



# Building Survey Report

## Property address

Hill View  
10 Low Road  
Hampton  
Leicestershire  
HX22 4TQ

## Client's name

Ms S Jones

## Date of inspection

7th September 2018

**[my-surve.co.uk](http://my-surve.co.uk)**

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# A

## Introduction to the report

This Building Survey is produced by an RICS or RPSA registered surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of the costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the My-Surve Building Survey Service' at the end of this report.

Any extra services provided that are not covered by the terms and conditions of this report must be covered by a separate contract.

After reading this report you may have comments or questions. If so, please contact the surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the surveyor, the surveyor will have a complaints handling procedure and will give you a copy if you ask.

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## B

## About the inspection

**Surveyor's name**

Martin Tate MRICS

**Surveyor's RICS number**

0072015

**Company name**

My-Surve Ltd

**Date of the inspection**

7th September 2018

**Report reference number**

MAT

**Related party disclosure**

I am not aware that there is any conflict of interest as defined in the RICS Valuation standards and the RICS Rules of Conduct.

**Full address and postcode of the property**

XXXXXXXXXXXXXXXXXXXX

**Weather conditions when the inspection took place**

When I inspected the property, the weather was dry and bright.

**The status of the property when the inspection took place**

The property was unoccupied but fully furnished at the time of my inspection. The vendors were not present at the time.

The vendor was not available to confirm any knowledge of any active or recent serious repairs, defects, and faults (including leaks), affecting the property. See Section I3 – Matters for your Legal Adviser.

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## B

## About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.

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

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described as follows.

3

Defects that are serious and/or need to be repaired, replaced or investigated urgently.

2

Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

1

No repair is currently needed. The property must be maintained in the normal way.

NI

Not inspected (see 'Important note' below).

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

**Important note:** We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.

 Please read the 'Description of the My-Surve Building Survey Service' (at the back of this report) for details of what is, and is not, inspected.

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## C

## Overall opinion and summary of the condition ratings

This section provides our overall opinion of the property, and summarises the condition ratings of the different elements of the property.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section.

### Our overall opinion of the property

A period Grade II listed detached Victorian cottage with a later rear extension. The property forms part of a number of homes built by and forming part of the old XXXXX estate. The property occupies an attractive position overlooking the village playing fields towards the church.

The property has, for the most part, been maintained and improved to a reasonable standard over later years.

Some of the features and fittings are now showing general effects of age and wear. A number of matters will require attention but these should be capable of being dealt with under normal routine maintenance, repair and general upgrading. Particular attention will need to be given to the conservatory which is suffering general deterioration and will require a major upgrade/renovation in the near future.

This property is considered to be a reasonable proposition for purchase at a price, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

#### Pre-Contract Due Diligence

Prior to exchange of contracts, you should conclude all of the further investigations we have recommended and if appropriate, have these and all the repairs priced so that you are fully aware of the financial commitment you will be entering into when purchasing the property.

**Important Note:** Should further enquiries and quotations reveal matters which could have a bearing on my report, I shall need to be informed as they may affect the report conclusions or findings. We will be happy to review any report and quotation obtained.

In periods of high demand and a shortage of housing supply you may be under pressure to exchange contracts sooner rather than later. There may well be other buyers trying to secure the purchase of the property. This may restrict your time and ability to obtain quotes for remedial work and complete the recommended further investigations. If you proceed to exchange contracts without first completing these matters, you must accept the risk of problems and unforeseen costs coming to light later on. In these circumstances you should make a contingency in your budget.

It is important that the report should be considered in its entirety before proceeding with your purchase.

If you wish to proceed you are strongly advised to make your final decision only in the light of the outcome of the investigations and quotations for the repairs (Condition Rating 2 or 3) that I have recommended in the report.

Once you have obtained contractors reports and quotations and followed up any further investigations, this may give you the opportunity to renegotiate the price. This may be particularly important if repair work

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involving significant (and unforeseen) expenditure is recommended by the further investigations and contractors reports.

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## C

## Overall opinion and summary of the condition ratings (continued)

3

Section of the report	Element number	Element name
E: Outside the property	N/A	There are no elements with this condition rating
F: Inside the property	N/A	There are no elements with this condition rating
G: Services	G1 G2	Electricity Gas/oil
H: Grounds (part)	N/A	There are no elements with this condition rating

2

Section of the report	Element number	Element name
E: Outside the property	E2 E5 E7	Roof coverings Windows Conservatory and porches
F: Inside the property	F9	Other
G: Services	N/A	There are no elements with this condition rating
H: Grounds (part)	H1	Garage

1

Section of the report	Element number	Element name
E: Outside the property	E1 E3 E4 E6 E8	Chimney stacks Rainwater pipes and gutters Main walls Outside doors (including patio doors) Other joinery and finishes
F: Inside the property	F1 F2 F3 F4 F5 F6 F7 F8	Roof structure Ceilings Walls and partitions Floors Fireplaces, chimney breasts and flues Built-in fittings Woodwork (for example, staircase and joinery) Bathroom fittings

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G: Services	G3	Water
	G4	Heating
	G5	Water heating
	G6	Drainage
H: Grounds (part)	H2	Other

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# Overall opinion and summary of the condition ratings (continued)

## Summary of repairs

It is important that the report should be considered in its entirety before proceeding. If there are any points in the report which require clarification or on which you require further advice, please do not hesitate to contact the writer. Whilst we do not attempt here to reiterate all of the points contained in the main body of the report, the following synopsis of the more significant matters (in the opinion of the surveyor) may be of some assistance.

Formal quotations should be obtained prior to legal commitment to purchase the property

### Repairs:

1. Check and overhaul main roof coverings, removing excess moss and debris, replacing any slipped and damaged/missing tiles.
2. Repairs/renovation/upgrade to conservatory windows and doors.
3. Clean and overhaul garage roof coverings.
4. Repairs/upgrading garage door.

The following should also be considered:

1. Persistent damp to ground floor walls - potential damp proofing treatment.
2. Renovation of older external joinery. Consider upgrading with modern energy efficient type windows.

### Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

You are made aware in the report of certain risk areas relevant to the property, which have not been fully investigated at this stage. You proceed to purchase in full knowledge of these risks. You are made aware that in circumstances where essential repairs or works by specialists are not carried out further deterioration and damage may occur with subsequent increased risk and increased costs.

Where further investigations have been recommended in this report, it is very important that you pursue these matters before proceeding with the purchase, since they may reveal the need for substantial expenditure. If you are aware of these costs before exchange of contracts, then at least you will have the opportunity to renegotiate the purchase price.

