walls to suggest the construction is not performing as intended.	
(iii)	We noted evidence of damp to the plaster finish to the chimney breast serving the rear dining room fireplace. Moisture readings were taken which provided elevated readings at the basement of the chimney wall. We anticipate this to be due to the use of modern gypsum plaster and continuation of the plaster finish down to the floor slab. This enables moisture to transfer via any assumed DPC provision within the masonry up the wall, manifesting as discolouration to the decoration. We recommend you budget to remove the plaster finish and reinstate the plaster with a lime based alternative at a level above the DPC, typically 150mm from ground level, subject to investigation by the contractor to expose the underlying construction.	
(iv)	We noted that the original solid masonry walls have been finished with what appears to be a cementitious mortar and decorated paint finish. This type of finish is unsuitable for the type and age of the construction, exhibiting areas of fatigue where the mortar has begun to spall. The use of Ordinary Portland Cement (OPC) can result in the stone walls having a low porosity, as such resulting in moisture becoming trapped in the walls having to escape via alternative means rather than the mortar beds. This presents a risk of premature fatigue to the stonework and elevated risk of damp issues internally. An original lime mortar provides greater porosity and flexibility to permit movement of the building. Whilst this does not appear to present an immediate risk to the fabric of the building, as we did not note any evidence of damp related to this issue internally, we recommend that the modern mortar finish is removed and a more sympathetic lime based render is installed within the medium term. All damaged masonry should be removed and replaced, where significant failure has occurred, to prevent future water ingress and further damage to the substrate.	
(v)	We noted evidence of damp to the plaster finish to the internal wall serving the rear dining room and utility room. Moisture readings were taken which provided elevated readings at the base wall. We anticipate this to be due to the use of gypsum plaster and continuation of the plaster finish down to the floor slab and differential floor levels between the two rooms. This enables moisture to transfer via any assumed DPC provision within the masonry up the wall, manifesting as discolouration to the decoration. We recommend you budget to remove the plaster finish and reinstate the plaster with waterproofing membrane onto which plaster skim can be applied, subject to investigation by the contractor to expose the underlying construction.	

9.3	**Condensation**	
(i)	Condensation is created when warm air, containing water vapour, comes into contact with a cold surface which has a lower temperature than that of the dew point of the water vapour. This causes the vapour within the air to cool and condense on the surface of the element. Water vapour can be created by a variety of sources, however, common ones are clothes drying, cooking, bathing and multiple people sharing a small space.	
(ii)	Historically, buildings were often draughty as gaps in the building fabric via doors, windows, open chimney flues, and other unsealed elements allowed air to pass through. Despite older buildings often being colder and less well insulated than modern properties, this often didn't cause an issue as the drafts present allowed moisture laden air to be recycled with fresh air. Where properties are retrofitted with insulation and points of the building fabric sealed, with can cause condensation issues where this didn't occur historically as there is no longer a natural recycling of moist air. Additionally, changes in the building use such as increase in the number of occupants, drying of clothes, extended cooking periods and bathing can result in condensation issues occurring.	
(iii)	Condensation will often lead to subsequent visible manifestations such as mould growth, and discolouration of finishes. Extensive black mould growth in particular can result in health issues where occupants are exposed to mould spores for a prolonged period, or where occupants suffer from pre-existing respiratory conditions. Condensation issues can be mitigated by management of use of the property to reduce the level of moisture created by occupants. We would advise that trickle vents are fitted to double glazed windows and openable lights are utilised as regularly as possible without compromising heat and security of the property. Areas of high moisture production, such as bathrooms, kitchens, toilets and utility rooms should be provided with mechanical ventilation which vents to the external fabric to ensure air can be effectively recycled to prevent a build-up of excess moist air within the property. Ideally, fans should be fitted with a delayed timer connected to the light switch to ensure the fan remains operational for a period after the room has been vacated. Extractor fans should be operated during cooking. High moisture activities, such as drying clothes, should be undertaken in rooms with adequate manual or mechanical ventilation, such as a kitchen or bathroom. Alternatively the use of clothes dryer appliances should be considered. This should be implemented with regular heating of the property.	
(iv)	We did not note evidence of significant condensation issues to the property at the time of our inspection, however, issues may occur if the use of the property changes.	●
(v)	We noted the utility room and kitchen are not provided with any mechanical extraction to reduce moisture levels to this area. We recommend a fan is installed which vents to the external envelope in the medium term to prevent subsequent issues associated with excess moisture such as mould and damp.	●
9.4	**Timber Decay and Wood Boring Insect Infestation**	
(i)	We noted that air bricks to provide sub-floor ventilation are limited to the front elevation of the property only. This will likely not provide adequate cross ventilation to mitigate against timber decay and wood boring beetle infestation. We recommend you budget to install additional air bricks to the side elevations to ensure adequate ventilation is provided to mitigate against deterioration of the floor construction. While we did not note any significant bounce or deflection to the suspended timber floors to suggest any issues with the underlying construction, we were not able to access the floor void to confirm the condition of the timbers. It would be prudent to instruct a specialist damp and timber surveyor, accredited by the Property Care Association or similar professional body, to undertake a thorough inspection of the floor timbers to confirm their condition and advise on any remedial works prior to completion of the sale.	●

(ii) We noted evidence of water ingress to the timber deck serving the garage roof. We anticipate this to indicate water ingress via the detail with the adjoining property. The junction between the roof covering and adjoining property wall comprises a felt material which is generally not suitable and should be dressed with lead in accordance with the Lead Sheet Association standard detail guidance. Additionally, the felt covering exhibits signs of fatigue and will likely reach expiry within the next 2-5 years. We recommend you budget to renew the flashing detail with lead in the immediate term to mitigate against further water ingress. Affected timbers, whilst not structurally compromised, should be treated with a preservative treatment to mitigate against timber decay and further deterioration.

