Fourth Wall Bespoke //

BUILDING SURVEY - RICS LEVEL THREE

Of the premises known as //
Private Address

For and behalf of //
Private Client

Fourth Wall Building Consultancy

+44 (0) 161 706 1131
reimagine@fourthwallbc.com
fourthwallbc.com

Residential

Regulated by RICS

Prepared by:	Joshua Weston BSc (Hons)MRICS
	Fourth Wall Building Consultancy
Telephone:	+44 (0)161 706 1131
Email:	joshua.weston@fourthwallbc.com
Inspection Date:	6th September 2022
Report Issue Date:	9th September 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 was constructed circa 1880.. The property is a detached house, set over three storeys with an uninhabited roof void. To the rear of the property is a double storey extension, containing the kitchen and dining area to the ground floor and a bedroom and en-suite bathroom to the first floor. To the front of the property there is a porch extension. Within the main body of the building is the hall, three reception rooms, study, bathroom and utility room to the ground floor and the first floor comprises four bedrooms, an en-suite, two bathrooms and a study. The second floor provides a further bedroom and study.

1.1.3 The main roof pitches are clad with slate with clay ridge tiles secured via a mortar bedding. The house is a load bearing masonry construction, with a combination of decorated brickwork and stone to the original elevations. The extension elevations generally comprise a combination of decorated brickwork and coursed stone. The windows to the ground, first floor and extension are a combination of single and double glazed decorated timber casement windows. The floors are suspended timber construction, with the exception of the floor to the rear extension and porch 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 wall plates located to the external walls of the property, namely the front and rear. This suggests that the building experienced lateral movement historically and we anticipate the wall plates were installed retrospectively as a remedial measure. Additionally, we noted a bulge to the side elevation external wall below the window serving the upper floor bedroom. However, this appears to be historic with repair work noted and no evidence of subsequent cracking to suggest this movement is progressive. We recommend your solicitors request further details of structural remedial works, including any reports or assessments undertaken to determine the remedial measures undertaken are appropriate.		
(ii)	The roof which serves the external front steps has a gutter located at the base of arrangement. The gutter is not provided with a downpipe and therefore does not have an effective way to remove the rainwater from the external fabric. We recommend a downpipe is installed to drain the water directly into an underground drain arrangement to ensure rainwater is being disposed of effectively.	Purchaser	
(iii)	We noted evidence of minor undulation to paver covering to driveway adjacent to garage doors. We anticipate this to be caused primarily by the imposed load of vehicle traffic due to deficiencies in the quality of the sub-base to the covering. However, given the apparent proximity of surface water drainage, it would be prudent to arrange for a CCTV drainage survey to confirm the condition of	Purchaser	

	the drainage system in order to discount the possibility of underlying issues which may not be immediately apparent.		
(iv)	The boundary wall exhibits signs of lateral movement at the mid-section. This appears to have been repointed which has since reopened, which would suggest movement is progressive. We anticipate the movement has occurred due to the curved form of the wall, which may have been aggravated by the close proximity of boarder plants. Given the age of the wall and its condition, we do not believe this presents an immediate threat of collapse. However, we recommend you budget to have helibar ties installed to provide additional support to the structure and engage an arboriculturist to advise regarding the management of adjacent privet to mitigate against further movement.	Purchaser	
(v)	We noted vents to the Swan Street elevation appear partially blocked with paint, limiting ventilation to the sub-floor void and adjoining basement. We recommend you budget to clear all air bricks of debris to ensure adequate ventilation to mitigate against decay to timber elements.		
(vi)	We noted evidence of active woodboring beetle to internal joinery, specifically to the timber cladding adjoining the coal shoot to the cellar, which appears localised and does not appear to have spread to structural timber elements, such as the floor joists. Further specialist treatment to mitigate against further spread and deterioration of fabric will be required in the immediate term. We recommend your solicitor request details regarding any historic treatment of wood boring insects and any related warranties or guarantees which may be available to transfer to the purchaser upon completion of the sale. Generally we noted evidence of historic wood boring beetle to timber elements within the building such as rafters, trusses, exposed lintels and timber frame – however we anticipate this to be historic and is a fairly typical observation for a property of this age.	Vendor/ Purchaser	

1.2.2 Overview of Building Fabric

The property is considered to be in fair overall condition internally. Externally, the main fabric elements are in fair condition.

1.2.3 Services: Mechanical and Electrical

(i)	The electrical installations generally appear to be in a fair condition with no visual defects noted. 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.	Solicitor	
(ii)	The gas and heating services generally appear to be in a fair condition with no visual defects noted. 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.	Solicitor	
(iii)	We noted the bathroom, toilet, en-suite bathroom and kitchen are provided with any mechanical extraction to reduce moisture levels to this area. The extractor installation appears to be in a fair	Note	

	condition and in line with current regulations at the time of our inspection, based upon visible elements of the installation.		
(iv)	The soil and vent pipe appears to be in a fair condition.	Note	
(v)	Pipework generally appears to be in fair condition with no leaks evident.	Note	
(vi)	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.	Solicitor	
(vii)	We recommend you budget to install new long life battery fire detectors to the entrance hall and first floor landing as a minimum upon occupation of the property to ensure early warning in the event of a fire.	Vendor/ Purchaser	

1.2.4 Overview of Services

Generally, the gas, electricity and water services are in a fair condition.

1.2.5 Regulatory Compliance

(i)	The property is Grade II listed and the site is located within the Seagrave conservation area designated by the local authority in 1980. We noted the following applications have been made to the local authority in relation to the site: P/90/1919/2; P/90/1918/2; P/21/1894/2; P/12/1989/2; P/08/2821/2; P/08/2827/2; P/11/0956/2; P/99/1220/2; P/99/2018/2; P/99/2019/2; P/99/2020/2; P/99/2017/2; P/01/0988/2; P/12/0189/2; P/12/0135/2. Whilst there is limited information available via the public record in relation to some historic applications, the developments noted to the site broadly appear in line with the approvals granted. We recommend you instruct your solicitor to carry out searches to confirm there are no outstanding planning matters related to the site.	Solicitor
(ii)	The extensions, garage and roofing works would have required building regulations approval when originally undertaken. Additionally, installation of new windows and external doors, upgrades and alterations to electrical services, gas services and associated appliances would have required either building regulations 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.	Solicitor

