Fourth Wall Bespoke //

HOME SURVEY - RICS LEVEL TWO

Of the premises known as //

Private Address

For and behalf of //

Private Client

Fourth Wall Building Consultancy

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Residential

RICS Regulated by RICS

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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.

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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 was constructed circa 1935. The property is a semi-detached house, set over three storeys. To the rear of the property is a single storey extension, providing additional reception space, constructed circa 2009-10. The loft has been converted, including a hip to gable conversion of the roof structure, to provide the principal bedroom and second bathroom, undertaken circa 2012-13. Within the main body of the building is the hall, two reception rooms and kitchen to the ground floor. The first floor provides three bedrooms and a bathroom.

1.1.3 The house is a loadbearing masonry construction, with fair face red brick and render finish to the elevations. The roof pitches are clad with clay tile. All windows to the ground and first floor are double glazed uPVC windows. The floors are suspended timber construction, with the exception of the rear extension which is of a ground bearing slab construction.

1.2 Report Findings Overview

Item	Description	Action By	Rating
1.2.1	**Areas of significant concern**		
(i)	We noted several slipped tiles to the mono-pitched roof. We recommend you budget for isolated repairs to the damaged tiles in the immediate term to mitigate against future water ingress.	Vendor/ Purchaser	
(ii)	We noted spalling concrete and evidence of corrosion to the metal reinforcement of the concrete slab serving the garage flat roof. We anticipate this is due to a combination of latent defects to the slab at construction and potential historic water ingress. Additionally, expansion caused by the metal corrosion has caused lateral movement to the external walls of the garage. Extensive repairs to the roof and walls will be required to stabilise the deterioration of the structure in the short to medium term. However, wholesale replacement may prove to be a more cost effective solution.	Purchaser	
(iii)	We noted that the large tree to the public highway is causing damage to the front boundary wall, evidenced by stepped cracking and bowing of the structure, the position of which coincides with undulation of the macadam covering to the pavement suggesting the movement is caused by tree root growth. Whilst the structure does not appear to be immediately structurally unstable, remedial works will be required to ensure the long term stability of the wall.	Purchaser/ Solicitor	
1.2.2	**Further enquiries and investigation**		
(i)	We recommend you instruct your solicitor to request copies of the construction drawings to verify the manner in which the loft conversion was designed. Where it is apparent the works involve alterations which involve the party wall, your solicitor should request copies of any counter signed Party Wall Notices and subsequent Awards and associated documentation to verify the procedure within the Party Wall etc Act 1996 has been followed. Your solicitor should carry out searches to confirm there are no outstanding Party Wall matters related to the site.	Solicitor	

(ii)	The loft conversion, removal of the rear chimney stack, renewal of the roof covering and rear 'conservatory' extension will have required building regulations approval when originally constructed. Additionally, installation of the new external windows and doors, boiler, appliances, electrical upgrades and alterations including new consumer unit would require building regulation approval or certification under the relevant competent persons scheme. We have not viewed any documentation to verify the necessary consents or certifications have been received. We recommend your solicitors request copies of certification from the vendor and undertakes searches to confirm there are no outstanding building regulation related matters.	Solicitor	🟡
(iii)	Liaison with the public body responsible for management of the tree will be required to ensure appropriate steps are taken to mitigate against further damage to the wall. Your solicitor should provide further advice regarding any potential for claims made against the responsible parties with regards to repair costs of the boundary wall.	Solicitor	🟢

🔴	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 or repair.

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.