(iii) Timber decay can occur to a property of any age where excess moisture is present and, where identified, remedial action should be taken immediately to mitigate against the source of moisture and treat, repair or remove affected timbers to prevent further deterioration of the building fabric.

(iv) A common defect with older suspended floors is the deterioration of the joists ends if they bear onto damp masonry. This results in decay of the joist ends which can cause floors to slope or to exhibit a degree of bounce. Joists which bear directly onto masonry walls are at increased risk of rot infestation and timber decay. It may be necessary to undertake localised repairs in future where movement to the floors becomes apparent. This will involve exposing joists ends and either; installing metal hangers or protecting the joist ends with a non-permeable membrane. This type of work can be costly and disruptive. As we did not note significant deflection or damp to timber joists, where accessible, we do not anticipate any remedial works are required in the immediate term.

(v) Infection of timber by wood boring insects is common, particularly in older properties, where timbers would not have been treated with the same preservative treatments, and latent defects in the type of construction can lead to elevated moisture levels within the timber which encourage infestation. The most common type of wood boring insect is the Common Furniture Beetle, often referred to as Woodworm. This type of beetle does not typically cause structural damage, however it does consume softwood timber and extensive infestations can often prove more costly to remedy than wholesale replacement of the timber substructure. The Death Watch Beetle is the second most common wood boring insect and can is more likely to structurally compromise the timber elements of the property. A Longhorn Beetle infestation is the most likely to adversely affect the timber substructure, however, this type of beetle is less common and typically found in areas of South West England.

(vi) We did not note evidence of wood boring beetle infestation to the property. A property of this age and construction will have typically been affected by woodworm or wood boring beetle at some point since its construction. Evidence of historic inactive infestations is common and typically will not adversely affect the structural integrity of the timber substructure. Where evidence of an active infestation is noted, such as saw dust like power known as frass or new bore holes are noted to timber, localised treatment of the timber may be required to prevent further damage to the building fabric.

(vii) Our inspections are limited to a visual inspection of accessible areas of the property only, which means there may be decay or infestation to timber elements which were not identifiable during our inspection and may only become apparent once enclosed elements of the construction, such as the rear of skirting boards, enclosed joists, rafters, timber lintels, etc. are opened up as part of further investigations or refurbishment of the property.

9.5 General Comments and Further Advice

(i) A moisture meter works using the principle of electrical resistance and effectively measures the conductively of a material. As moisture generally conducts electrical current at a greater rate than timber or masonry, a higher reading can be indicative of a higher moisture content within the material. However, other substances within the building fabric can distort these readings, such as metal fines often found within plasterwork of older properties, and hydroscopic salts within masonry and plaster mortars. The use of a moisture meter, therefore, relies on the intuition of the surveyor undertaking the inspection and potential for distortion and misinterpretation of readings

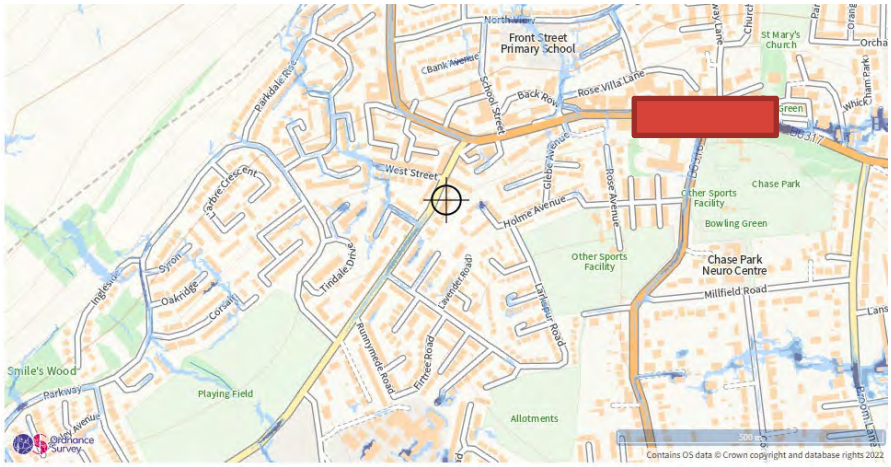
is considered when providing our advice regarding suspected damp and timber issues within the property.