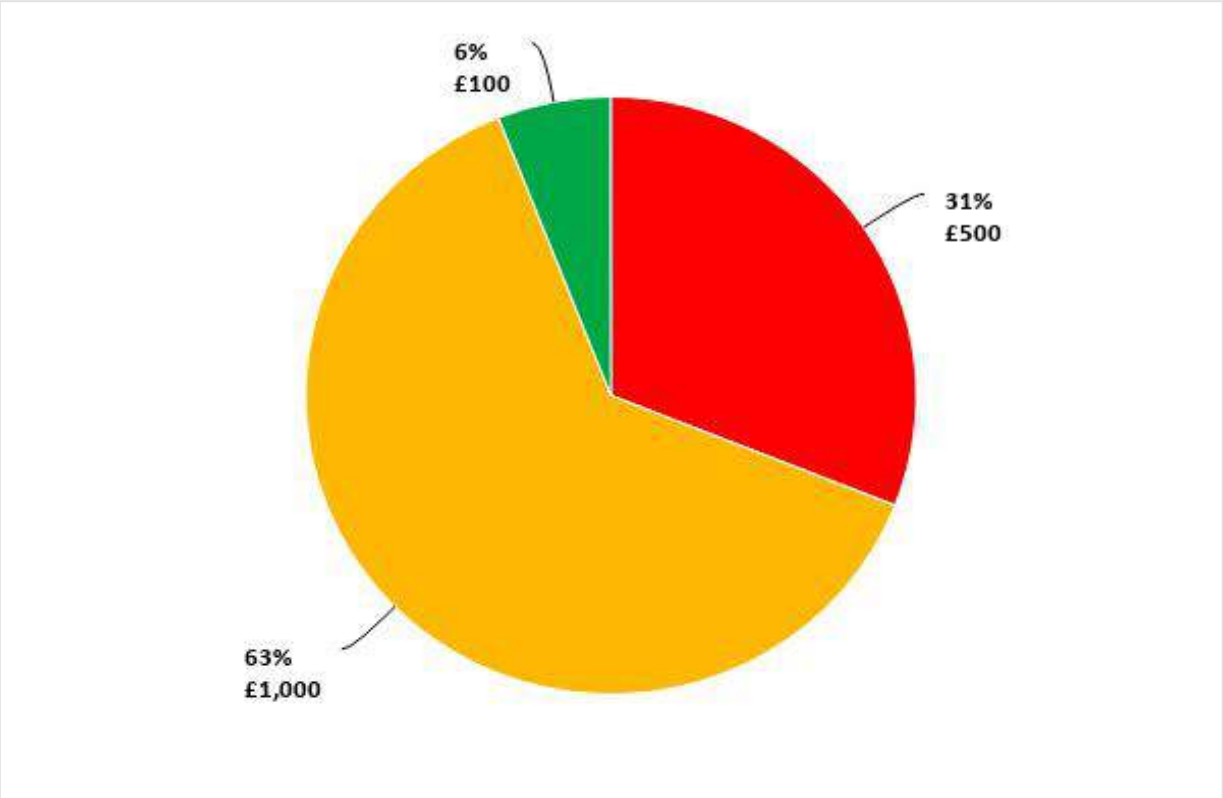
1.2.6 Overview of Compliance

We have not viewed all 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)	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)	We recommend your solicitor requests copies of any warranties or guarantees relating to any: extension works, glazing installations, roofing works, fitted appliances, electrical installations or upgrades, security systems, gas and associated heating installations which can be transferred to the purchaser upon completion of the sale. 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.	
(iii)	It is advisable to request a PCC is provided where a dwelling has undergone substantial extension and refurbishment to mitigate the risk of unforeseen or latent defects which may develop following completion of the development. We have not seen evidence that a PCC has been provided in relation to extensive extension works. We recommend your solicitor request copies prior to completion of the sale and verify the extent of cover provided prior to completion of the sale.	Solicitor
1.2.8	**Further Investigations**	
(i)	We recommend a CCTV drainage survey is undertaken to confirm the condition of the below ground drainage.	
(ii)	Further investigation and assessment of suspected wood boring beetle infestation to basement internal joinery by specialist to advise regarding treatment and confirm scope of infestation.	

🔴	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.

1.2.9	**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: £1,600



1.3 Conclusion and Recommendations

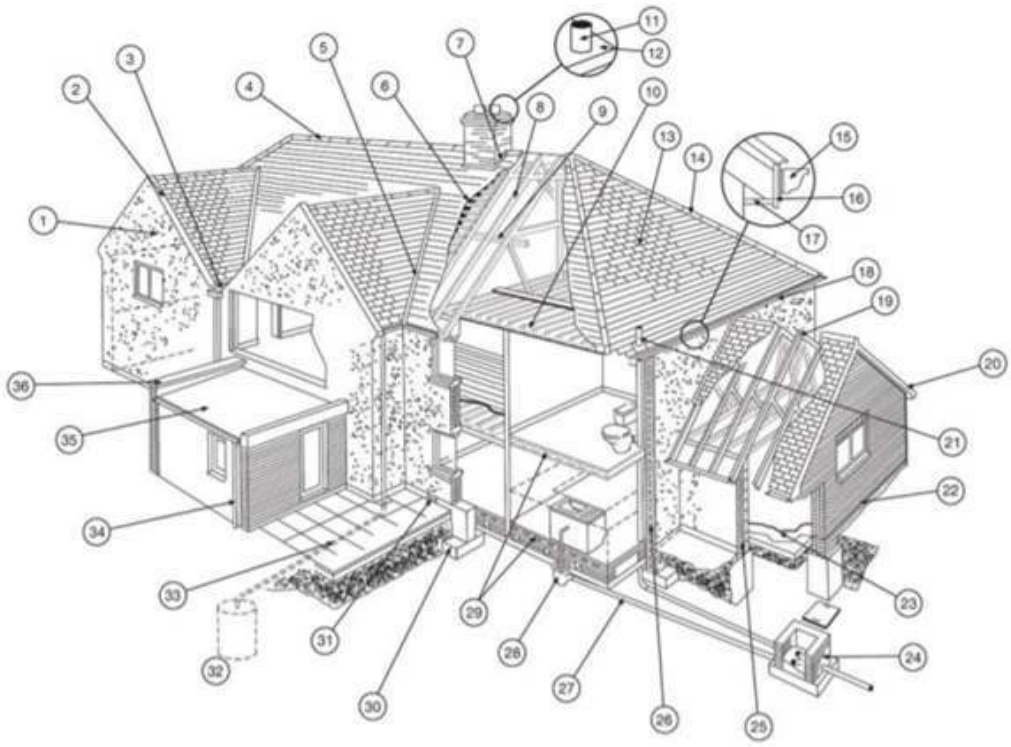
From our inspection, we have found no justification for not proceeding with the freehold acquisition of the premises subject to recommended further investigations, provision of statutory consents and recommended warranties and guarantees.