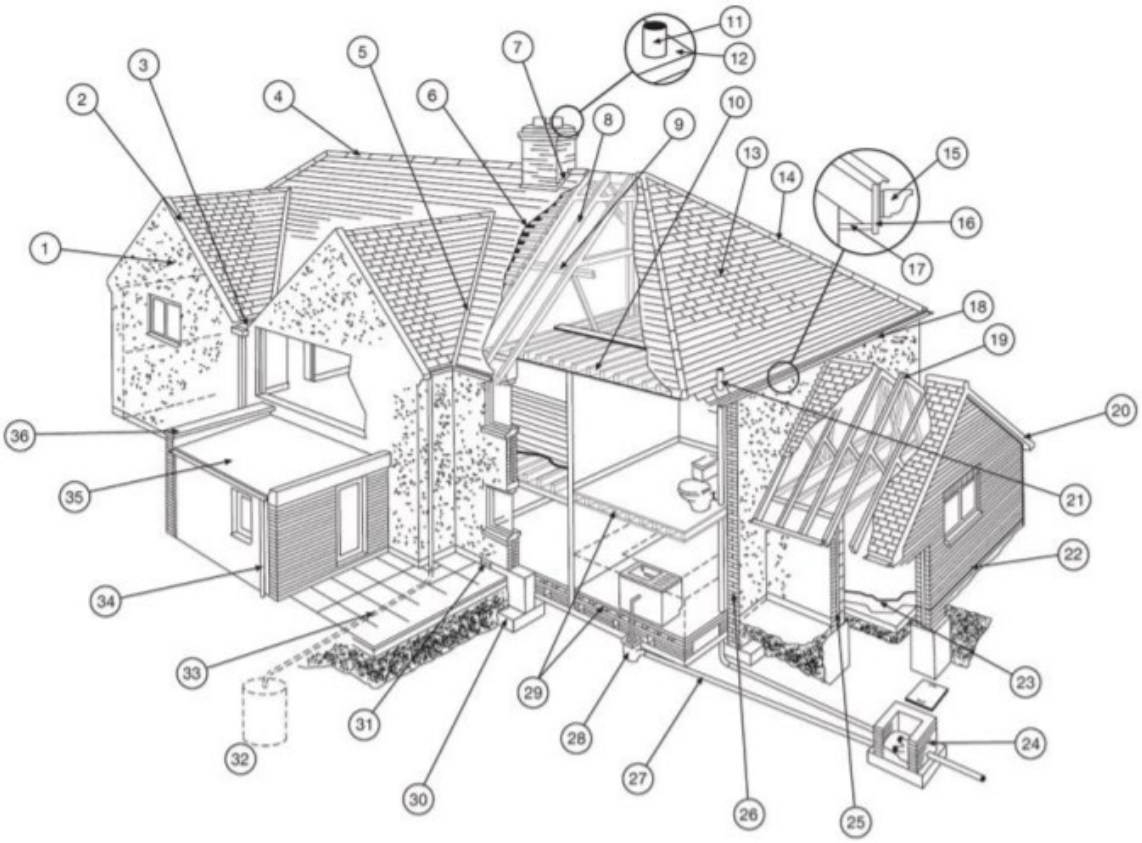
A number of items of disrepair and general requirements of maintenance have been noted and it would be prudent to undertake these items as early as possible so as to prevent further degradation of building elements.

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 March 2022.
Weather Conditions	The weather was dry with intermittent cloud.

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. 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 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 proposal email dated XX February 2022, and our Engagement Agreement dated XX February 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 was constructed circa 1935.
Form and Layout	The property is a semi-detached house, set over three storeys. To the rear of the property is a single storey extension, providing additional reception space, constructed circa 2009-10. The loft has been converted, including a hip to gable conversion of the roof structure, to provide the principal bedroom and second bathroom, undertaken circa 2012-13. Within the main body of the building is the hall, two reception rooms and kitchen to the ground floor. The first floor provides three bedrooms and a bathroom.
Construction and Elements	The house is a loadbearing masonry construction, with fair face red brick and render finish to the elevations. The roof pitches are clad with clay tile. All windows to the ground and first floor are double glazed uPVC windows. The floors are suspended timber construction, with the exception of the rear extension which is of a ground bearing slab construction.
External Areas	To the front of the house there is a garden with planting area and brick paver driveway and path running from the public highway and around the perimeter of the building. The garden is bound by a combination of concrete blockwork and privet hedge. Access to the driveway from the public highway is secured via a decorated solid timber double leaf gate, supported by concrete piers. Access to the rear garden is secured via a single leaf solid timber gate. The rear garden comprises a patio area bounding the rear of the house covered with brick paver covering. The remainder of the garden is soft landscaped with turf and planter beds. The rear boundaries are enclosed by a combination of timber fence panels and privet hedge.
Outbuildings and Garages	To the rear of the site is a detached single garage. The garage comprises a solid wall construction with brickwork at low level and render finish to the upper section of the elevations. The roof is of reinforced concrete slab construction covered with mineral felt. The floor comprises a ground bearing slab construction. The garage is accessed via a composite timber and factory finish metal single garage door which is manually operated. There is a painted timber single leaf door to the rear elevation providing access into the rear garden. Windows comprise a decorated metal construction with single glazed units installed.

4.2 Occupation, Uses and Site Location

Occupation	We understand the house has been a domestic dwelling since construction and is occupied by owner occupiers.
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 5 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 8 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 house 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.
Condition and defects	There were no defects to the property which would indicate any long term problems with the foundations.
General comments and further advice	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.