(ii) We use the moisture meter as an initial indicator to corroborate our visual assessment of the property for signs of damp. Whilst our preliminary advice regarding damp, timber decay and condensation is considered reasonable, the only way to definitively confirm the cause of defects noted to the property would be to undertake a further invasive inspection of the property, which would include opening up of the building fabric, inspection with a borescope, and detailed materials testing; such as gravimetric analysis. This involves taking samples of material from areas of concern within the property. From these samples, an accurate measurement of the moisture content of the masonry or plaster can be obtained, together with an indication of the influence of any hydroscopic salts that may be present.

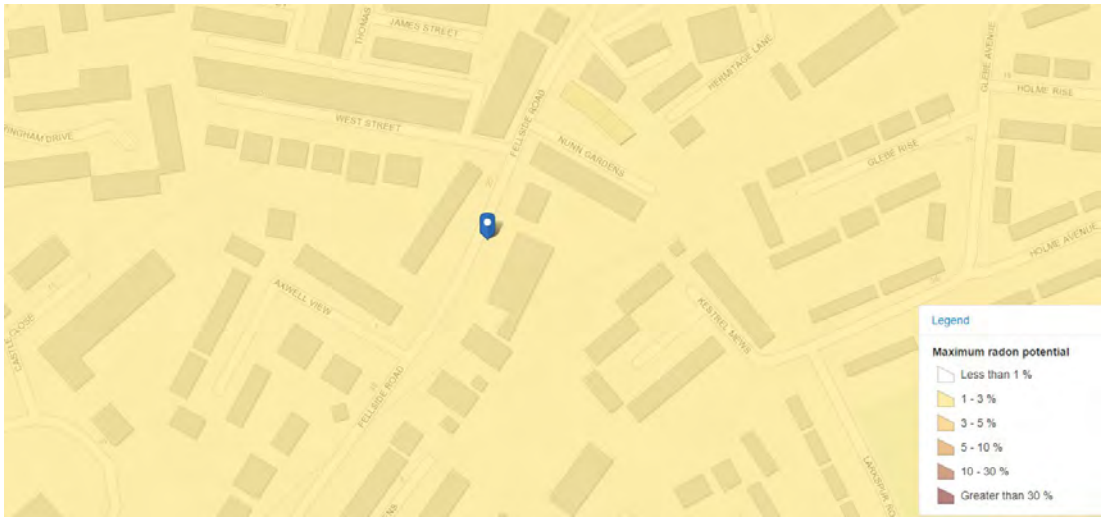
(iii) Whilst we endeavour to identify defects and offer remedial advice, where evidence of damp, timber decay or wood boring beetle infestation is identified, this report is no substitute for a further invasive investigation undertaken by a specialist accredited by the Property Care Association or similar Professional Body. Prior to appointing a specialist, it would be prudent to request details of the type of inspection they will undertake, their ability and previous experience of carrying out specialist testing methods in line with current British Standards.

- High priority rating this item should be resolved immediately.
- Medium priority rating provided as this issue is important but may not require immediate attention.
- Low priority rating provided as this item can be deferred for a period, routine maintenace or repair.

10. Environmental and Site Risks

Item	Description	Rating
10.1	**Land Contamination**	
(i)	We have not prepared an Environmental Audit for the property. Our general observations are as follows: The property was originally built on agricultural land.	
(ii)	This item should be considered as low risk and there is no obvious historical use of the site or current use which would suggest a significant contamination risk.	
10.2	**Flooding Risk**	
(i)	The records from the Flood Warning Information Service shows the following: • Flood risk from rivers or the sea - Very low • Flood risk from surface water - Very low • Flood risk from reservoirs - No risk identified	
(ii)	 Extent of flooding from rivers or the sea High Medium Low Very low Location you selected  Extent of flooding from surface water High Medium Low Very low Location you selected

10.3	**Tree Proximity**	
(i)	There are a number of trees in proximity to the building, but they are not of sufficient size to merit concern at present. The growth of these trees should be monitored and, if necessary, controlled in due course.	

10.4	**Radon Risk**	
(i)	Radon is a natural radioactive gas which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. Public Health England (PHE) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq m-3). This level is termed the Action Level. Public Health England defines radon Affected Areas as those with 1% chance or more of a house having a radon concentration at or above the Action Level of 200 Bq m-3. From the Building Research Establishment Radon Maps the site has been identified as being within an area potentially requiring additional radon protection at an elevated risk of 1-3%.	
(ii)		
(iii)	We recommend that your solicitors should ask the vendor whether any radon testing has been carried out within the property and if so, request to see a copy of the results report. If testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested. The UK Radon Association advises that all properties are tested for radon, regardless of whether they are located in a lower, intermediate or higher risk area, however it is especially important to test if the property is in the upper two bands or if the property has a basement/cellar or is built into a hillside. Testing for radon is simple and inexpensive and involves small plastic detectors being placed in the property for a period of time. As radon levels fluctuate constantly, the longer the test period, the more accurate the result, so it is usually advised that detectors are left in place for three months. Short-term screening tests where the detectors are left in place for 10 days are available and give a good indication as to the likely long-term radon concentrations. These 10-day radon detectors are commonly used during property transactions, and if the vendor is serious about selling the property they should not object to them being used. In a standard-	

sized domestic property, a set of two detectors is usually advisable. One detector will be placed in a ground floor living room and one in a first floor bedroom so that the areas that are most occupied are tested. The detectors can be sent and returned by post and will come with full instructions for use.