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 tile	26 Solid wall
3 Valley gutters	15 Gutter	27 Foul drain
4 Ridge tile	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 drainage
10 Ceiling joist	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 and Phoebe Flook AssocRICS 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 Tuesday 6th September 2022
Weather	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 savills.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 23 August 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 1880.
Form and Layout	The property is a detached house, set over three storeys with an uninhabited roof void. To the rear of the property is a double storey extension, containing the kitchen and dining area to the ground floor and a bedroom and en-suite bathroom to the first floor. To the front of the property there is a porch extension. Within the main body of the building is the hall, three reception rooms, study, bathroom and utility room to the ground floor and the first floor comprises four bedrooms, an en-suite, two bathrooms and a study. The second floor provides a further bedroom and study.
Construction and Elements	The main roof pitches are clad with slate with clay ridge tiles secured via a mortar bedding. The house is a load bearing masonry construction, with a combination of decorated brickwork and stone to the original elevations. The extension elevations generally comprise a combination of decorated brickwork and coursed stone. The windows to the ground, first floor and extension are a combination of single and double glazed decorated timber casement windows. The floors are suspended timber construction, with the exception of the floor to the rear extension and porch which are of a ground bearing slab construction.
External Areas	To the front of the house there is a driveway, planting area and patio. The driveway and pathway is covered with a combination of brick paver, concrete flags and loose laid aggregate. The front of the site is bound by a combination of solid brickwork walls and privet hedges. To the front boundary there is a decorated metal double leaf vehicle gate and single leaf pedestrian gate of a similar construction. The gates are mechanically operated with an intercom system. To the rear of the house there is a garden and patio. The patio is covered with concrete flags. The remainder of the rear of the site is covered with turf and vegetation growth such as large trees and privet hedges. The rear boundaries are enclosed by timber fences supported by timber fence posts. To the side elevation there is a decorated timber single leaf gate which is manually operated.
Outbuildings and Garages	To the side of the property is an independently accessed double garage. The garage comprises a cavity wall construction with brick external leaf to the elevations. The roof is of a hipped configuration comprising timber rafters construction and timber deck above onto which the covering is applied. The roof is covered with a slate covering with painted timber eaves detail . The floor comprises a ground bearing slab construction. The garage is accessed via metal roller shutter garage doors which are manually operated. The garage also contains a toilet room with a toilet and ceramic sink.

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.
Transport and connectivity	The site is within 10-15 minutes' drive of Private train station which provides services into the wider regional and national network. Additionally, local bus routes provide access to the city centre and national services and the site is within 10 miles of the private 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, at this stage of investigation, based on the findings of our inspection.

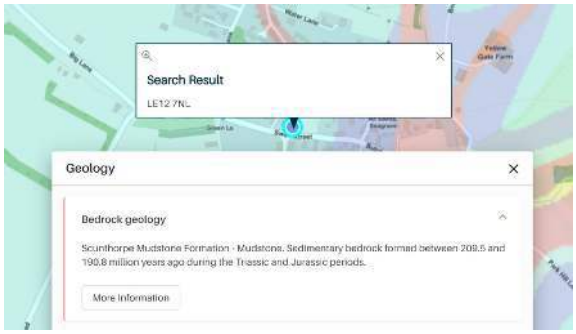
General Description

The foundations of the house are likely to be a traditional brickwork footing. This foundation type comprises of a widening of the brickwork below ground to form a stable base off which to construct the walls.

The foundations of the extension 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.



British Geology Map

General comments and further advice

We have reviewed geological data relating to the locality, available online via the British Geological Survey, which indicates the ground below the property comprises: Mudstone.

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 bonds 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 load bearing masonry construction, with a combination of decorated brickwork and stone to the original elevations. The extension elevations generally comprise a combination of decorated brickwork and coursed stone. Additionally, to the rear gable is a gabled structure which appears to comprise a oak timber framed construction, infilled with glazed panels set within casements of a similar construction. We have not undertaken an invasive inspection of the external walls, but the characteristics of the external finishes and width of the external walls would suggest the original elevation walls are of a solid masonry construction, with two leaf's of brickwork tied together by every second course of header bricks. Internally walls appear to have been dry lined with plasterboard and skim finish. This typically comprises composite or timber battens, mechanically fixed into the masonry, onto which plasterboard is fixed. We have no details of the type or nature of any insulation provided to the original external walls. Typically, a property would have been provided with no insulation to the original external walls at construction. Solid walls of this age and construction were not typically built with a Damp Proof Course (DPC) to prevent moisture penetration into the structure. The characteristics of the external finishes and width of the external walls would suggest the extension 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. Typically, an extension of this age and construction would be expected to be provided with reasonable level of insulation to the external walls. Cavity 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 bitumen which can be liable to fail with age. The presence of a DPC is typically obscured by mortar pointing externally and finishes internally. 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	▪ The external walls appeared to be in fair condition for the property's age. It is important to note that the painted finish can conceal defects such as cracking, missing mortar and spalling bricks. Therefore without an invasive investigation involving removing the external finishes we cannot confirm if the underlying material is defect free. However, we did not not any signs internally or within

other elements of the property which would suggest the underlying material is damaged or defective.

Side elevation

Side elevation

- We noted wall plates located to the external walls of the property, namely the front and rear. This suggests that the building experienced lateral movement historically and we anticipate the wall plates were installed retrospectively as a remedial measure.

  Additionally, we noted a bulge to the side elevation external wall below the window serving the upper floor bedroom. However, this appears to be historic with repair work noted and no evidence of subsequent cracking to suggest this movement is progressive.

  We recommend your solicitors request further details of structural remedial works, including any reports or assessments undertaken to determine the remedial measures undertaken are appropriate. Measures of this nature should typically be specified and in some cases monitored by a Structural Engineer to ensure their adequacy. Where no documentation is available, there will be limited redress in the event latent defects become apparent.

Wall plate installation

Wall plate installation

Bowing noted to side elevation

Wall plate installation

General comments and further advice

Solid masonry walls will typically be provided with limited to no thermal insulation and will have a poor level of thermal performance in comparison 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.