The following further investigations are required before exchange of contracts:

1. Test electric if no test certificate available.
2. Check and test gas and heating installation if no test and service documentation available.
3. The property may be standing empty and you should have all services (gas, electric, water and heating systems) professionally checked and activated prior to taking up occupation.
4. You should check with your legal adviser before you do any work because the property is understood to be listed.

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## D

## About the property

### Type of property

Detached house.

### Approximate year the property was built

The exact age of the property is not known but is thought to date back to 1876 or thereabouts.

### Approximate year the property was extended

Two storey rear extension, side kitchen extension and utility extension. The exact age is not known but is thought to have been built in the 1980s or thereabouts. A conservatory has also been added to the rear, again, probably 1980s/90s.

### Approximate year the property was converted

The property has not been converted.

### Information relevant to flats and maisonettes

Not applicable.

### Accommodation

Ground Floor: entrance hall with staircase off, utility cloaks with wc, reception dining room, rear lounge with conservatory off leading to a second conservatory room which links through to a breakfast kitchen.

First Floor: landing, rear bedroom 1 with ensuite including bath, wc and wash basin, front bedroom 2, side bedroom 3, shower room with shower, wc and wash basin.

Outside: narrow front garden, side garden, rear garden, semi detached brick built garage with rear store and front drive/parking space.

### Construction

#### Construction Principles:

- The construction principles consider the way in which a property supports vertical and lateral loads through its fabric. It therefore assesses whether the structural parts of the building i.e. walls, floors and roof, will provide adequate strength and rigidity at all times.
- Although dwellings can be built in a number of different shapes and sizes, all must satisfy constructional principles which will ensure that the building does not fail when built or when reasonable loads are placed upon it.

#### Traditional Construction

The property is considered to be traditionally constructed.

Walls: Mixed solid brick and cavity brick and block construction.

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Roof: Mixture of timber pitched frame construction clad with plain clay or concrete tiles.

The load-bearing timber roof structure carries the imposed loading down through a mixture of load bearing masonry walls beneath at wall plate and through internal load bearing partitions.

The loading is transferred down through what are assumed to be footings/foundations spreading the loading through to the strata beneath.

#### **Foundations**

- When surveying a house, it is not possible to check the foundations and the best that we can do as surveyors is to note whether there are any signs of walls cracking or roof distortion etc. Foundation work can follow a variety of possible approaches ranging from simple concrete strip foundations to complex piling schemes with reinforced ground beams.

Foundations in a building of this type are commonly formed in brick footings in the older part and trench filled concrete to later extensions.

Lateral restraint to the walls is provided by load bearing masonry internal partitions and fixed wall plates and ceiling joists and beams.

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D

## About the property (continued)

### Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

We are advised that the property's current energy performance, as recorded in the EPC, is:

### Energy Efficiency Rating

Information not available.

### Environmental impact rating

Information not available.

### Mains services

The marked boxes show that the mains services are present.

**Gas**



**Electric**



**Water**



**Drainage**



### Central heating

**Gas**



**Electric**



**Solid fuel**



**Oil**



**None**



### Other services or energy sources (including feed-in tariffs)

None.

### Grounds:

The property occupies an irregular shaped plot with a mixture of fenced and hedged boundaries. The plot was generally level and mature landscaped.

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Left side

**Property address**

Hill View, XXXXXXXXXXXXX



Rear elevation with extension



Right side with extension

**Property address**

Hill View, XXXXXXXXXXXXX



Rear and side gardens



**Property address**

Hill View, XXXXXXXXXXXXX



Left side garden



Garage and parking

### **Location:**

The property is located at the end of Moat Lane and faces towards a central green/open space used as a village playing field. There is a public footpath along the front running around the playing field. Moat Lane is a cul-de-sac. Your legal adviser will check the status of the road.

All directions and room locations in this report are given as facing the property from the front.

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Moat Lane

**Facilities:**

The local facilities include limited village amenities. Main services are available within Aylesbury which is several miles in travelling distance.

**Local environment:**

I am not aware of any issues in the area. A local environmental search is advised as part of the normal pre-contract enquiries.

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## Outside the property

### Limitations to inspection

When a property is surveyed there are often limitations on what we can gain access to or see. It must be accepted that the report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection.

Our inspection of the external surfaces is made from ground level with the aid of binoculars, a spirit level and a standard surveyor's ladder. The inspection was also facilitated via readily accessible windows.

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it has been assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequential repair costs will be discovered at a later date.

- There were no matters restricting my normal inspection.

1 2 3 NI

### E1 Chimney stacks

There is a treble flue brick built chimney stack serving the dining room fireplace. Other fireplaces/flues are redundant.



1

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There is a redundant middle stack with pots and cowls fitted.



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Lead or cement flashings form the weather proof seal between the stacks and the roof covering.

**The following is noted:**

1. The stacks show normal effects of age and weathering. No significant damage or deterioration was noted. The stacks have been renovated in later years. The stack should remain serviceable providing regular maintenance checks are carried out.

**Summary & Action:**

This is a standard type of chimney stack construction in a building of this age and type. On the whole, this part of the building is in average and acceptable condition when compared to those homes and buildings of a similar age and type. **Condition Rating 1.**

**Advice & Analysis - General Construction Notes**

**Chimney Stacks**

- Although there have been periods of time when coal fires have been unpopular, chimney stacks are inevitably found in older houses and many modern ones too.
- Chimney stacks can be built in a variety of shapes, heights and styles, often elaborate for architectural purposes. However, the flues within the stacks are generally formed in one of two ways. Houses of the pre-1960's have flues which have a rendered side and can often fail and erode causing smoke fumes to escape. More modern properties have continuous liners that are effective for solid fuel and other fuels.
- Flue soundness and efficiency in older homes must never be assumed. We have not undertaken a smoke test to check soundness. If necessary old flues can be lined in order to bring them up to modern standards. If you are considering fitting modern appliances such as wood burning or multi-fuels stoves specialist advice should be obtained on flue suitability.

**Flashings**

- The waterproofing between vertical sections such as chimneys, walls and parapets is known as the flashing.

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- Flashings can be formed in a variety of materials but are most commonly formed in lead.
- Cement fillets can be incorporated as flashings which are not as effective as metal flashings/soakers. Cement mortar flashings are rarely fully watertight, and replacement with lead should be considered. Regular inspections will be required and if deterioration occurs then these should be renewed.

**Repairs to Chimneys and Flashings**

- Chimney repairs tend to be expensive due to the associated scaffolding costs.
- To inspect and repair chimneys safely, contractors will have to use appropriate access equipment (e.g. scaffolding, hydraulic platforms, etc.). This can increase the cost of the work.
- The owner of the neighbouring property may have a number of legal rights over any shared chimney stacks. You should check with your legal adviser before you do any work (see section I).

**E2 Roof coverings**

2

**Main Roof:**

Type: The main roof is on a pitched gabled and part hipped/mansard style. The rear extension incorporates a pitched gable section.