Where levels are found to be high following testing, it may be necessary to undertake additional remedial works to reduce radon to a safe level. The specification of any remedial systems would need to be provided by a specialist, however, they typically take the form of a radon sump or the introduction of a negative pressure system. Both of these options don't take very long to install and are generally non-invasive. They can however cost several thousand pounds.

To avoid any delay in the sale it may be possible to agree a 'radon bond' with the vendor. This is a contractual arrangement which withholds an agreed sum of monies from the sale, until testing and any remedial works have been agreed. Your solicitor will be able to advise further on this undertaking should it be required.

10.5	**Electromagnetic Field and Microwave Exposure**	
(i)	During our inspection, we did not note the presence of any mobile phone transmission masts affixed to either the land or surrounding buildings.	●

10.6	**Vermin**	
(i)	The presence of rodents is not evident.	
(ii)	Infestation by rats, squirrels, bats, bees, wasps and other vermin can occur at any time. It is commonly assumed risk of infestation is related to cleanliness, however, disrepair and poor building design will often be the primary cause.	●
(iii)	To mitigate this risk, we recommend all potential entry points to roof voids, floor voids and building fabric generally should be infilled or covered with a protective mesh. In particular seals around doors and windows and roof and sub floor vents should be regularly checked for damage. Additionally, damage to fascia and soffit boards and open vents at the eaves of the roof provide access points for bats, bees, wasps to enter the roof void.	

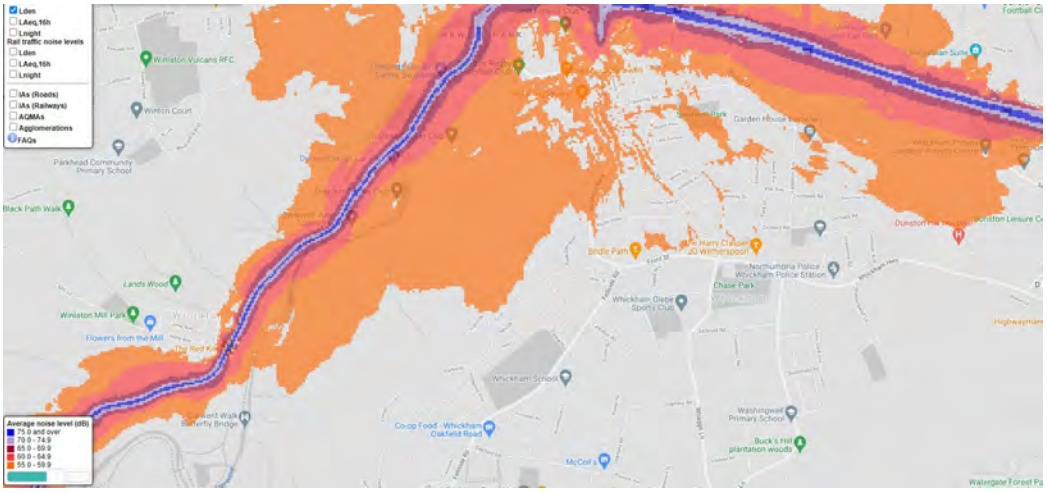
10.7	**Invasive Species and Biodiversity**	
(i)	We did not note the existence of any Japanese Knotweed or Giant Hogweed within the curtilage of the property.	●
(ii)	However, it is possible evidence of invasive plant species growth is obscured by vegetation growth or located within areas of the site which are not readily accessible. Our assessment is from that of a building surveyor only and does not constitute a comprehensive invasive species assessment undertaken by a horticultural specialist. When buying a property, the presence of any known Japanese knotweed should be stated by the current owner in the responses to the TA6 form provided to your solicitor.	
(iii)	Japanese Knotweed has been associated with significant damage to properties and can cause issues with the mortgage ability of a property, as the nature and cost involved can deter some lenders. Management and removal of Japanese Knotweed can be highly disruptive and expensive. A lender may insist that a management plan by an eradication specialist, backed by a transferable guarantee, is in place prior to completion of the sale.	
(iv)	As a property owner, you are responsible for any plant species located on your property, and you have a legal duty to manage and prevent the spread of any invasive species to neighbouring properties. Failure to do so can result is legal and financial penalties, including liability for damages to neighbouring property owners.	

(v) We noted vegetation growth to the land adjoining the rear boundary of the site which bears many of the characteristics of a Bamboo plant. Bamboo is a fast-growing and vigorous plant. It's very difficult to contain and nearly impossible to kill with herbicide. The plant will require on-going management to prevent spread and future legal issues where the plant encroaches on this property. We recommend you engage early discussions with the neighbouring property owner regarding their management of the vegetation growth to mitigate against the risk of the plant spreading to your property in the future.

10.8 Noise and Disturbance

(i) Based on the location, the property may be susceptible to disturbance from nearby roads, vehicle traffic and local business operations.

(ii)



(iii) As the property is of a detached construction, there is a reduced risk of noise transferance with the adjoining property, in comparision to terraced or semi-detached properties. Whilst we inspected the property we did not note any significant noise levels which would cause a nuisance. However, our inspections are undertaken during the daytime, when disturbances are less likely to take place. The potential for noise disturbance should be noted and considered prior to purchasing the property.