More modern cavity masonry walls which serve the extensions will typically be provided with a good level thermal insulation to modern standards and regulations. This should provide a good level of thermal performance in comparison with an older cavity or solid wall insulated to modern standards and regulations. However, external walls, particularly at corners and intersections with the external fabric such as window reveals and junctions with the ceiling, may still 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 may be due to poor workmanship, where enclosed areas are not insulated to the required standard, or the nature of occupation and use of the property. This can be managed by improving heating and ventilation to problem areas. Alternatively, remedial works to install insulation to improve the thermal performance of problem areas will reduce and often resolve thermal bridging issues. Where prolonged manifestation of damp, mould growth or condensation is noted post occupation, a specialist damp and timber surveyor accredited by the Property Care Association, should be engaged and escalation of the issue with any warranty or guarantee provider should be considered.

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.

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

The roof serving the main house is of a pitched configuration with a slate covering, with clay ridge tiles secured via mortar bedding. There are lead lined valley gutter at the junction between roof pitches.

Condition and Defects

- We noted lichen build up to the covering. We recommend you budget to clean the roof of any vegetation build up in the short term to mitigate against future water ingress.

Front elevation

Side elevation roof

General comments and further advice

Internal observations within the accessible part of the roof void and a previous planning applications available via the public record would suggest the roof covering has been renewed within the last 30 years. Based on the roof covering's approximate age, a roof of this type have been known to typically remain operational for 100-130 years, plus, in a best case scenario.

However manufacturers typically only guarantee their products for between 30-60 years. The durability of a roof is governed by the condition of many different components, including the timber battens and rafters, the underfelt, the roofing nails and the quality of the installation. 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.

We recommend your solicitor requests details of any guarantees or warranties relating to installation of the roof covering which may be transferred to the purchaser upon completion of the sale.

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.

General Description

To the front of the property there are two porch areas served by mono-pitched roofs covered with slate coverings.

To the front of the property there are masonry steps which lead to an external door which is served by a mansard roof covered with a slate covering.

There are lead sheet flashing detail at the junction between the roof covering and external wall.

Condition and Defects

- The roof coverings to the porch areas generally appears to be in a fair condition.

Front porch roof covering

Side porch roof covering

- The roof covering to the external steps generally appears to be in a fair condition.

General comments and further advice	Based external observations we anticipate the coverings were replaced at a similar time to the main roof covering. Based on the roof covering's approximate age, a roof of this type have been known to typically remain operational for 100-130 years, plus, in a best case scenario. However manufacturers typically only guarantee their products for between 30-60 years. The durability of a roof is governed by the condition of many different components, including the timber battens and rafters, the underfelt, the roofing nails and the quality of the installation. With proper maintenance the existing covering could be retained for a number of years. We recommend your solicitor requests details of any guarantees or warranties relating to installation of the roof covering which may be transferred to the purchaser upon completion of the sale.

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 in its entirety.

General Description

There is a total of three single chimney stacks to the property which serves fireplaces to reception rooms and bedrooms via flues which run into the roof void. The stacks are of a masonry construction comprising fair faced brickwork finish externally with lead flashing detail at roof junction and clay chimney pots bedded on a cement mortar.

There is also a single mock chimney stack to the gable wall of the property.The stack is of a masonry construction comprising fair faced brickwork with lead flashing detail at roof junction and a clay chimney pot bedded on a cement mortar.

Condition and Defects

- The chimneys generally appear to be in a fair condition given the property's age.

View of chimney stacks

View of chimney stack

View of rear chimneys

Rear view of chimneys

General comments and further advice	Given the approximate age of the chimney stack, it is unlikely 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. Where fireplace openings have been covered over or are no longer in use and you intend to reinstate an operational solid or gas fuel fire, we recommend you appoint a HETAS registered engineer to undertake a smoke test test and inspect the chimney to ensure it is safe to use. The chimney flues should be thoroughly cleaned prior to operation.

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 metal 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.

Front elevation rainwater goods

Front elevation rainwater goods

Rear elevation rainwater goods

Rear elevation rainwater goods

- The roof which serves the external front steps has a gutter located at the base of arrangement. The gutter is not provided with a downpipe and therefore does not have an effective way to remove the rainwater from the external fabric. We recommend a downpipe is installed to drain the water directly into an underground drain arrangement to ensure rainwater is being disposed of effectively.

Gutter with no downpipe

Gutter with no downpipe

General comments and further advice

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 damage to the building fabric.

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.

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. Visibility to sections of the windows were limited from ground level and we are unable to provide a comprehensive comment as to the condition of the windows in their entirety.
General Description	The windows to the property comprise a timber casement construction with double and single glazed units installed. Additionally there are metal frame roof lights provided 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.

Timber windows

Timber windows

Rear elevation windows

Rear elevation windows

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.

The majority of defects to timber windows occur due to a lack of routine maintenance over a prolonged period of time. Annual checks should be undertaken to ensure timber window frames remain in good order and ensure preventative maintenance is undertaken in good timber before more significant issues develop. Typically we'd advise that you check all frames for signs of decay and for rusting to latches and hinges.

Timber windows can be suspectable to minor swelling during and after periods of heavy rain as excess moisture will be absorbed by the timber. If the windows become difficult to open, and it is apparent swelling may have occurred, do not force the window open as this may cause damage and the window may not close again.

Swelling will recede as the timber dries. If you do open them do not apply more protection like paint as this will trap moisture within the unit, prolonging issues and potentially causing further damage. Should your window sashes still not open properly after a spell of good dry weather, easing and adjustment and further advice will be required from a suitably qualified contractor.

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 doors to the property comprise a timber casement construction with a combination of single and double glazed units installed.

Condition and Defects

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

Front external door

Front external door

Rear external door

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 fascia's and brick gutter shelf detail. To the external staircase there is a balustrade comprising a decorated metal construction fixed into decorated timber posts which support the roof structure above.

Condition and Defects

- The timber fascias and brick gutter shelves appear to be in a fair condition.

Timber fascia

Timber fascias and brick gutter shelf

Rear elevation external joinery

Timber fascias and brick gutter shelf

- The external joinery serving the front extension appears to be in a generally 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 driveway, planting area and patio. The driveway and pathway is covered with a combination of brick paver, concrete flags and loose laid aggregate. The front of the site is bound by a combination of solid brickwork walls and privet hedges. To the front boundary there is a decorated metal double leaf vehicle gate and single leaf pedestrian gate of a similar construction. The gates are mechanically operated with an intercom system.