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 fair face red brick and render finish to the elevations. We have not undertaken an invasive inspection of the external walls, but the type of bond and age of the property 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.

External walls of this age and construction were 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.

The presence of a DPC is typically obscured by mortar pointing and render finishes externally and plaster finishes internally. However, we did note the presence of a physical DPC exposed at regular intervals to the external brickwork, which would suggest a DPC was installed at the time of construction. Although it should be noted we cannot definitively conclude the presence of a DPC to the entirety of the structure without undertaking invasive investigation.

Condition and defects

- The brickwork generally appears to be in a fair condition.

- The render generally appears to be in a fair condition with isolated damage noted to the rear dormer finish and hairline cracking noted above the front entrance door aperture. We anticipate the hairline cracking noted above the front door detail is due to fatigue to the finish and subsequent water ingress behind the finishing coat. We recommend you budget to undertake repairs within the short term to mitigate against further deterioration.

General comments and further advice

Older cavity masonry 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 clay tile covering, with clay ridge tiles secured via a cement mortar pointing. There are lead line valley gutter details at the junction between the main roof pitches and front gable roof pitch.

Condition and defects

- The covering appears to be in a fair condition.

General comments and further advice

We understand the main roof covering was renewed circa 2012 as part of works to convert the loft and roof structure. This dates the coverings at approximately 10 years old. Based on the roof covering's approximate age, a roof of this type would typically last a minimum of 60 years, up to 120-130 years plus in a best case scenario. With proper maintenance the existing covering could be retained for a number of years.

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 roof was limited from ground level and we are unable to provide a comprehensive comment as to the condition of the roof in its entirety.

General Description

To the rear dormer windows there are pitched roofs of a similar construction to the main roof covering provided with lead valley gutter details at the junction with the main roof.

To the rear elevation there is a mono-pitched roof of a similar construction to the main roof covering with lead flashing detail at the junction with the covering and external wall.

The rear extension is provided with a pitched roof comprising a composite uPVC construction with double glazed units installed.

Condition and defects

- We noted several slipped tiles to the mono-pitched roof. We recommend you budget for isolated repairs to the damaged tiles in the immediate term to mitigate against future water ingress.
- The rear extension roof generally appears to be in a fair condition.
- Whilst all areas of the dormer roof coverings were not visible during our inspection, we did not note evidence of water ingress internally to suggest the coverings are not performing as intended.

General comments and further advice

We understand the dormer and mono-pitched roof coverings were renewed when works to renew the main roof covering were undertaken. This dates the coverings at approximately 10 years old. Based on the roof covering's approximate age, a roof of this type would typically last a minimum of 60 years, up to 120-130 years plus in a best case scenario. With proper maintenance the existing covering could be retained for a number of years.

5.5 Chimneys

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 roof in its entirety.

General Description

There is a single chimney stack to the party wall of the property which serve fireplaces to reception rooms via flues which run through the upper floor rooms and into the roof void. The stack is of a masonry construction with lead flashing detail at roof junction and clay chimney pots bedded on a cement mortar.

Condition and defects

- The stack appears to be in a fair condition

General comments and further advice

The rear chimney stack appears to have been removed historically. This type of work would typically require Building Regulations approval. We have not viewed any documentation to verify the necessary consents have been obtained. We recommend you instruct our solicitor to undertake enquiries with the vendor to confirm the necessary approvals have been obtained.

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 failure of any assumed DPC provision, 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 gutters and 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.

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 windows to the property comprise a uPVC casement construction with double glazed units installed.

There are roof lights to the rear mono-pitched roof and main roof comprising a timber composite construction with double glazed units installed.

Condition and defects

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

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 door to the property comprises a composite timber construction with decorated finish and double glazed units installed to the side lights and body of the door.

The side and rear doors to the property comprise a composite uPVC 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.

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 roof pitches 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 to the verge of the roof and dormer windows.

Condition and defects

- The external joinery generally appears to be in a fair condition.

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 garden with planting area and brick paver driveway and path running from the public highway and around the perimeter of the building. The garden is bound by a combination of concrete blockwork and privet hedge. Access to the driveway from the public highway is secured via a decorated solid timber double leaf gate, supported by concrete piers. Access to the rear garden is secured via a single leaf solid timber gate.

The rear garden comprises a patio area bounding the rear of the house covered with brick paver covering. The remainder of the garden is soft landscaped with turf and planter beds. The rear boundaries are enclosed by a combination of timber fence panels and privet hedge.