10.9 Digital Connectivity

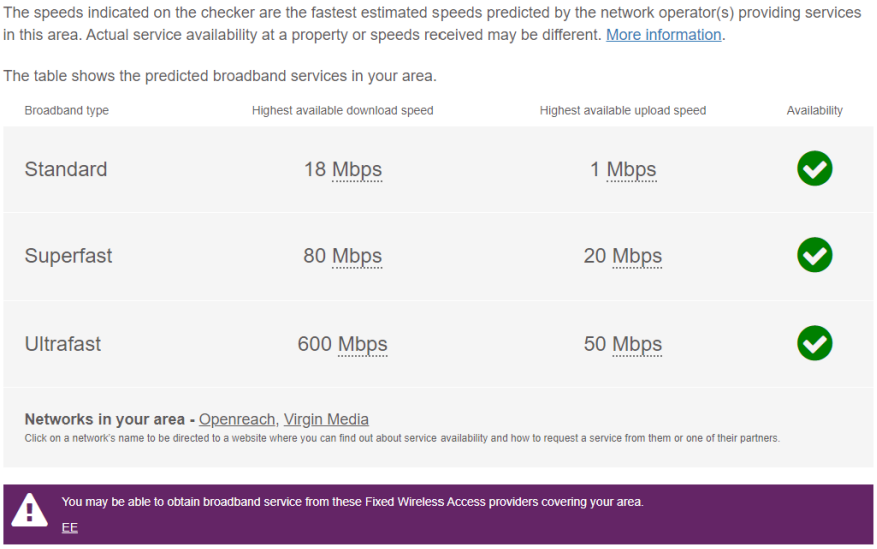
(i) Following review of available OFCOM data relating to the site, broadband speed and mobile data availability were noted as:

(ii)

Results are predictions and not a guarantee. Actual services available may be different from results. More information

This table shows the mobile availability in your area.

Provider	Voice	Data
EE	✓	✓
Three	✓	✓
O2	✓	✓
Vodafone	✓	✓



The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information.

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	18 Mbps	1 Mbps	
Superfast	80 Mbps	20 Mbps	
Ultrafast	600 Mbps	50 Mbps	

Networks in your area - Openreach, Virgin Media

Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.

EE

(ii) Consideration should be given to the availability of digital services to the property and the potential impact any limitations may have on occupation of the property. Further enquiries may be required with local service providers regarding quality, availability and planned improvements to the local infrastructure, which may impact the property.

- High priority rating this item should be resolved immediately.
- Medium priority rating provided as this issue is important but may not require immediate attention.
- Low priority rating provided as this item can be deferred for a period, routine maintenace or repair.

11. Energy Performance and Sustainability

11.1 Energy Performance Certificate

Introduction

As part of the marketing process current regulations require the provision of an Energy Performance Certificate. From 1 April 2018, under the Minimum Energy Efficiency Standards (MEES) 2015, it became illegal to start a new tenancy lease on a residential property with an F or G rating on an Energy Performance Certificate. The regulations extend to all leased residential properties with a valid EPC, regardless of when the tenancy started, from 1 April 2020.

This report does not provide extended advice on Minimum Energy Efficiency Standards (MEES) Regulations (2015) and is not designed to be used as evidence for the PRS Exemption Register. The responsibility for complying with MEES is allocated to the landlord and/or owner of the property.

Certificate Details

We have had sight of an EPC for the property and EPC is lodged on the National Database. Certificate reference: *XXXX-XXXX-XXXX-XXXX-XXXX* dated valid until 28 July 2030. EPC rating B (83). A copy should be requested by your solicitor prior to completion of the sale.

Potential for Improvements

Assessment and checking of the Energy Performance Certificate is outside the scope of our instruction. However during the inspection we have made a number of observations as to how the thermal and energy performance of the property could be improved:

- There is limited insulation provided within the roof void to the extension. Providing insulation to the roof void will significantly reduce heat loss and reduce heating bills. This should be undertaken ideally prior to winter.
- You should consider upgrading the lighting with more energy efficient units. There are two main types of energy efficient light bulbs: Compact Fluorescent Lamps (CFLs) and Light Emitting Diodes (LEDs). Both CFLs and LEDs are a cost-effective option for most general lighting requirements.

Additionally, the Energy Efficiency Certificate provides further suggestions to improve the thermal and energy performance of the property.

General comments and further advice

Whilst a useful initial guide, the suitability of each product and system referenced within the Energy Efficiency Certificate should be assessed on an individual basis, as not all products are suitable to every type of property, particularly where listed or heritage assets are concerned. Specialist advice regarding design and suitability should be engaged prior to undertaking any works. Undertaking work without design input from a suitably qualified architect, energy consultant or building engineer can result in latent defects, failure or underperformance which can result in costly remedial works.

The building is of a traditional construction; as such the thermal performance of the building is significantly lower than that of a modern construction. It should be anticipated the cost for heating the property is significantly higher than those within similar sized modern properties. However, a significant portion of the ground floor rooms are of a modern construction and the property has been retrofitted with environmentally beneficial services such as photovoltaic panels, which would typically offset the limitations of the older elements of the original construction.