Covering: Plain clay with plain concrete tiles where extensions have been made fixed to battens.

Ridge/Hips: Bonnet tiles set in cement mortar.

Sarking: There is a waterproof barrier (lining under) under the roof covering as secondary protection from weather penetration.

Eaves, Verges and Flashings: Painted timber fascias at high roof level.



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Side utility and rear extension

**The following is noted:**

1. Roof lines look generally true with no signs of any serious sag or major distortion to indicate significant weakness in the roof structure. See Section F1.
2. Tiled surfaces in the original part of the building look as though they have been lifted and re-laid during past alteration and renovation work. Tiled surfaces look in reasonable condition with no significant damage or deterioration noted. There are one or two slipped or minor damaged tiles and there is some moss building up in places. Under normal routine maintenance, a recognised roofing contractor should carry out a general check and overhaul of the tile coverings at high roof level, replacing any damaged or displaced tiles and cleaning off excess moss deposits. Any loose pointing should be checked and renewed during the maintenance process.

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3. The flat leaded sections over the side kitchen extension have leaked in the past causing the timbers inside the loft to deteriorate. This looks as though it has been repaired and appeared dry but keep an eye on this. See Section F1.
4. Hole in the eaves board needs checking and closing off as this may allow vermin to enter.

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Stains from previous leaks

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Hill View, XXXXXXXXXXXXX

5. There is no evidence of current serious water ingress and there is no obvious indication of urgent or significant defects. Coverings should remain serviceable providing normal maintenance is undertaken.

### Summary & Action:

This is a standard method of roof construction in a building of this age and type.

On the whole, this part of the building is in average condition when compared to those homes and buildings of a similar age and type.

Routine maintenance checks required. **Condition Rating 2.**

**ACTION:** You should instruct an appropriately qualified and recognised contractor to inspect the defects and problems noted and carry out appropriate repairs and upgrading work.

### Advice & Analysis - General Construction Notes

#### Pitched Roofs

- A pitched roof is the name given to any roof slope with an angle of pitch greater than 10 degrees. Such roofs can be covered with a wide choice of material but, with residential property, tile, slate or thatch are the principle ones.
- The actual angle of the roof slope has to be right for the chosen roof material whilst the roof construction (i.e. the timberwork) must be designed to bear not only the weight of the covering but also the extra weight of rain, snow and wind, etc. If the design of the timber work is wrong the roof timbers may deflect and water penetration is likely to occur. The slope (pitch) of a pitched roof varies according to the type of covering used. Older traditional materials need steeper pitches (30-40 degrees) than their modern equivalents (some of which can be as shallow as 12.5 degrees).
- Where the edges of a roof butt up against brickwork or a chimney, etc. it is necessary to insert seals known as soakers or flashings. These are ideally formed in lead.
- Where two roof slopes join at an angle, a valley junction is created. These sloped valleys can be formed with tiles or they can be lined in materials such as lead or zinc or glass fibre.
- The only way that valley gutters can work effectively is to have them cleaned out on a regular basis even though access is often difficult. If you do not clean out valley gutters, leaks are very likely.

#### Concrete Tiles

- These are currently the most widely used roof covering material. They are machine manufactured and are provided in a variety of sizes, profiles and colour. They are far heavier than some alternative covering materials, which should be borne in mind if ever you are considering recovering the roof. Extra timber support is nearly always required and you should take advice before carrying out the work.
- Concrete tiles are reckoned to last at least 50 years. The general performance of concrete tiles is impressive, though they can be prone to lose surface colour which shows up replacement tiles or alterations.
- In the course of time concrete tiles can become brittle and crack.
- Sometimes a powdery "efflorescence" can be seen under the tiles. This is simply salts contained in some earlier concrete tiles emerging due to heat and dampness over a period of years. Eventually the tiles' nibs can be eroded away, though this is likely to take many years.
- Certain tile shapes (especially pantiles) have an open void in them which needs sealing at gutter/base level mainly to prevent birds nesting under tiling and causing damage. It is often difficult to tell from ground level whether these seals are in place and it is always sensible to carry out a check whenever a property is being maintained or painted. Modern patent eaves level seals also allow important ventilation.

#### Plain Tiles

- Plain tiles have been used in this country for centuries, particularly in the lowlands where natural clay was plentiful.
- Plain tiles are still made from clay and are once again becoming popular.
- Concrete plain tiles have been available since the 1940s.
- The tiles have small nibs on the back which fit over the batons. It is normal practice to nail the perimeter tiles at every fifth course. The minimum pitch is usually about 40°.
- Slates and plain tiles are double lap materials. Because they do not overlap at the sides, an extra layer of tiles or slates is required to prevent water getting into the roof space. Some modern interlocking tiles have the appearance of plain tiles or slate materials, and can be laid to lower pitches.

#### Underfelt

- Modern roofs have a layer of underfelt just below the tiles. Felt was introduced in the middle of the 20<sup>th</sup> century. Then its primary function was to reduce the flow of air through the roof thus prevented the ingress of wind blown snow or rain and improving the roof's insulation.
- Nowadays, felts also help reduce wind loading and act as a second line of defence in case of leaks.
- Today felts can be made from a variety of materials, some of these are micro-porous. Water cannot penetrate these micro-porous felts but vapour can escape thus helping reduce the risk of condensation in the loft space.

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### Flashings

- Flashings are required whenever the tiling or slating abuts a vertical upstand.
- In the past, the flashings have been made from lead, copper, zinc and even mortar. Nowadays, lead is generally the preferred material. Lead is durable, easy to cut and easy to shape.
- Where valleys occur (where two roof slopes run into each other), the valley lining can be formed using special tiles, lead sheet and more recently, glass fibre valley sections. Long lengths of lead are able to endure the effects of continual thermal movement. Splitting or buckling is almost inevitable over time. For this reason, the length of lead sheets in flashings or valleys needs to be limited. The maximum permitted lengths depend on the pitch, the thickness of the lead and the methods of fixings used.

### Carrying out Roof Repairs

- To repair roofs safely and without damaging the roof covering, contractors will have to use appropriate access equipment (e.g. scaffolding, hydraulic platforms, etc.). This can increase the cost of the work.
- Where there have been long term defects in the roof coverings dampness may have affected the roof structure below and this can cause defects such as wood rot or wood boring beetle (often concealed and out of sight). When you are repairing the roof, ask an appropriately qualified person to inspect the structure beneath and carry out any necessary repairs.

## E3 Rainwater pipes and gutters

1

Gutters: The main rainwater fittings are formed in mostly PVC sections.

Downpipes: They discharge via downpipes into drains in the surrounding grounds.

Most of the fittings have been replaced over later years but not recently.