To the rear of the site is a detached single garage. The garage comprises a solid wall construction with brickwork at low level and render finish to the upper section of the elevations. The roof is of reinforced concrete slab construction covered with mineral felt. The floor comprises a ground bearing slab construction. The garage is accessed via a composite timber and factory finish metal single garage door which is manually operated. There is a painted timber single leaf door to the rear elevation providing access into the rear garden. Windows comprise a decorated metal construction with single glazed units installed.

Condition and defects

- The decoration to the single leaf gate providing access to the rear garden generally appears fatigued, with extensive rot noted to the underlying timbers. We recommend you budget to undertake isolated repairs to the timber and renew the decoration within the immediate term to prevent deterioration of the underlying timbers.
- We noted distortion to the double leaf gate, which will affect operation. Additional reinforcement will be required to prevent further movement in the short term.
- We noted spalling concrete and evidence of corrosion to the metal reinforcement of the concrete slab serving the garage flat roof. We anticipate this is due to a combination of latent defects to the slab at construction and potential historic water ingress. Additionally, expansion caused by the metal corrosion has caused lateral movement to the external walls of the garage. Extensive repairs to the roof and walls will be required to stabilise the deterioration of the structure in the short to medium term. However, wholesale replacement may prove to be a more cost effective solution.
- The garage windows exhibit signs of corrosion and the decoration appears fatigued. Additionally, several glazing panes are cracked. The windows will require extensive redecoration and repairs to mitigate against further deterioration.
- The garage doors appear to be in a fair condition.
- We noted extensive deterioration of paint finishes to the garage walls internally. This is likely due to a combination of either a bridge of the Damp Proof Course (DPC) due to the elevated ground levels or via the render finish externally, a lack of DPC provision, use of a non-permeable paint internally or a combination. Extensive repairs will be required in the short term to mitigate against further issues.
- The boundary wall exhibits signs of extensive movement and will require repairs in the short term to mitigate against further movement.

General comments and further advice

- The covering to the driveway, path and rear patio appear to be in a fair condition.

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

We noted that the large tree to the public highway is causing damage to the front boundary wall, evidenced by stepped cracking and bowing of the structure, the position of which coincides with undulation of the macadam covering to the pavement suggesting the movement is caused by tree root growth. Liaison with the public body responsible for management of the tree will be required to ensure appropriate steps are taken to mitigate against further damage to the wall. Your solicitor should provide further advice regarding any potential for claims to be made against the responsible parties with regards to repair costs of the wall. Whilst the structure does not appear to be immediately structurally unstable, remedial works will be required to ensure the long term stability of the wall.

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 floor which we assume to be of a ground bearing slab construction.

Condition and defects

- We did not note any significant bounce of deflection to the suspended timber floors to suggest any issues with the underlying construction.

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 ground floor joists ventilation is not provided or becomes blocked or over boarded this may 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 bounce to the floor joists. Additionally, adequate ventilation bricks appear to be provided to external walls to provide cross ventilation. 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 have a Damp Proof Membrane installed. This type of membrane provides an impermeable layer which prevents moisture penetrating the internal fabric of the property. We did not note any significant signs of water ingress internally to the extension floor.

6.2 Roof Void

Introduction

The roof void was not accessible during our inspection as not access hatches are provided and void areas have been enclosed as part of conversion works to the second floor. We are therefore unable to definitively confirm the underlying construction or it's condition. We have made assumptions as the construction outlined below and provided comment where any visual discrepancies provide cause for concern.

General Description

We understand the roof structure underwent conversion from a hip to gable configuration as part of works to convert the roof void into a habitable second storey. We have no details as to the scope of the works undertaken, however, the description provided would be typical of a conversion of this type to a property of this age and construction: A roof substructure of this type would typically comprise timber rafters at regular centres supported by timber or steel purlins and or ridge boards in a pitched roof configuration. The purlins and ridge beam would typically be built into the masonry of the party wall, supported via concrete pad stones.

Condition and defects

- The substructure appears to be in a fair condition with no visual evidence of cracking or deflection to the floor or ceiling plaster finishes to suggest the works are structurally compromised or inadequate.

General comments and further advice

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.

Where relevant building regulation and party wall 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.

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 are generally of a load bearing masonry construction to the ground floor and first floor, and stud partition walls to the second floor with a painted plaster or paper lined finish.

Condition and defects

- The walls generally appear to be in a fair condition.
- We noted hairline cracks to the internal spine walls generally throughout the property, most notably above the door frames to the first floor bedrooms.