It should be noted that standards in relation to thermal insulation and energy performance are subject to regular review and revision at a National and Devolved Governmental level. This is due to the UKs overarching commitment to reduce carbon emissions as part of international climate change agreements. This means that only recently constructed properties will likely comply with current standards and regulations. Often retro-fitting can prove unviable for older properties and it may therefore not be feasible to bring an older building up to current standards, which may impact the future use, operating costs, tenability and resale of the property.

12. Regulatory Compliance

Item	Description	Risk
12.1	**Planning, Listed Building and Conservation Area Related Matters**	
(i)	The property is not listed, however, the site is located within the *Private* conservation area designated by the local authority.	
(ii)	Conservation areas exist to manage and protect the special architectural and historic interest of a place - in other words, the features that make it unique. Every local authority in England has at least one conservation area and there are around 10,000 in England.	
(iii)	Being in a conservation area might mean that your house is affected by special controls (called 'Article 4 Directions'). These restrict work you can normally do without planning permission such as replacing a door or window or altering gutters and downpipes. Permitted Development rights to undertake works to your home such as changes to windows, cladding etc. could be limited or removed entirely. These controls are tailored to each area by the council, and are put in place when there are particular elements of local buildings they want to protect. Find out if an Article 4 Direction applies to your area by contacting your local planning authority.	
(iv)	If you want to cut down, top or lop any but the smallest of trees in a conservation area you must notify your local planning authority six weeks before work begins. The authority will then consider the contribution the tree makes to the character of the area and if necessary create a Tree Preservation Order (TPO) to protect it.	
(v)	We noted the following applications have been made to the local authority in relation to the site: **Erection of single storey extension at rear of dwelling to provide utility room.** Ref. No: *XXXXX/XX* | Status: Granted Whilst there is limited information on the scope of the extension, we would assume the application relates to the current utility room, which appears to be of a relatively modern construction. This broadly appears to have been constructed within the scope of the description provided.	
(vi)	There is a further single storey extension to the rear of the property containing the kitchen and dormer extension to the front roof pitch. The scope of the extensions would not typically require planning permission and would fall within Permitted Development Rights. However, given that the property is located within a conservation area, it is highly likely that permitted development rights have been removed under Article 4 provisions and therefore applications would be required for the developments. We recommend your solicitors confirm our assessment and undertakes searches to confirm that there are no planning related matters relating to the site. Where certification is not obtainable, your solicitor should advise regarding suitable remedies including provision of any existing or obtainable indemnity policies available, to mitigate your risk in the event works result in enforcement action being taken via the local authority, or request that the vendor obtains retrospective certification of works prior to completion of the sale.	

12.2	Building Regulations Matters
(i)	The rear extension to the kitchen, utility room, alterations to the flat roof to install the skylight and dormer window will have required building regulations approval when originally constructed. Additionally, renewal of the roof coverings, installation of new glazing and external doors, installation of the photovoltaic panel system, new boiler and solid fuel fire installations would require building regulation approval or certification under the relevant competent persons scheme. We recommend your solicitors request copies of certification from the vendor and undertakes searches to confirm there are no outstanding building regulation related matters. Where certification is not obtainable, your solicitor should advise regarding suitable remedies including provision of any existing or obtainable indemnity policies available, to mitigate your risk in the event works develop latent defects, or request that the vendor obtains retrospective certification of works prior to completion of the sale.
(ii)	We noted the following applications have been made to the local authority in relation to the site: **Dormer** Ref. No: XX/00053/000 | Status: A **Extension** Ref. No: XX/00707/000 | Status: Building Work Complete **Enlarge rear bedroom dormer** Ref. No: XX/00425/000 | Status: Building Work Complete **Detached shed garage or greenhouse Extension to circuit (in kitchen special location/ installation) Dwelling house Lighting circuit New consumer unit New installation rewire or partial rewire Main/ supplementary equipotential bonding** Ref. No: XX/01847/NICEIC | Status: Building Work Complete **2 Windows** Ref. No: XX/17301/FENSA | Status: Building Work Complete **One or more new circuits House Dwelling** Ref. No: XX/00121/NAPIT | Status: Building Work Complete **Lounge Dry Roomheater/Stove Dry System Only Twin Wall Flexible Liner New Hearth/Surround** Ref. No: XX/01628/HETAS | Status: Building Work Complete **Kitchen Dry Roomheater/Stove Dry System Only New Insulated Factory Made Chimney System New Hearth/Surround** Ref. No: XX/01634/HETAS | Status: Building Work Complete **Other Dry Roomheater/Stove Dry System Only Twin Wall Flexible Liner** Ref. No: XX/01635/HETAS | Status: Building Work Complete **Install a gas-fired boiler** Ref. No: XX/XX/02950/GASAFE | Status: Building Work Complete **Circuit alteration or addition in a special location** Ref. No: XX/00099/NAPIT | Status: Building Work Complete

Install replacement windows in a dwelling
Ref. No: XX/00299/FENSA | Status: Building Work Complete

We recommend your solicitor request copies of the above completion certificates from the vendor and undertakes searches to confirm there are no outstanding building regulation related matters to the property.