### The following is noted:

1. No Serious Defects-Normal Maintenance. Fittings look free from significant defects. Joints are prone to leakage in fittings of this type. Regular routine maintenance should be undertaken. All gutters and downpipes require regular cleaning out along with any required realignment. Joints should be checked at this time and resealed as found necessary. Where relevant, gullies should be checked and cleaned at the same time.



### Summary & Action:

This is a standard method of drainage water arrangement in a building of this age and type.

On the whole, this part of the building is in average and acceptable condition when compared to those homes and buildings of a similar age and type. **Condition Rating 1.**

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## Advice & Analysis - General Construction Notes

### Analysis & Advice

- Gutters and downpipes are traditionally made in cast metal but with modern property, plastic (of different colours) is generally used. In addition, we frequently survey properties with cement asbestos, lead, tin or aluminium as alternatives. All gutters need to be laid to a slope in order to enable rainwater to run to a downpipe outlet. Guttering should always be fixed so that it catches as much water as possible from the roof covering above. Guttering systems are frequently run on an inter-neighbour basis with semi-detached or terraced homes.
- Downpipes traditionally discharge over open gullies but today many downpipes are taken directly into the underground drainage system with an access gully. With this type of system, the only way to clean the pipes through properly is to dismantle them and reassemble them.
- Plastic gutters are not trouble free. The joints frequently spring apart and it is often difficult to purchase the required clips and joint seals due to the large number of different systems available in the market.
- Metal ware is particularly prone to corrode and joints often fail over time. Metal fittings require regular re-decoration.
- Aluminium seamless gutter systems tend to be efficient and effective when property installed although they do need regular cleaning.
- When houses are built or roof slopes are re-tiled or slated. The under felt below is brought out from the base of the slopes and dressed into the guttering to form a continuous route for the water flow. Over the first 20 years or so this projecting felt tends to perish or erode away. Rainwater can often spill over or go down the back of the gutters into the timber fixing boards and fascias causing decay. Fitting a plastic eaves/felt support drip tray can overcome these faults.
- Inadequate disposal of rainwater can cause serious problems in a building including damp, timber decay and structural movement. Keeping gutters and down pipes (and the drains to which they connect) clean and in good condition is always important.
- Properties built in areas with trees in the vicinity will need very regular maintenance work and it is always sensible to install a metal or plastic cage in the head of downpipes to prevent them becoming blocked with leaves or other general debris.

## E4 Main walls

### Main House:

Construction: Mixed solid brick masonry construction to the older part and incorporating some upper timber frame and rendered construction on the front elevation.



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The rear and side extensions incorporate standard cavity brick and block construction.

Wall thickness: Varies approximately 225 - 350 mm.

External Wall Finish: Red clay brickwork in the older part. Some hung tiling on the upper front elevation along with painted render. Painted render to the side of the kitchen. Red clay facing brickwork on the rear extension.



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Lintels (supports over windows/doors): Mixed incorporating older soldier brickwork. Likely to incorporate some older timber sections. Steel or concrete to the extended/later alterations.

Foundation: Concealed underground, but the original part is likely to be brick footings in a structure of this age and type and trench filled concrete to later extensions.

Damp Proofing: The original part incorporates some clay blocks with ventilating tubes just above ground level. These may have been retro fitted but could be part of the original build. Drill holes at the base of the older walls suggest that chemical damp proofing has been carried out in later years. Extended areas incorporate either PVC or felt material just above ground level.



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Chemical damp proofing

**The following is noted:**

1. A substantial amount of the masonry/brickwork in the older part of the building has been renovated in later years to include some general repointing. The side kitchen elevations have been rendered probably to overcome issues of poor quality brickwork and match in with the extension.
2. Overall, the brickwork is in reasonable condition having regard to the building's age and type. I found no signs of any significant damage or deterioration.
3. There is some minor cracking in the external render around some of the openings along the kitchen side elevation. This is not considered to be of serious structural significance.



4. Walls Satisfactory. The main walls are in satisfactory structural condition, with no signs of significant cracking, settlement or other structural movement in the building.
5. Brickwork pointing is showing wear in places and will need future maintenance.

**Property address**

Hill View, XXXXXXXXXXXXX



6. **Solid Walls.** The external walls are of solid construction. These are structurally robust but can be prone to problems from rain penetration in severe weather conditions. Condensation can also be greater than with modern cavity walls.
7. There is a slipped tile on the front elevation and broken tiles on the side which need to be checked and replaced under routine maintenance.



**Property address**

Hill View, XXXXXXXXXXXXX



Broken tiles should be replaced under routine maintenance in conjunction with roof maintenance.

### **Cracks in buildings, Movement and Stability**

- The foundations have not been exposed during the course of our inspection.
- Although it is difficult to appreciate, buildings move around for a variety of reasons and the majority of these are not serious at all. The Building Research Establishment (BRE) has undertaken an extensive research of building defects and found that less than 20% were related to strength or stability. So, in most cases when there are cracks in walls and brickwork the chances are it is nothing to worry about.

### **The following is noted:**

1. Old Foundations. In a property of this age, it is probable that the foundations are shallow by modern standards and in shrinkable soils such as are found in this area, the risk of structural movement is greater when foundations are shallow. This risk increases as the soil shrinks in hot dry summers. Roots from trees and shrubs can also have a significant contributory effect.
2. The risk of further movement can be eliminated by such measures as underpinning (effectively increasing the depth of the foundations) but this is a costly operation which is only needed when there is clear evidence of significant or progressive movement. It is, however, important to ensure that the drains are kept in good order and that any nearby vegetation is kept strictly under control, to help protect the foundations from possible damage.
3. I found no signs of any recent serious cracking or distortion within the building to indicate instability or serious failure of the main structural building components.
4. There are no obvious indications of any recent significant structural movement defects.
5. There are no above ground signs of serious ground disturbance (including from trees) or defective foundations. Normal Buildings Insurance protection for subsidence should be available. See Risks J1.

### **Damp Proofing:**

1. This property has a type damp proof course or damp proofing measures that are often found to be not totally effective. The internal wall surfaces are then inherently prone to rising or penetrating damp. The level of damp problems found in properties like this varies. In some cases, this can be managed and accepted as part of normal occupation with little or no disruption to normal living. On other occasions, this can be a source of problems resulting in defects that warrant action and remedial work.
2. It looks as though damp has been a problem in the past as some chemical damp proofing treatment has been carried out.

### **Property address**

Hill View, XXXXXXXXXXXXX

3. On this occasion I found the damp proofing measures to be mostly effective. There are no indications of urgent or significant defects.
4. Internally, some slight damp meter readings were obtained at the base of the older ground floor walls including the hall and reception room. No significant damage was noted as a result of this although you will need to keep an eye on the situation. The possibility of having to carry out some future damp proofing treatments should not be discounted. See Section F3 Walls. Occasional checks should be made and this part of the property must be maintained in the normal way.