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

The majority of the ceilings appear to have been reskimmed/ renewed within the last 10-15 years . The ceilings to the property are likely to comprise a modern gypsum plasterboard with plaster skim finish.

It is possible the original lath and plaster construction remains above the plaster skim, however, we have not undertaken invasive measures to confirm the underlying construction. 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.

Condition and defects

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

- 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.

General comments and further advice

Where lath and plaster remains to the underlying construction of the ceilings, 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. When lath and plaster ceilings reach life expiry, 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 composite panel effect with a factory finish.

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.

General comments and further advice

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

6.6 Staircases

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.

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.

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 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 and ceramic 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 ceramic tile.

The bathroom to the second floor is provided with ceramic sanitaryware comprising wash hand basin and toilet.

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

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

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 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

The first floor kitchen comprises composite base and wall units with a composite worktop. There is an stainless steel sink with mixer tap installed. The kitchen is fitted with an electric hob and oven. Additionally, there are various electrical white goods including integrated dishwasher and fridge freezer. Walls are covered with a combination of painted plaster and ceramic tile. Ceilings are finished with painted plaster. The floors are covered with ceramic tile.

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 kitchen is 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 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.

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 under the staircase. This comprises a single phase supply.

Located within the cupboard below the staircase is an electrical consumer unit. 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.

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.

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 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 to test the services 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 internally within a cupboard, this was not viewed, and there is no indication of any disrepair. Located in the cupboard to the kitchen 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 is a gas fire to the reception room and electrical under floor heating to the rear extension and en-suite bathroom.

Condition and defects

- The gas services appear to be in a fair condition.
- The heating installation generally appears to be in a fair condition.
- We noted the kitchen and 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 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 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 elevation.

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 not note any indications within the property or at ground level of issues with the drainage. However, underlying issues may not be immediately apparent. Underground drainage systems can be susceptible to damage by invasive root systems and ground movement.

It may be beneficial to 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 mains operated smoke detectors to the ground, first and second floor ceilings within the entrance hall and upper floor landings.

The property is provided with an intruder alarm with a control panel located adjacent to 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.

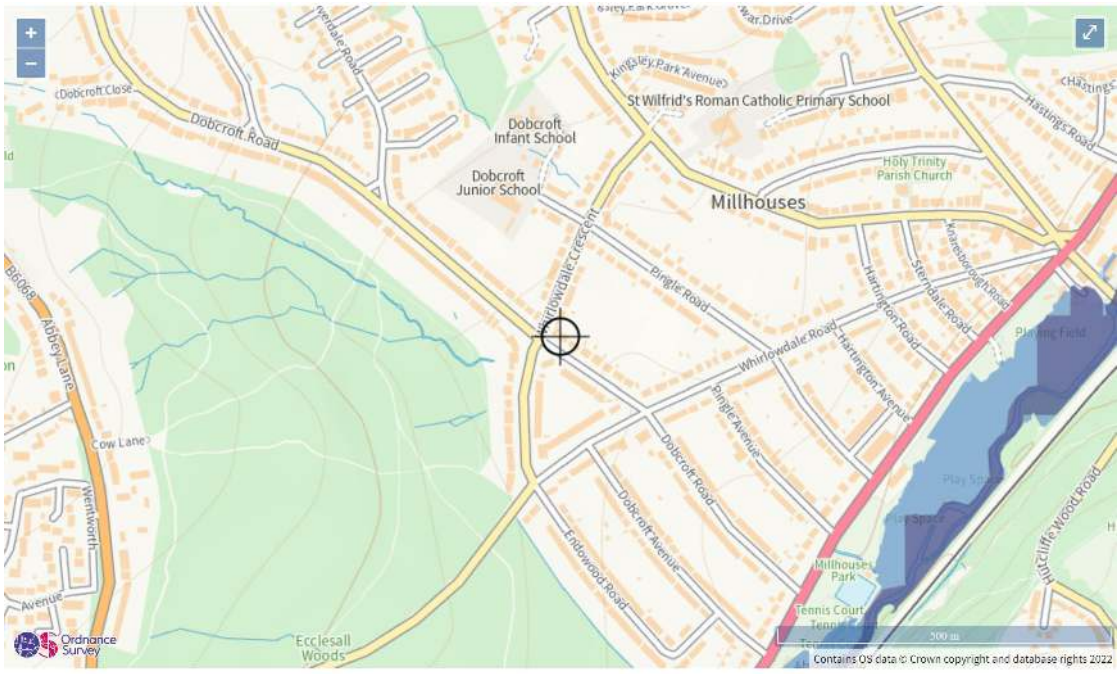
8. Asbestos and Deleterious Materials Risk