To the rear of the house there is a garden and patio. There is a retaining wall comprising a coursed stone external leaf into which the patio is set and various raised planter beds are provided. The patio is covered with concrete flags. The remainder of the rear of the site is covered with turf and vegetation growth such as large trees and privet hedges. The rear boundaries are enclosed by timber fences supported by timber fence posts. To the side elevation there is a decorated timber single leaf gate which is manually operated.

To the side of the property is an independently accessed double garage. The garage comprises a cavity wall construction with brick external leaf to the elevations. The roof is of a hipped configuration comprising timber rafters construction and timber deck above onto which the covering is applied. The roof is covered with a slate covering with painted timber eaves detail . The floor comprises a ground bearing slab construction. The garage is accessed via metal roller shutter garage doors which are manually operated. The garage also contains a toilet room with a toilet and ceramic sink.

Condition and Defects

- The garage doors appear to be in a fair condition at the time of inspection and were operational. Generally the garage roof, rainwater goods, main walls and floor construction appears to be in a fair condition.

Garage doors

- We noted evidence of minor undulation to paver covering to driveway adjacent to garage doors. We anticipate this to be caused primarily by the imposed load of vehicle traffic due to deficiencies in the quality of the sub-base to the covering. However, given the apparent proximity of surface water drainage, it would be prudent to arrange for a CCTV drainage survey to confirm the condition of the drainage system in order to discount the possibility of underlying issues which may not be immediately apparent.

Driveway covering undulation noted

Driveway covering undulation noted

- The covering to the rear patio generally appear to be in a fair condition.

Rear patio

Rear patio

- The boundary wall exhibits signs of lateral movement at the mid-section. This appears to have been repointed which has since reopened, which would suggest movement is progressive. We anticipate the movement has occurred due to the curved form of the wall, which may have been aggravated by the close proximity of boarder plants.

  Given the age of the wall and its condition, we do not believe this presents an immediate threat of collapse. However, we recommend you budget to have helibar ties installed to provide additional support to the structure and engage an arboriculturist to advise regarding the management of adjacent privet to mitigate against further movement.

Boundary wall movement

Boundary wall movement

Boundary wall movement

Boundary wall movement

- The vehicle and pedestrian gates generally appear to be in a fair condition and were operable at the time of inspection.
- The retaining wall to the garden generally appears to be in a fair condition.

- The decoration to the fence panels adjacent to the bin store generally appears fatigued and will require renewal within the short term deterioration of the timber. The timber should be thoroughly prepared and decorated with 1no. coat exterior grade primer and 2no. coats exterior grade paint.

- The the single leaf gate to the bin store and double leaf gate to the side elevation which provides access into the garden appears to be in a fair condition and were operable at the time of inspection.

General comments and further advice

We recommend your solicitor requests copies of the installation certificate relating to the intercom system and any servicing, maintenance records or agreements which may be transferrable to the purchaser upon completion of the sale.

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

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

The floor to the reception room above the cellar is of a vaulted brick construction which supports the solid floor construction. Traditionally, this would comprise an earth bind onto which stone flags or terracotta tiles were laid.

Condition and Defects

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

Ground floor

Ground floor

First floor

First floor

- The vaulted brick floor serving the reception room was accessible via the cellar and generally appears to be in a fair condition.

- We noted vents to the Swan Street elevation appear partially blocked with paint, limiting ventilation to the sub-floor void and adjoining basement. We recommend you budget to clear all air bricks of debris to ensure adequate ventilation to mitigate against decay to timber elements.

General comments and further advice	Floor coverings may conceal defects to the floor construction and underlying issues may not be immediately apparent. 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 noted 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 will 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 bound 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.

6.2 Roof Void

Introduction

There are a total of five loft hatches to access the roof voids. These are located within the first floor main landing area, first floor hallway, second floor staircase, second floor bedroom and second floor study. These appear to be 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. Additionally, sections of lath and plaster were noted to the section of roof void accessible via the landing area, which prevented a thorough inspection of the enclosed construction.

General Description

The roof coverings throughout the property generally appear to sited on top of a bituminous felt underlay.

The roof substructure observed through the loft hatch on the second floor staircase, second floor bedroom and second floor study comprises of timber rafters at regular centres supported by timber purlins in a pitched roof configuration. The purlins appear to be sited on internal loadbearing walls.

The roof substructure comprises timber king trusses at regular centres supported by the external walls in a pitched roof configuration.

Condition and Defects

- The substructures appears to be in a fair condition.

Main roof void accessed via first floor landing

Main roof void accessed via first floor landing

Main roof void accessed via first floor landing

Main roof void accessed via first floor landing

Second floor bedroom roof void

Second floor bedroom roof void

Second floor bedroom roof void

Second floor bedroom roof void

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.

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 are generally of a combination of load bearing masonry and stud partition construction throughout with a dry lined and painted plaster finish.
Condition and Defects	▪ The walls generally appear to be in a fair condition.  *Internal walls*  *Internal walls*
General comments and further advice	Internal walls lined with wallpaper may disguise hidden defects and cracking, once removed, which should be considered when planning to redecorate the property.

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 within the last 3-5 years. The ceilings to the property are likely to comprise a modern gypsum plasterboard with plaster skim finish.

Originally, ceilings would have comprised a lath and plaster 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.

Where finishes have been reskimmed, rather than renewed in their entirety, the original lath and plaster construction will remain in situ.

Condition and Defects

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

Ceilings

Ceilings

- 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.

  Superficial repairs will be required prior to redecoration using suitable filler compound. The cracks should be prepared in accordance with the manufacturers recommendations prior to installation of the compound, after which, the surface should be primed prior to redecoration.

Shrinkage crack noted

Ceiling affected by shrinkage

General comments and further advice

Ceilings lined with wallpaper may disguise hidden defects and cracking, once removed, which should be considered when planning to redecorate the property.

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. 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.

Internal door

Internal door

- We noted evidence of active woodboring beetle to internal joinery, specifically to the timber cladding adjoining the coal shoot to the cellar, which appears localised and does not appear to have spread to structural timber elements, such as the floor joists. Further specialist treatment to mitigate against further spread and deterioration of fabric will be required in the immediate term. We recommend your solicitor request details regarding any historic treatment of wood boring insects and any related warranties or guarantees which may be available to transfer to the purchaser upon completion of the sale.

  Generally we noted evidence of historic wood boring beetle to timber elements within the building such as rafters, trusses, exposed lintels and timber frame – however we anticipate this to be historic and is a fairly typical observation for a property of this age.