(iii) Where relevant documentation is not available, there will be limited to no redress available if works undertaken are inadequate, develop latent defects or require remedial works. The decision to proceed with the purchase without resolution is a risk solely at the discretion of the purchaser. This may present a risk to your desired occupation of the property and subsequent issues at the time of resale.

12.3	Party Wall Matters	
(i)	We did not note any development within the site which falls within the scope of the Party Wall etc Act 1996. Your solicitor should carry out searches to confirm there are no outstanding party wall matters related to the site.	●

●	High risk rating, further action required, we have identified regulatory breaches on site which may compromise the building or danager to life.
●	Medium risk rating, further action may be required. Potential breach identified however not immediate threat to property or persons.
●	Low risk rating, no further action or routine industry practices and searches required.

13. Additional Legal Queries

Item	Description	Risk
13.1	**Boundary Matters, Easements & Rights of Way**	
(i)	We have not viewed a copy of the Land Registry title plan for this property. Your solicitor should request a copy of the title and confirm the legal boundaries of the site including any liabilities for maintenance or repair of the boundary treatments; fences, walls etc.	🟢
(ii)	Historically it appears there has been a right of way along the rear of the properties. Neighbours either side of the property have incorporated this area into their gardens. In practise this should not be problematic. Your solicitor will be able to provide advice on the ownership of this land and rights of way, etc.	
13.2	**Guarantees & Warranties**	
(i)	We recommend your solicitor requests copies of any warranties or guarantees relating to any: extension works, double glazing installations, roofing works, fitted appliances, photovoltaic panel installations, electrical installations or upgrades, gas and associated heating installations which can be transferred to the purchaser upon completion of the sale.	🟢
(ii)	Where relevant guarantees or warranties are not available, there will be limited to no redress available if works undertaken are inadequate, develop latent defects or require remedial works. The decision to proceed with the purchase without resolution is a risk solely at the discretion of the purchaser. This may present a risk to your desired occupation of the property and subsequent issues at the time of resale.	
13.3	**Further Legal Matters to Consider**	
(i)	We recommend your solicitor requests details of any Green Deal measures, feed in tariffs and maintenance contracts relating to the photovoltaic panel installation to the property which would be transferable to the purchaser upon completion of the sale.	🟢

🔴	High risk rating, further action required, we have identified regulatory breaches on site which may compromise the building or danager to life.
🟡	Medium risk rating, further action may be required. Potential breach identified however not immediate threat to property or persons.
🟢	Low risk rating, no further action or routine industry practices and searches required.

14. Budget Costs

Based upon our findings, outlined within the body of this report, we have indicated risk ratings against each item to aid prioritisation of works based upon the potential for harm or injury to people, damage to the property or adjacent properties.

Where we have provided costs they are intended to be indicative high level estimates for budgeting purposes only and do not include for inflation or fluctuation beyond the date of this report. We have allowed for contractor overheads, preliminaries and we assumed the majority of works will be undertaken separately as required.

Prices may reduce or increase depending on the type of contractor selected and whether works are undertaken separately or as part of a more comprehensive package of works.

Item	Description	Rating	Cost
14.1	Install air bricks to side elevations to ensure adequate ventilation to sub-floor voids.		£1200.00
14.2	Remove render to original solid walls and renew with suitable lime based alternative.		£4500.00
14.3	Allow to clean roof coverings.		£350.00
14.4	Remove render to chimney stacks and renew with suitable lime based alternative.		£850.00
14.5	Remove plaster to chimney breast to dining area and renew at suitable level above DPC.		£200.00
14.6	Redecorate timber windows, fascia boards, soffit boards and barge boards.		£750.00
14.7	Replace glazing to internal doors with safety glazing.		£250.00
14.8	Isolated repairs to driveway covering.		£150.00
14.9	Redecorate metal gate and rear balustrade.		£200.00
14.10	Remove plasterwork to dividing wall between dining area and utility and install tanking system to mid level and reskim		£250.00
14.11	Renew flashing detail to garage roof with lead.		£550.00
14.12	Install mechanical ventilation to kitchen and utility room to comply with current regulations.		£500.00
	Total		**£9,750.00**

🔴	Urgent issue the surveyor considers as requiring immediate repair, replacement, or further investigation.
🟡	Issue which the surveyor considers to be important, that will require further action, but is not urgent.
🟢	Defect or item which could be deferred for a limited period. Or item typically considered routine practice, maintenance, or repair.

NOTE: Based upon our experience of similar schemes we consider the estimated costs to be reasonable. We must strongly advise against basing a firm financial judgement entirely upon the estimated costs stated. Costs are guide and must be treated with caution until detailed tender documents have been prepared and competitive quotations have been obtained. We recommend that quotations for the works are invited from reputable contractors.

15. Conclusion

15.1.1 From our inspection, we have found no justification for not proceeding with the freehold acquisition of the premises, subject to further investigations recommended, and provided you are willing to undertake works to ensure the building fabric is not compromised.

15.1.2 A number of items of disrepair and general requirements of maintenance have been noted and it would be prudent to undertake these items as early as possible so as to prevent further degradation of building elements.