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. However, given the relatively recent full refurbishment of the property, this risk is likely to reduced as it is likely the majority of these types of materials were removed during wholesale refurbishment 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. Environmental and Site Risks

Item	Description	Rating
9.1	**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.	
9.2	**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 - High • Flood risk from reservoirs - No risk identified Surface water flooding, sometimes known as flash flooding: • happens when heavy rain cannot drain away • is difficult to predict as it depends on rainfall volume and location • can happen up hills and away from rivers and other bodies of water • is more widespread in areas with harder surfaces like concrete Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information. Your LLFA is **Sheffield council**.	
(ii)	 Extent of flooding from surface water High Medium Low Very low Location you selected	

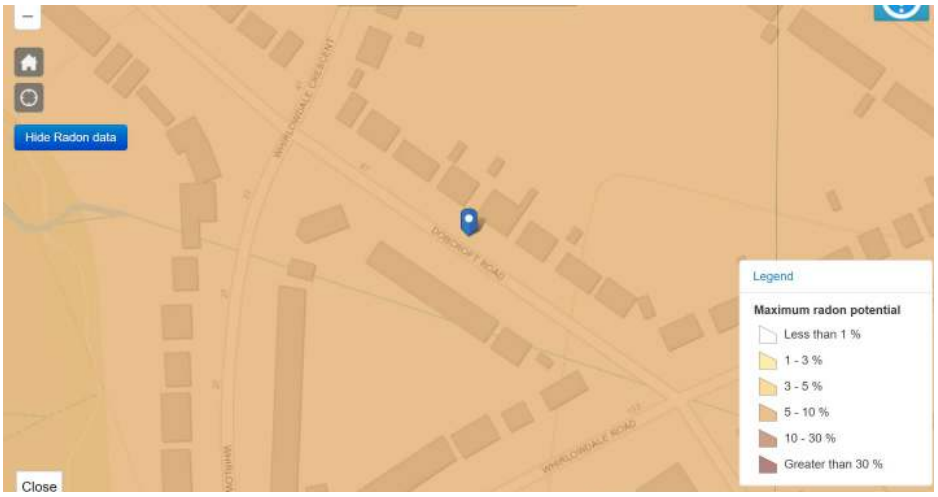


Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected

9.3	**Tree Proximity**	
(i)	We noted that the large tree to the public highway is causing damage to the front boundary wall, evidenced by stepped cracking and bowing of the structure, the position of which coincides with undulation of the macadam covering to the pavement suggesting the movement is caused by tree root growth. Liaison with the public body responsible for management of the tree will be required to ensure appropriate steps are taken to mitigate against further damage to the wall. Your solicitor should provide further advice regarding any potential for claims to made against the responsible parties with regards to repair costs of the wall. Whilst the structure does not appear to be immediately structurally unstable, remedial works will be required to ensure the long term stability of the wall.	
(ii)	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.	
9.4	**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 5-10%.	

(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.

9.5 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.

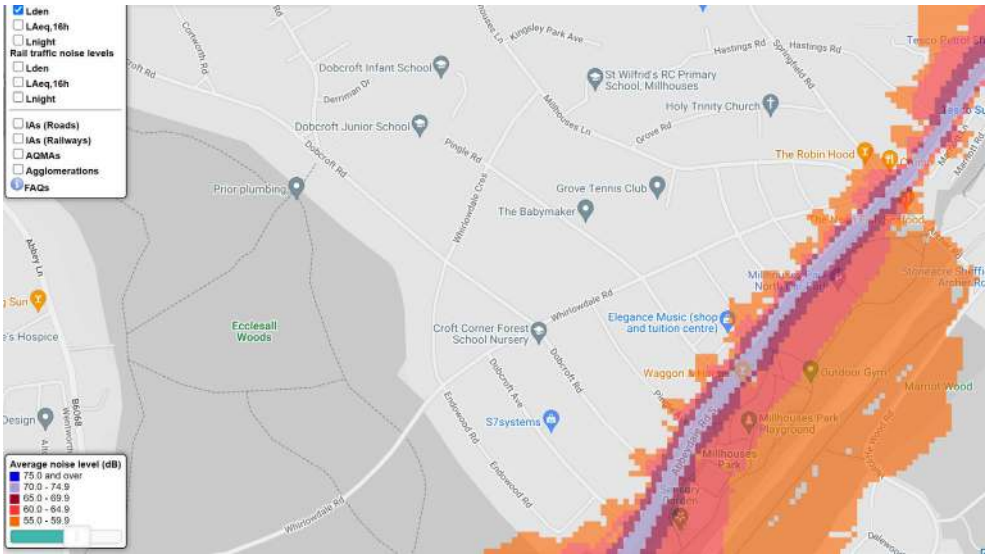
9.6	**Vermin**
(i)	The presence of rodents is not evident.
(ii)	Infestation by rats, squirrels, bats, bees, wasps and other vermin can occur at any time. It is commonly assumed risk of infestation is related to cleanliness, however, disrepair and poor building design will often be the primary cause.
(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.