Evidence of wood boring beetle within first floor bathroom

Evidence of wood boring beetle within first floor bathroom

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.

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 main staircase is of a timber construction with timber treads and risers, a timber balustrade and spindles.

The staircase located between the ground floor reception rooms is of a timber construction with timber treads and risers, a painted timber balustrade and spindles. The staircase is covered with a carpet covering.

The staircase which provides access to the second floor bedroom is of a timber construction with timber treads and risers, a painted timber balustrade and spindles. The staircase is covered with a carpet covering.

To the basement there is a staircase of masonry construction.

Condition and Defects

- The main staircases generally appears to be in a fair condition with no signs of wear noted.

Main staircase

Staircase

Staircase

- The basement staircase generally appears to be in a fair condition with signs of wear noted.

Basement staircase

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

There is a ground floor toilet provided with ceramic wash hand basin and toilet. The walls are finished with painted plaster and the ceiling is finished with painted plaster. The floor is covered with a ceramic tile.

The main bathroom to the first floor is provided with ceramic wash hand basin, toilet and freestanding mixer shower. The walls are finished in painted plaster and ceramic tile, the ceiling is covered with painted plaster and the floor is covered with a ceramic tile.

The en-suite bathroom to the first floor bedroom is provided with an acrylic bath, two ceramic wash hand basins and toilet. The walls are finished in painted plaster and timber cladding, the ceiling is covered with painted plaster and the floor is covered with a laminate covering.

The en-suite bathroom to the master bedroom is provided with an acrylic bath, two ceramic wash hand basins, toilet and freestanding mixer shower. The walls are finished in painted plaster and ceramic tile, the ceiling is covered with painted plaster and the floor is covered with a ceramic tile.

Condition and Defects

- We noted the bathroom and en-suite 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.
- The finishes generally appear to be in a fair condition.

First floor en suite

First floor en suite

First floor main bathroom

First floor main bathroom

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

Downstairs toilet

Master bedroom en suite

Downstairs toilet

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 kitchen comprises composite base and wall units and ceramic worktop with stainless steel sink with mixer tap installed. The kitchen is fitted with a electric hob and oven. Additionally, there are various electrical white goods including dishwasher and fridge freezer.

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

To the ground floor there is a utility room provided with . The utility room is provided with plumbing fittings to receive a washing machine and white good appliances. There is also a ceramic sink with mixer tap installed.

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

Condition and Defects

- 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.

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

Kitchen

Kitchen

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

Utility room

Utility room

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 the entrance hall. This comprises a 100Amp supply.

Located within the entrance hall 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 fair number of sockets to each room. It may be beneficial to install additional sockets to meet user requirements.

Lighting is provided in a combination of 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.

Electrical supply and 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 an external cabinet to the rear elevation. This was not viewed, and there is no indication of disrepair.

Located in the utility is two gas fired boilers providing hot water and central heating to the property.

Heating to the property is by way of a central heating water system. Radiators are fitted with manual valves.

Additionally there is a solid fuel log burner to the central reception room.

Condition and Defects

- The gas services appear to be in a fair condition.

Gas supply

Boilers

- We noted the bathroom, toilet, en-suite bathroom and kitchen are provided with any 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.
- The heating installation generally appears to be in a fair condition.

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 elevation.
Condition and Defects	▪ The soil and vent pipe appears to be in a fair condition.   *Soil and vent pipe* ▪ Pipework generally appears to be in fair condition with no leaks evident. 
General comments and further advice	We recommend you 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 not currently provided with a sufficient number of working smoke detectors. You should budget to install these to all floors within the immediate term to improve fire safety.
Condition and Defects	▪ 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.  ▪ We recommend you budget to install new long life battery fire detectors to the entrance hall and first floor landing as a minimum upon occupation of the property to ensure early warning in the event of a fire. 
General comments and further advice	It should be noted that lack of a fire detection system may invalidate any building insurance in the event of a fire. You should consider security to the property in the long term and whether installation of a security system to protect property and persons from intrusion would be beneficial. Provision of a security system may improve insurance premiums when obtaining buildings and contents insurance for the property. 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. 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.

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. 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. 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. 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. 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

Introduction

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.

Item	Description	Risk
9.1	**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. Masonry walls serving the extensions which are built with cavity wall construction were typically built with a Damp Proof Course (DPC) to prevent moisture penetration into the structure. Where one was provided, this usually bitumen based material, which can be liable to fatigue and fail with age.	

Item	Description	Risk
9.2	**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. 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. 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.

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.

Item	Description	Risk
9.3	**Timber Decay and Insect Damage**	
(i)	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. 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. 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, 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. 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. 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.

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.

As highlighted we noted evidence of wood boring beetle infestation to 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.

General comments and further advice

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.

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 hygroscopic salts that may be present.

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.

10. Environmental and Site Risks

Item	Description	Risk
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. 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 surface water - Medium • Flood risk from rivers or sea - Very low • Flood risk from reservoirs - No risk identified	
(ii)	 *Flood map*	
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	**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.	
10.5	**Vermin**	
(i)	The presence of rodents is not evident. 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. 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.	
10.6	**Invasive Species and Biodiversity**	

(i) We did not note the existence of any Japanese Knotweed or Giant Hogweed within the curtilage of the property.

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.

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.

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.

10.7 Noise and Disturbance

(i) 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.

Based on the location, the property may be susceptible to disturbance from nearby roads.

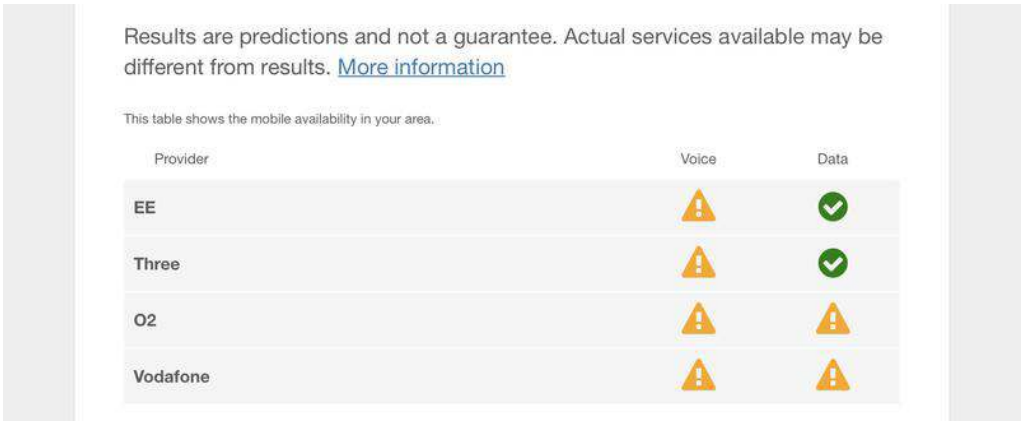
(ii)

Noise map

10.8 Digital Connectivity

(i) 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. Following review of available OFCOM data relating to the site, broadband speed and mobile data availability are noted below.