15.1.3 The general condition of the building is consistent with its age and there are no extraordinary defects. The traditional construction is robust and with appropriate maintenance the building will remain in sound condition.

15.1.4 Historically it appears there has been a right of way along the rear of the properties. Neighbours either side of the property have incorporated this area into their gardens. In practise this should not be problematic. Your solicitor will be able to provide advice on the ownership of this land and rights of way, etc.

15.1.5 We would recommend that your solicitor reviews legal information and information returned from local searches to ascertain whether there are any elements of concern.

15.1.6 We trust this Report is satisfactory for your present requirements and if you wish to discuss matters further please contact:

Joshua Weston BSc (Hons) MRICS
Lead Director // Chartered Building Surveyor

For and on behalf of Fourth Wall Building Consultancy

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January 2022

Appendix One: Engagement Agreement and General Terms and Conditions

Appendix Two: Photographs

Appendix Two // Photographs

Building Survey // *Private Address*

Reference // *Private Job*

January // 2022

1.Front elevation.

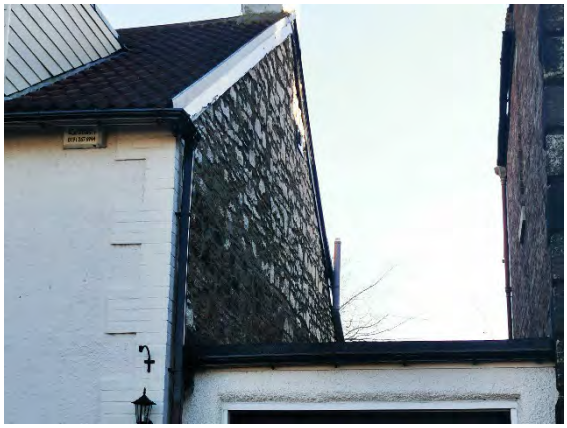
2. Front roof pitch.

3. Front chimney serving front reception room.

4. Cracking above window.

5. Render finish to front elevation.

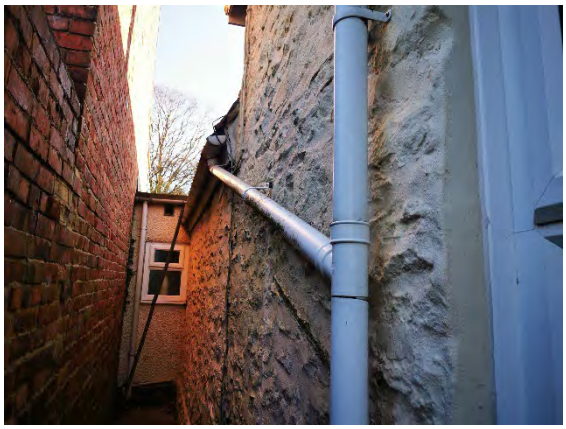
6. View of front elevation.



7. Side elevation.

8. Side elevation.

9. Side elevation.



10. Side elevation.

11. Rear elevation.

12. Rear elevation.

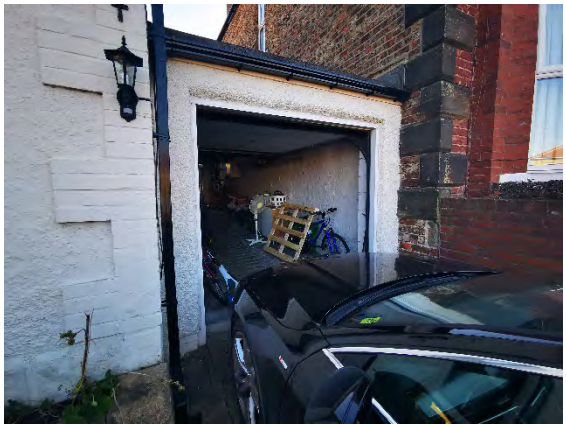
13. Rear roof pitches.

14. View of rear garden.

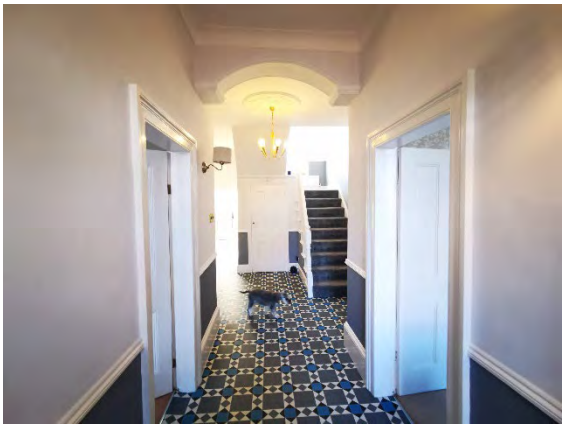
15. View of rear garden.

16. Paved driveway to front of site .

17. View of rear elevation to garage.



18. Front elevation to garage.



19. Entrance hall.

20. Front reception room.

21. Kitchen to rear.

22. Front reception room.

23. Rear study.

24. Rear reception room.

25. First floor landing.

26. Front principal bedroom.

27. Central front bedroom.

28. Rear bedroom.

29. Front first floor bedroom.

30. Front first floor bedroom.

FOURTH WALL BUILDING CONSULTANCY
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