9.7	**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.

9.8	**Dampness, Timber Decay and Insect Damage**
(i)	We did not note visual evidence of timber decay, wood boring beetle infestation or dampness during our inspection to the main property, which would suggest the property's construction is performing as intended.

9.9	**Noise and Disturbance**
(i)	Based on the location, the property may be susceptible to disturbance from nearby roads, vehicle traffic, restaurants and bars.

(ii)



(iii) As the property is of an older semi-detached construction, there is a greater risk of noise transferance via the party wall shared with the adjoining property, in comparision to modern properties. This is due to the fact, historically, less robust acoustic measures were included within the design of older properties at the time of construction. 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.

9.10 Digital Connectivity

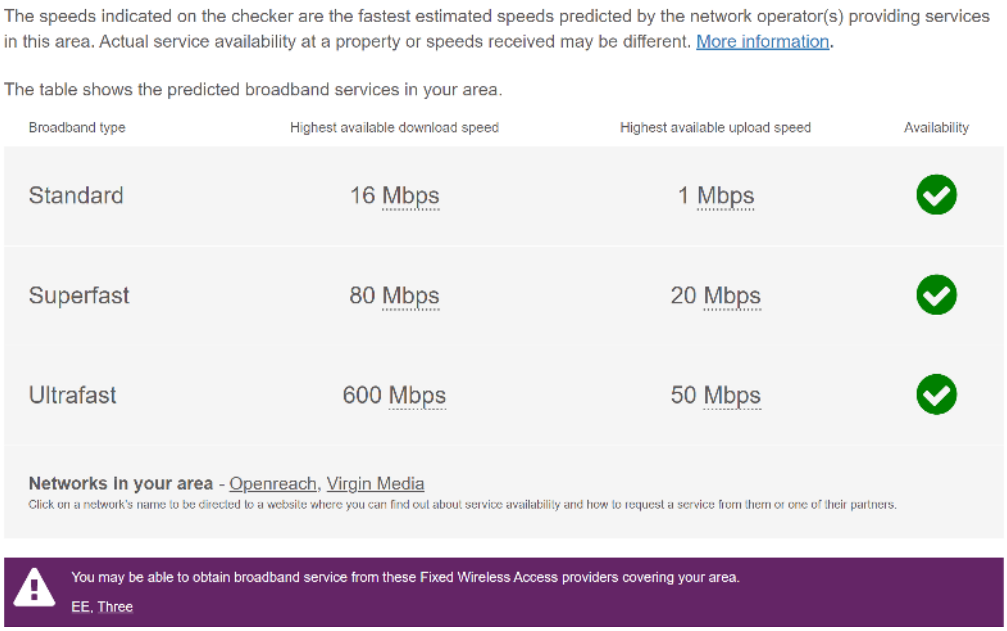
(i) Following review of available OFCOM data relating to the site, broadband speed and mobile data availability were noted as:

(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	16 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, Three

(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.

10. Energy Performance and Sustainability

10.1 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 20 June 2031. EPC rating C (73). 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:

- 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 performance of the property.

Whilst a useful initial guide, the suitability of each product and system should be assessed on an individual basis, as not all products are suitable to every type of property. Specialist advice regarding design and suitability should be engaged prior to undertaking any works.

General comments and further advice

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.