### Summary & Action:

This is a typical mixture of older construction and more modern wall construction in later additions. On the whole, this part of the building is in a reasonable condition having regard to the building's age and type. **Condition Rating 1.**

## Advice & Analysis - General Construction Notes

### Analysis & Advice

#### Cavity Walls

- This is the normal form of construction found in homes from the mid-1930's to the present day, although many older houses have a variation of the same form of wall detail.
- As the name implies cavity walls are constructed with two leaves of brick or blockwork – with a cavity between. The benefits of the cavity are that the wall cannot let water through its depth whilst the air in the cavity offers improved insulation standards.
- The outer and inner leaves of a cavity wall are usually stabilised with ties made of galvanised steel or plastic, although other materials have been used in the past.
- In some cases, the ties which hold the outer and inner leaves together begin to rust. At first they expand causing cracking in the outer leaf, and then they can snap causing the outer leaf to bow and eventually collapse. Cavity wall tie failure is more common in homes built prior to 1980 and is often known to be a problem in particular areas such as coastal regions.
- Although cavity construction is effective, water can sometimes penetrate through the outer skin of the wall, and cavity trays are therefore inserted over door and window frames to catch this water in modern houses. There should be drainage channels left through the mortar joints from these trays although they are frequently omitted.
- A rendered finish or some form of cladding applied to the outside of a modern cavity wall often indicates that both of leaves of the wall are of block construction without any brick content.

#### Solid Wall Construction:

- Until the mid-1930s most domestic brickwork in this country was built in solid construction (normally 225mm -9"). This means that the bricks are laid in such a way that they run through the depth of the wall from the inside to the outside. As a consequence, this can permit dampness to travel through the wall onto the internal surfaces. Generally, a wall which is exposed to heavy driving rain will be more susceptible to damage than one which is sheltered.
- Areas under window sills tend to be more susceptible to water damage than other wall areas.
- In order to minimise the risk of damp penetration, the outside pointing and brickwork should be kept in as good a state as possible. Modern coatings are available to apply to solid brickwork to help weatherproof them but these can cause other problems.
- Heat loss tends to be greater through solid brick construction than it is through modern cavity walls. Solid walls with a rendered finish can perform well if the render is maintained in a sound state.
- It tends to be inevitable that houses with solid walls suffer on occasion from condensation problems.

#### Painted walls

- Outside walls, which are masonry painted, require higher levels of maintenance and re-decoration. Masonry paint should be maintained in good condition at all times to reduce the risk of penetrating damp.
- Masonry paint applied to outside walls in poor condition, if left unattended can cause penetrating damp which can also cause damage to the fabric of the walls.

#### Maintenance of Rendered surfaces – General Advice

- External walls which have been covered with rendering (particularly if applied over the walls later in the buildings life), may obscure defects such as movement cracks and defective brickwork.
- Areas of external rendering are often hollow sounding when tapped indicating that sections have lost their adhesion to the walls. This is a common problem with rendering over old walls.

#### Damp Proof Courses, Damp Proofing and Sub Floor Vents

- Walls require a damp-proof course (dpc) to prevent moisture travelling up through the structure which can lead to internal dampness, perished plaster, spoilt decorations and rot in skirting boards and other timbers.

### Property address

Hill View, XXXXXXXXXXXXX

- Sub-floor ventilation is necessary to properties with suspended timber or concrete floors at ground level. This is to ensure that there is an adequate flow of air beneath the timbers which is important to reduce the risk of rot
- Virtually every urban property built in the last 120 years or so will have some form of damp proof course in its walls. Many materials are in use, some being better and more long-lived than others. Most of the houses built in the last 60 years or so have a felt or PVC base damp proof course. Before then slate or bitumen were frequently used. Many old houses have no built in anti-damp protection.
- In order that a damp proof course can perform properly its line ought always to be at least two clear courses of brick above paths or garden surfaces. Whenever a lesser distance exists, the damp proof course can become ineffective and internal dampness can occur.
- The recommended minimum height for a damp-proof course is 150mm above external ground level. The reason for this gap is to prevent soil, etc. building up and bridging the damp-proof course, and to minimise the risk of dampness caused by rain splashing up from the adjacent surfaces. This is crucial for maintaining the effectiveness of the dpc in older homes.
- In more modern/new homes maintaining this gap is often compromised by the increasing need and desire to achieve level access through door openings onto internal floor levels. The use of modern high-performance damp proof cavity trays and closures lapped into floor membranes enables higher ground levels to be maintained.
- After a number of years many damp proof courses fail causing internal wet and damp proof problems. The installation of a modern chemical injection system (often identified by a series of drill holes in the brickwork) together with associated internal plastering can remedy such dampness. All damp-proofing work ought to be dealt with by a competent established firm who can issue a valid guarantee. Internal replastering is an essential part of most damp-proofing schemes.
- Where walls are rendered externally it is considered good practice to stop this coating at or above the damp proof course and form a bell base detail. Where this work is recommended, the old brick work exposed by cutting the render back may have deteriorated out of sight, and repairs to the brickwork must be anticipated.
- Damp problems are often attributed to rising damp when often the damp is from another source or problem such as leaking pipes and drains, or condensation due to poor heating and ventilation.
- If faced with a damp problem, it is well worth checking other potential problems before embarking on expensive remedial damp proofing/damp course treatment.

#### Chemical Damp Proof Courses

- Over the last 30 years the rise in the popularity of a variety of retrofit damp-proof remedial systems means that a significant proportion of older houses have had some form of treatment for damp in the past.
- Chemical injection systems normally involve drilling into the brickwork low down and injecting a chemical solvent under pressure to make the brick more water resistant. The idea is to make a course of brickwork low down more water proof and resistant damp from rising. The holes in the bricks are normally then pointed up or plugged with special plastic inserters.
- The chemical is absorbed into the masonry, where it cures to form a waterproof barrier.
- More recently, damp-proofing creams have been introduced which are faster to install and do not require specialized pumping equipment. Whether in liquid or cream form, the effectiveness of chemical damp-proofing products depends on many factors including product strength, the types of active ingredients in the formulation, the delivery system (e.g. solvents and surfactants), and the suitability of the system for the substrate (brickwork) that it is being injected into. Some forms of the chemical are odour-free; others have a strong odour.
- For these systems to be most effective, it is essential for the internal plasterwork to be replaced to a height of 1.2m with special (renovating) plaster.
- Chemical damp proofing systems have been found to be effective but this is not always the case, particularly in very old buildings or where there are more complicated circumstances.
- Chemical injection techniques are likely to be less effective in non-uniform materials and where moisture contents are quite high at the injection level. Fortunately, in practice the latter condition is rare. Evidence suggests that most cases of rising damp involve low enough moisture levels for an injection technique to have a significant effect. As rising damp is a seasonal occurrence, chemical injections are best carried out in late summer when water tables are at their lowest and the walls relatively dry.