(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	⚠	⚠

OFCOM Phone

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	7 Mbps	0.8 Mbps	✓
Superfast	77 Mbps	20 Mbps	✓
Ultrafast	--	--	✗

Networks in your area - Openreach

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.

OFCOM Data

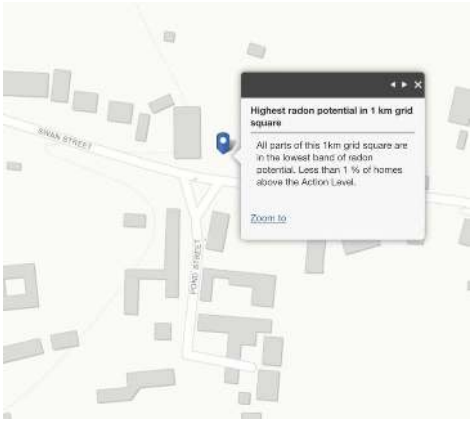
10.9 Radon Risk

(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 unlikely to require radon protection at a risk of less than 1%.

(ii)



Radon map

🔴	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 not had sight of an EPC for the property and EPC is not lodged on the National Database.
Potential for Improvement intro	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:
Potential for Improvements	▪ There is limited insulation provided within the roof void. 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.
Potential Improvements closing	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 under-performance 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. 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)	We noted the following applications have been made to the local authority in relation to the site: P/90/1919/2: RETENTION OF PORCH TO SIDE OF HOUSE P/90/1918/2: LISTED BUILDING CONSENT FOR RETENTION OF PORCH TO SIDE OF HOUSE P/21/1894/2: Single storey extension to existing domestic detached garage to form Home Office P/12/1989/2: Repositioning of existing gate, erection of piers and erection of wall to a maximum height of 2.3m to side of dwelling. (Listed Building Consent) P/08/2821/2: Alterations, extensions and demolition of single storey rear part of dwelling. (Listed Building Consent) P/08/2827/2: Erection of two-storey extension, porch and balcony to rear of dwelling following demolition of rear extension P/11/0956/2: Repair to fireplace enclosure following chimney fire. P/99/1220/2: Demolition of conservatory and covered way to east side of detached house, replacement of Swithland slate roof with Welsh slates and installation of roof lights. P/99/2018/2: Erection of replacemant double garage and workshop and of extension to rear of house and alteration to access. P/99/2019/2: Construction of dwelling and double garage in garden to side of Abbotsbury Court, and remove part of boundary wall to improve access. (Listed Building Consent). P/99/2020/2: Erection of two storey house and double garage in garden to side of Abbotsbury Court and alteration to access. P/99/2017/2: Alterations and refurbishment of Abbotsbury Court with extension to rear, removal of part of boundary wall to improve access and reduction of frontage wall to 0.35m high. P/01/0988/2: One trunk of the double trunked Ash tree. P/12/0189/2: Felling of 1 Apple Tree, 1 Pear Tree and 1 Cherry Tree. (Conservation Area Notice) P/12/0135/2: Velux window to south elevation, first floor extension over kitchen and two-storey extension to rear and porch to front of dwelling. (Listed Building Consent) Whilst there is limited information available via the public record in relation to some historic applications, the developments noted to the site broadly appear in line with the approvals	

granted. We recommend you instruct your solicitor to carry out searches to confirm there are no outstanding planning matters related to the site.

(ii) The property is Grade II listed and the site is located within the Private conservation area designated by the local authority in 1980.

The property is Grade II listed as a building of special architectural or historic interest. It is important to appreciate that listed status will restrict or prevent any works or alterations which are felt to affect the architectural or historic integrity of the building any such works will require Listed Building Consent.

It is advisable to consult the Conservation Officer for any works other than routine “like for like” repair and maintenance since the making of an unauthorised alteration to a listed building is a criminal offence.

Conservation philosophy is evolving all the time and is inevitably a somewhat subjective matter since Conservation Officers tend to have differing views as to what works will have an adverse effect on the architectural or historic integrity of a particular building. The more pragmatic Officers recognise that buildings have evolved and developed over the centuries and in principle accept that they should be allowed to continue to do so, whilst at the same time respecting the historic integrity. The more zealous practitioners adopt a more “preservationist” stance and can at times prove more obstructive. In any event, you should be prepared for the use of traditional materials and techniques.

(iii) 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.

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.

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.

12.2 Building Regulations Matters

(i) The extensions, garage and roofing works would have required building regulations approval when originally undertaken. Additionally, installation of new windows and external doors, upgrades and alterations to electrical services, gas services and associated appliances would have required either building regulations 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 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 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.

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.	🟡
13.2	**Guarantees & Warranties**	
(i)	We recommend your solicitor requests copies of any warranties or guarantees relating to any: extension works, glazing installations, roofing works, fitted appliances, electrical installations or upgrades, security systems, gas and associated heating installations which can be transferred to the purchaser upon completion of the sale. 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)	A Professional Consultants Certificate (PCC – formerly Architect's Certificate) is a form that has been pre-approved by the Council of Mortgage Lenders (CML) to certify that a consultant has monitored the construction of a property and that they will remain liable to the owner, and any lenders, for a period of six years from completion of the property. The majority of mortgage lenders will insist upon a Professional Consultant's Certificate for all newly built or newly converted dwellings. It is advisable to request a PCC is provided where a dwelling has undergone substantial extension and refurbishment to mitigate the risk of unforeseen or latent defects which may develop following completion of the development. We have not seen evidence that a PCC has been provided. We recommend your solicitor request copies prior to completion of the sale and verify the extent of cover provided. 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 purchaser. This may present a risk to your desired occupation of the property and subsequent issues at the time of resale.	🔴

🔴	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.

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	Clean roof from lichen growth	🟡	£300
14.2	Installation of downpipe to external steps roof gutter	🟡	£100
14.3	CCTV Drainage survey	🟢	£100
14.4	Boundary wall maintenance - Helibar ties installation	🟡	£600
14.5	Wood Boring insect treatment	🔴	£500
	Total		**£1,600**

🔴	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 From our inspection, we have found no justification for not proceeding with the freehold acquisition of the premises, subject to further investigations, verification of availability of the relevant statutory consents, warranties and guarantees.