11. Regulatory Compliance

Item	Description	Risk
11.1	**Planning related matters**	
(i)	The property is not listed or located within a conservation area.	
(ii)	We noted the following applications have been made to the local authority in relation to the site: **Alterations to roof including addition of gable end and rear dormer windows to form habitable accommodation in roof space of dwellinghouse** Ref. No: XX/XXXXX/FUL | Received: Wed 30 May 2012 | Validated: Wed 30 May 2012 | Status: Decided **Erection of rear conservatory to dwellinghouse** Ref. No: XX/XXXXX/FUL | Received: Fri 25 Sep 2009 | Validated: Fri 25 Sep 2009 | Status: Decided	
(iii)	Whilst there is limited information available via the public record, the developments noted broadly appear to have been constructed in accordance with the applications under which permissions were granted. We recommend your solicitors request copies of applications from the vendor and undertakes searches to confirm there are no outstanding planning related matters.	
11.2	**Building Regulations**	
(i)	The loft conversion, removal of the rear chimney stack, renewal of the roof covering and rear 'conservatory' extension will have required building regulations approval when originally constructed. Additionally, installation of the new external windows and doors, boiler, appliances, electrical upgrades and alterations including new consumer unit would require building regulation approval or certification under the relevant competent persons scheme. We have not viewed any documentation to verify the necessary consents or certifications have been received. We recommend your solicitors request copies of certification from the vendor and undertakes searches to confirm there are no outstanding building regulation related matters.	
(ii)	Conservatories are normally exempt from building regulations when: ▪ They are built at ground level and are less than 30 square metres in floor area. ▪ The conservatory is separated from the house by external quality walls, doors or windows. ▪ There should be an independent heating system with separate temperature and on/off controls. ▪ Glazing and any fixed electrical installations comply with the applicable building regulations requirements. ▪ Any new structural opening between the conservatory and the existing house will require building regulations approval, even if the conservatory itself is an exempt structure. Where there is no thermal separation between the extension and the main house and the space is not exclusively independently heated, the conservatory extension would be classed as an extension for building regulation purposes and therefore subject to approval under the building regulations.	
(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.

11.3	Party Wall and boundary issues	
(i)	We have not viewed construction details to verify the manner in which the loft was converted. However, conversion of the roof void would typically require upgrades to the floor construction, which would usually be achieved with the installation of steel beams running parallel with the front elevation, bearing onto the party wall and gable side elevation wall. Additionally, similar additional support would typically be required to the ridge of the roof structure. This typic of work would fall within the scope of the Party Wall etc Act 1996.	
(ii)	We recommend you instruct your solicitor to request copies of the construction drawings to verify the manner in which the loft conversion was designed. Where it is apparent the works involve alterations which involve the party wall, your solicitor should request copies of any counter signed Party Wall Notices and subsequent Awards and associated documentation to verify the procedure within the Party Wall etc Act 1996 has been followed. Your solicitor should carry out searches to confirm there are no outstanding Party Wall matters related to the site.	🟡
(iii)	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.	🟢

🔴	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.

12. Conclusion

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

12.1.2 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.

12.1.3 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.

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

12.1.5 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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March 2022

Appendix One: Engagement Agreement and General Terms and Conditions

Appendix Two: Photographs

Appendix Two // Photographs

Home Survey Level 2 // *Private Address*

Reference // 22.121

March // 2022

1.Front elevation.

2. Front roof pitch.

3. Front chimney serving front reception room.

4. Hairline cracking to render finish.

5. Suspected DPC to front elevation.

6. Front elevation.

7. Side elevation.

8. Side elevation.

9. Side elevation.

10. Side elevation.

11. Rear elevation.

12. Rear extension.

13. Rear roof pitch.

14. View of rear garden.

15. View of front elevation to garage.

16. Side elevation to garage.

17. View of garage internally.

18. View of cracking to garage roof. Note cracking to external walls.

19. Entrance hall.

20. Front reception room.

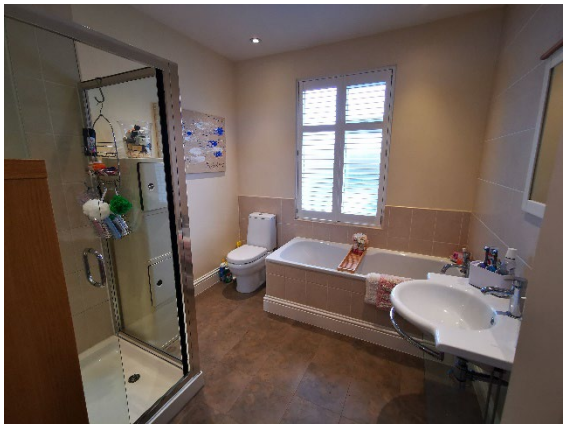
21. Front reception room.

22. Rear extension.

23. View of kitchen.

24. View of kitchen.

25. Front first floor bedroom.



26. First floor bedroom.

27. First floor single bedroom.

28. Rear first floor bedroom.

29. Second floor bathroom.

30. Second floor bedroom.

FOURTH WALL BUILDING CONSULTANCY

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