## E5 Windows

Type: The majority of the windows are a mixture of timber single glazed casements with some secondary internal glazing.

There is a replacement uPVC double glazed window to the rear main bedroom.

2

#### Property address

Hill View, XXXXXXXXXXXXX



**The following is noted:**

- 1. Most of the windows are relatively old and show some common faults and shortcomings. They clearly do not meet with current day standards particularly with regard to security and energy efficiency.
- 2. For the most part, they are secure and serviceable at the moment. Some of the casements are ill fitting and the catches are not particularly secure.



**Property address**

Hill View, XXXXXXXXXXXXX

3. There is evidence of previous infill repairs due to wet rot. Further repairs and renovation will be required as part of an ongoing maintenance programme. For the medium to long term, consider the need to replace in modern energy efficient type fittings. Windows, particularly on the older elevations, will need to be designed in accordance with the general look and feel of the building and listed building consent will be necessary.

### Summary & Action:

This is a typical mixture of older window fittings found in a building of this age and type.

Some maintenance/improvements required but these are not considered urgent. **Condition Rating 2.**

**ACTION:** You should instruct an appropriately qualified and recognised contractor to inspect the defects and problems noted and carry out appropriate repairs and upgrading work.

## Advice & Analysis - General Construction Notes

### Analysis & Advice

#### Windows

- Traditionally windows in private houses were constructed in wood and generally old timber tends to be better than new timber. Hardwood is more long lived than softwood.
- Increasingly however, wooden windows are being replaced with man-made materials and during the 1970s and early 1980s aluminium units set in hardwood frames were very popular. Many of these windows, however, have become temperamental in the way they open and close.
- These days uPVC is the most commonly used material for replacement units. If looked after and of a good standard, PVC windows perform well. It is necessary to keep the material as clean and as dry as possible and to main the mastic sealant around the frames in a good state to prevent any damp penetration. Regular maintenance of the window mechanisms tends to be necessary. Failure of the rubber seals and bushes tends to occur. It is vital to check whether there are any current guarantees in force.

#### Older Windows

- With increased importance being paid within the building industry to insulation standards the quality of glazing has improved over the years. Many houses still have comparatively ordinary single glazed windows whilst some have high quality triple glazed units.
- Some homes still have secondary glazing and many home owners are very happy with this type of installation if it is of a good standard.
- Some houses built from around 1920 to 1960 had steel frame windows. These are prone to rusting and as the metal corrodes and expands, the windows can become twisted or buckled and pains crack or break. This type of material also creates a cold surface which can lead to a higher level of condensation.
- Even with fairly new replacement windows, the hinges and fittings get fouled and worn (particularly if neglected). Window fittings should be regularly checked, cleaned and oiled to ensure they are maintained in serviceable condition.
- It should be appreciated that the window mechanisms and fittings (catches, hinges, locks etc.) are prone to seizing up and failing with age and future repair/replacement should be anticipated.

#### Replacement windows and doors – Building Regulations

- All replacement windows and doors now require building regulation approval and certification. If any of the windows look recent installations, enquiries should be made of the vendor/Legal Adviser as to whether the windows are covered by way of any long term guarantees and have a FENSA/CERTASS certificate (required if installed post April 2002).
- These are government approved trade associations whose members can self-certify that their installations meet the standards of the building regulations (see section I). All windows installed since 2010 should have an energy efficiency certificate. See Issues for your legal advisers I1 and I2. If they were installed before April 2002 or do not have either of these, you may wish to ask an appropriately qualified person to assess the quality of the installation.
- All windows installed since 2010 should have an energy efficiency certificate.

#### uPVC window maintenance

- It should be appreciated that older window mechanisms are prone to seizing up and failing with age. Rubber and plastic seals are prone to deterioration. Future repair/replacement should be anticipated.
- Older double-glazed windows are prone to suffering failure of the sealed units which causes the inside to mist up. Expect this to happen in due course. It can be difficult to replace just the double-glazed units on some older windows.
- There are firms who specialise in renovating old and neglected uPVC windows and doors enabling the serviceable life to be prolonged as a cheaper alternative to immediate replacement.

### Property address

Hill View, XXXXXXXXXXXXX

**Older sealed double-glazed units**

- Older sealed double-glazed units are prone to failure with age. This results in staining and condensation occurring, within the double-glazed panels. The defective units will then require replacement.
- Unfortunately, many double-glazed windows suffer from failure. This type of failure can occur without warning and can appear overnight. There are some indications that the average life of a sealed double-glazing unit is some 10 years only.
- You should expect units to fail in due course.

**E6 Outside doors**

Type: Timber panel main entrance and side door. Timber glazed doors to the conservatory.

**The following is noted:**

1. Doors are secure and serviceable at the moment but do not meet current day standards with regard to energy efficiency and security.



1

**Property address**

Hill View, XXXXXXXXXXXXX



**Summary & Action:**

This is a typical type of door arrangement in a building of this age and type.  
 On the whole, the doors are in average and acceptable condition when compared to those homes and buildings of a similar age and type. **Condition Rating 1.**

**Advice & Analysis - General Construction Notes**

**Analysis & Advice**

**Doors**

- Traditionally doors were timber construction with a vast range of styles and patterns and often include glazing.
- External softwood doors are the cheapest to fit, but the least durable. Unless very regularly decorated they will decay. Hardwood doors are better.
- Aluminium or uPVC replacement units are very popular and are generally more energy efficient. In later years there has been a development of composite door construction which includes painted steel finishes. These are set within their own frames and are generally strong and serviceable.
- PVC doors generally suffer wear and damage with age and are often difficult to repair. Locking mechanisms and door furniture are particularly prone to damage. The raised sill sections used with uPVC doors are vulnerable to foot traffic and damage.
- It is very difficult to seal an outside door to give 100% weatherproof conditions. Some leaking under the doors is therefore to be expected particularly with wooden doors even when fitted with weatherboards in exposed locations.
- With increased importance being paid within the building industry to security and insulation standards the quality of new door sets has improved over the years but they have become more complex and generally require a specialist to install and repair.
- Even with fairly new or replacement doors, the hinges and fittings get fouled and worn (particularly if neglected). Fittings should be regularly checked, cleaned and oiled to ensure they are maintained in serviceable condition.
- It should be appreciated that the door mechanisms and fittings (catches, hinges, locks etc.) are prone to seizing up and failing with age and future repair/replacement should be anticipated.