15.2 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

15.3 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

15.4 We have identified work to the property which will require statutory consent. We recommend your solicitor request copies of documentation relating highlighted works to verify consents have been obtained prior to completion of the sale.

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

15.6 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

For and on behalf of Fourth Wall Building Consultancy

+44 (0)161 706 1131
joshua.weston@fourthwallbc.com
fourthwallbc.com

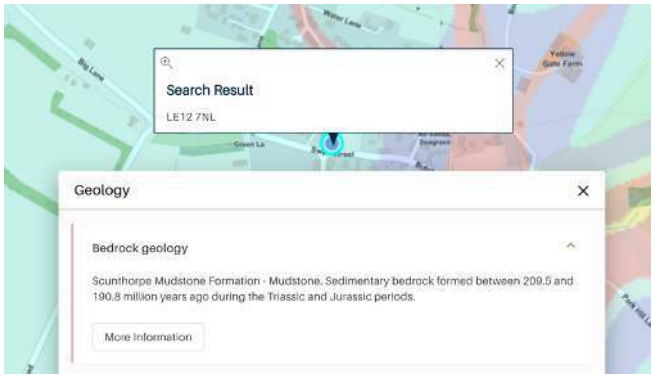
September 2022

Appendix One: Engagement Agreement and General Terms and Conditions

fourth wall

Appendix Two: Photographs

1.



2. British Geology Map

3. Side elevation

4. Side elevation

5. Wall plate installation

6. Wall plate installation

7. Bowing noted to side elevation

8. Wall plate installation

9. Front elevation

10. Side elevation roof

11. Front porch roof covering

12. Side porch roof covering

13.

14.

15. View of chimney stacks

16. View of chimney stack

17. View of rear chimneys

18. Rear view of chimneys

19. Front elevation rainwater goods

20. Front elevation rainwater goods

21. Rear elevation rainwater goods

22. Rear elevation rainwater goods

23. Gutter with no downpipe

24. Gutter with no downpipe

25. Timber windows

26. Timber windows

27. Rear elevation windows

28. Rear elevation windows

29. Front external door

30. Front external door

31. Rear external door

32. Timber fascia

33. Timber fascias and brick gutter shelf

34. Rear elevation external joinery

35. Timber fascias and brick gutter shelf

36.

37.

38. Garage doors

39. Driveway covering undulation noted

40. Driveway covering undulation noted

41. Rear patio

42. Rear patio

43. Boundary wall movement

44. Boundary wall movement

45. Boundary wall movement

46. Boundary wall movement

47.

48.

49.

50.

51.

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53. Ground floor

54. Ground floor

55. First floor

56. First floor

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61. Main roof void accessed via first floor landing

62. Main roof void accessed via first floor landing

63. Main roof void accessed via first floor landing

64. Main roof void accessed via first floor landing

65. Second floor bedroom roof void

66. Second floor bedroom roof void

67. Second floor bedroom roof void

68. Second floor bedroom roof void

69. Internal walls

70. Internal walls

71. Ceilings

72. Ceilings

73. Shrinkage crack noted

74. Ceiling affected by shrinkage

75. Internal door

76. Internal door

77. Evidence of wood boring beetle within first floor bathroom

78. Evidence of wood boring beetle within first floor bathroom

79.

80.

81. Main staircase

82.

83. Staircase

84. Staircase

85. Basement staircase

86. First floor en suite

87. First floor en suite

88. First floor main bathroom

89. First floor main bathroom

90. Downstairs toilet

91. Master bedroom en suite

92. Downstairs toilet

93.

94. Kitchen

95. Kitchen

96. Utility room

97. Utility room

98. Electrical supply and consumer unit

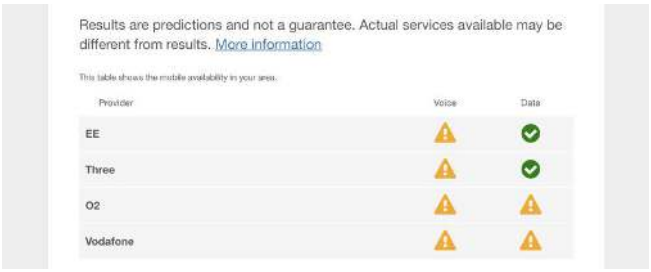
99. Gas supply

100. Boilers

101. Soil and vent pipe

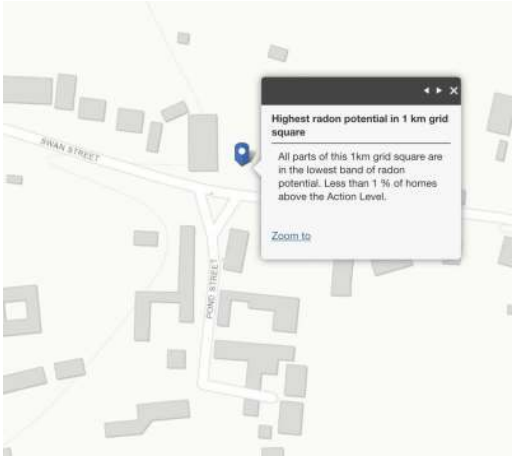
102. Flood map

103. Noise map



104. OFCOM Phone

105. OFCOM Data



106. Radon map

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fourth wall

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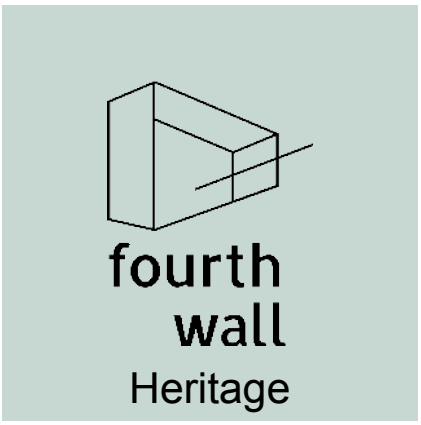

Fourth Wall Yorkshire // 6 Wellington Place, Leeds, LS1 4AP

JOSHUA WESTON BSC (HONS)MRICS
LEAD DIRECTOR // CHARTERED BUILDING SURVEYOR

M +44 (0)161 706 1131
E joshua.weston@fourthwallbc.com
W fourthwallbc.com

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