**E7 Conservatory and porches**

2

**Conservatory:**

There is a rear timber framed double glazed conservatory built off a brick base and what looks to be a concrete slab foundation. The roof is double glazed panel construction.

**Property address**

Hill View, XXXXXXXXXXXXX



Replacement double glazed roof

**The following is noted:**

1. The conservatory is relatively old and the timber framework is showing quite a lot of deterioration from wet rot. Previous infill repairs have clearly been carried out. In later years, the original roof has been replaced with a more modern glazed structure. This looks in reasonable condition although the rest of the timber work is relatively poor and now due for replacement/upgrading. You will need to contact a recognised contractor to ascertain the level of remedial work required and the options for upgrading.

**Property address**

Hill View, XXXXXXXXXXXXX



**Property address**

Hill View, XXXXXXXXXXXXX

## Summary & Action:

Renovation/upgrading work required. **Condition Rating 2.**

**ACTION:** You should instruct an appropriately qualified and recognised contractor to inspect the defects and problems noted and carry out appropriate repairs and upgrading work.

## Advice & Analysis - General Construction Notes

### Analysis & Advice

#### What is a conservatory?

- In planning terms a conservatory is just another extension and is included within the allowance for permitted development. This means that providing the building is not listed or in a conservation area of similar restricted location then, subject to various size height and position restrictions, it does not require planning consent.
- For building regulations, things are not quite as straightforward. Until 2010 a conservatory was required to have 50% of the external walls (excluding those within 1 metre of the boundary) and 75% of the roof glazed with a translucent material. Current guidance is now that a conservatory and a porch has to:
  - Have a significant proportion of the roof and walls glazed;
  - Be at ground floor level and not exceed 30 m<sup>2</sup>;
  - Be thermally separated from the dwelling by walls, windows and doors equivalent in insulation terms to the existing dwellings external elements.
  - Be compliant with Part K (Safety Glazing).
  - Have an independent heating system that is separate from the main house.
- If all of the above matters are satisfied, then this part of the building will be a conservatory or a porch and will generally be exempt from building regulations.
- Any electrical work will still be subject to Part P regulations.
- Drainage works such as moving a soil pipe or building over a sewer particularly if shared.

#### Solid replacement roofs for conservatories

- Translucent/glazed conservatory roofs can be replaced with insulated lightweight solid roofing to incorporate roof lights.
- Technically, the revised structure will no longer be a conservatory so it will therefore require compliance with the building regulations.
- This will only relate to the roof. The remainder of the building has to be "no more unsatisfactory than before".
- It should be noted that new lightweight panel roofing is about 5% heavier than glass and it is likely that there will be a need for greater support to the walls/frame resulting in extra work to comply with building regulations.

#### Conservatories

- Highly glazed conservatories will always lose a lot of heat and may suffer from condensation. Although these problems can be minimised, they may affect the enjoyment of this space especially during the winter when it may be too cold to use.
- Polycarbonate sheet covered roofs do suffer thermal movement problems and joints can become weakened over time resulting in minor leaks. Joints and fittings should be checked and sealed as found necessary under routine maintenance.

## E8 Other joinery and finishes

Type: A mixture of timber fascias and timber structural detailing on the front elevation.

### The following is noted:

1. Joinery looks generally adequately maintained to date. No significant defects were noted. Older joinery will require regular maintenance and redecoration.

### Summary & Action:

This is a typical method of construction in a building of this age and type.

On the whole, the joinery and finishes is in average and acceptable condition when compared to those homes and buildings of a similar age and type. **Condition Rating 1.**

#### Property address

Hill View, XXXXXXXXXXXXX

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<b>E9 Other</b>	
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No other matters.

**Property address**

Hill View, XXXXXXXXXXXXX
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# F

## Inside the property

### Limitations to inspection

As surveyors we are restricted as to what we can observe in the house and gain access to. It must be accepted that the report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection.

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it has been assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequential repair costs will be discovered at a later date.

- The presence of furnishings, stored items in cupboards and fitted floor coverings restricted my inspection.
- There were no other matters restricting my normal inspection.

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### F1 Roof structure

1

#### Main Roof:

Access: Accessed via a hatch off the rear bedroom extension.



#### Property address

Hill View, XXXXXXXXXXXXX

Rear extension



Towards the front older part

There is a further small roof space accessed from the kitchen ceiling.



Towards the older part of the kitchen

**Property address**

Hill View, XXXXXXXXXXXXX

Construction: Traditional timber frame.

The roof frame is predominantly made up of evenly spaced rafters secured to the ridge board and, where visible, to the wall plates and ceiling joists.

There is a lining under the roof covering as secondary protection from weather penetration.

Part of the roof structure is concealed by the sloped ceilings at first floor level.

The side kitchen incorporates a single pitched roof formed in a mixture of evenly spaced timber rafters and some older timber construction to the front over the kitchen. Again, there is a lining under the covering as secondary protection against weather penetration.

**The following is noted:**

1. From as far as I can see, the roof timbers look in reasonable and sound condition having regard to their age and type. No significant damage or deterioration was noted.
2. Some of the older timbers show evidence of past woodboring insect infestation. It is important that you check to see whether previous treatments have been carried out or not. See Section F9 Timber Defects.
3. There is evidence of past vermin in the loft and further checks and treatment should be maintained.



4. There is evidence of past water leaks over the side kitchen/flat roof sections. The timbers have deteriorated from minor rot. This should be treated and monitored.

**Property address**

Hill View, XXXXXXXXXXXXX



5. There is no evidence of recent serious water ingress and there is no obvious indication of urgent or significant defects.

### Summary & Action:

This is a standard method of roof construction in a building of this age and type.

On the whole, the main roof structure of the building is in average condition when compared to those homes and buildings of a similar age and type. Some maintenance checks should be carried out. **Condition Rating 2.**

## Advice & Analysis - General Construction Notes

### Analysis & Advice

#### Timber Roof Construction

- Traditionally timber framed roofs were cut and built on site. Simple traditional roofs comprise of a series of sloping timbers (rafters) fixed to the ridge board at the top and a wall plate at the bottom. The wall plate sits on top of the walling/brickwork in traditional construction.
- The roof stays in position because when covered it weighs several tons. To prevent the feet of the rafters pushing outwards, they are secured to the ceiling joists.
- Most houses are relatively deep in size and are often complex layouts. Houses with traditional or cut roofs can have relatively complex design layouts incorporating various extra timbers to stiffen and strengthen the roof frame. Purlins are used to provide intermediary support. Due to the size and cost of the timbers required in modern housing, steel purlins are often found to provide intermediary support. Steel can span long distances and does not require the level of intermediary support that timber counterparts require.
- In some cases, load bearing walls are not in the right position or do not exist at all to provide intermediary support and in these situations, purlins can be supported by trusses. Trusses can be found in various designs and in older buildings can be quite complex.
- Some traditionally formed site built roofs do sometimes require retrospective strengthening, particularly those of a hipped design or ones where there has been a change of the roof covering causing timbers to become overstressed.
- All roof spaces should be effectively vented to give a good level of air movement so as to prevent and discourage condensation being a nuisance as this can be a problem in unvented roof spaces. This becomes particularly important when the insulation is increased.

### Property address

Hill View, XXXXXXXXXXXXX

## F2 Ceilings

The ceilings have been inspected from within the rooms and no opening up has been undertaken. The nature of ceiling material cannot be ascertained without damage being caused. The ceilings have been inspected from floor level only, and also from within accessible roof spaces where random sections of insulation were carefully lifted on a sampling basis.

Construction: A mixture of plasterboard with what I suspect may be some older lath and plaster construction in the original part of the building such as sloped areas in the first floor.

Finishes: Mixed painted plaster and decorative linings.

### The following is noted:

1. Ceilings are generally secure and serviceable. Some minor cracks and imperfections are evident behind the decorative finishes. Expect some minor repairs when stripping for redecoration work is undertaken. No significant defects were noted.

### Summary & Action:

This is a typical method of ceiling construction in a building of this age and type.

On the whole, the ceilings in the building are in average and acceptable condition when compared to those homes and buildings of a similar age and type. **Condition Rating 1.**



### Property address

Hill View, XXXXXXXXXXXXX

## Advice & Analysis - General Construction Notes

### Analysis & Advice

#### Ceilings - General

- In houses built before the second World War, the ceilings are likely to be lath and plaster. Most modern ceilings are made of plasterboard. This generally was introduced after World War 2.
- Lath and plaster ceilings can last up to 100 years, however, they can fail with age.
- During the post war years, a number of ceilings were lined with fibreboard or various asbestos cement boards. By the late 1950s most ceilings were finished with plasterboard.
- It is unusual to find serious defects in plasterboard assuming it has been installed properly.

#### Lath and Plaster Ceilings – Potential repairs and maintenance

- Lath and plaster ceilings are formed by applying plaster over narrow wooden strips known as laths, fixed to the underside of the ceiling joists. The strength of this type of ceiling depends on how well the plaster keys to the laths. When the plaster starts to pull loose of the laths, it often becomes widespread and repair of a small crack in this type of ceiling, can soon become a large repair. Vibration and noise can often be a cause of lath and plaster ceiling failure along with the installation/upgrading of a heating system.
- Due to the relatively fragile nature of this type of ceiling, failures can occur suddenly without warning. The risk of failure increases with time and you should anticipate the need for future repair and potential replacement work. Although a cracked and uneven ceiling may look generally serviceable at the moment, localised plaster repairs are likely to be required especially when stripping for redecoration work is undertaken. Lath ceilings are heavy and can cause damage if they should fall.
- It is not uncommon for old lath ceilings to be covered over with fibreboard or polystyrene tiles. These must be viewed as short term materials.
- Complete renewal in plasterboard or overboarding with plasterboard is generally the most satisfactory solution for an old and damaged lath and plaster ceiling.

#### Plasterboard Ceilings

- Plasterboard was introduced some 80 years ago and first became popular as a ceiling finish, gradually replacing timber lath ceilings. For the past 30 years or so, it has also been used as a dry lining for walls.
- Plasterboard comprise of a layer of some plaster covered both sides and along the edges of the stiff paper. They are available in a range of sizes. The boards are usually self-finished although many of them can be skimmed with a thin coat of plaster. Some grades include a bonded thickness of insulation and/or a vapour check layer to resist damp. For walling, the boards are fixed using dabs of adhesive, timber batons or metal channels. For ceilings, these are normally nailed or screw fixed.
- Until the 1990s, most boards were 9mm or 12.5mm thick. These were usually fixed with galvanised plasterboard nails. Nowadays, 15mm boarding has become more popular, particularly in walling allowing the boards to cover wider areas.
- Finishes boards accept most types of paint and textured coatings.
- Dampness is a problem for plasterboard. When moist, the paper covering deteriorates and the plaster content generally swells and crumbles. Plasterboard when damaged by pipe or roof leaks generally has to be replaced.
- If a ceiling is coated with an artex or similar textured finish, cracks on board joints often develop, but these are not easy to fill or repair to a good standard.

#### Artex and Asbestos

- Older types of Artex or similar material may contain a small quantity of asbestos fibre. The general use of asbestos ceased in the mid-1980s. On the basis of the likely age of the textured finish it is therefore recommended that the Artex is not worked or sanded in any way which could release fibres. See Risks - Section J3.

#### Cracked Ceilings

- In older properties, cracking is often caused by the gradual deterioration of the timber lath and plaster ceilings. Shrinkage of the laths, rusting of the nails that fix them to the joists, aggravated by vibration of the floors will eventually lead to extensive cracking.
- It is inadequate joist size and the lack of strutting in the floor exacerbate the problem.
- Plasterboard ceilings are less prone to cracking if properly fixed but in practice can suffer defects due to the following:
  - Inadequate nailing;
  - Wrong type of nails used;
  - Poor taping of the plasterboard joints;
  - Lack of timber noggins at unsupported edges of the plasterboard.

#### Property address

Hill View, XXXXXXXXXXXXX

## F3 Walls and Partitions

Ground Floor: Mixed solid masonry construction.

Upper Floors: A mix of solid masonry construction (brick or concrete block) and lighter timber/stud construction lined in plasterboard

Finishes: Walls are surfaced in painted plaster and decorative linings along with ceramic tile to kitchen and bathroom/toilet areas.

A lot of the wall surfaces look as though they have been re-skimmed with plaster over later years during past refurbishment works.

Alterations: The rear lounge has been opened up into the extension. The utility is a later extension. The kitchen has been enlarged. The conservatory has been added to the back of the kitchen and main reception room. Rear bedroom 1 is a later extension. The staircase look as though it has been moved in the past with the landing area altered and repositioned.

### The following is noted:

1. Wall surfaces are finished to a basic but reasonable standard with no signs of any serious cracking or distortion noted to indicate instability or serious weakness. Normal domestic wear and tear is evident.
2. There are some areas of cracked, loose or uneven plaster behind decorative finishes (minor and general). Over the years the bond between plaster and the masonry can become weak and loose. This often occurs around window and door openings that are subject to vibration.
3. With older wall surfaces, some plaster repairs will be required when stripping for redecoration is carried out. However, no immediate action is considered necessary.
4. Minor Distortion. Distortion can be seen in the shape of some internal door frames, caused by internal settlement and shrinkage of floor timbers.
5. I found no evidence of progressive movement although it is possible that door edges will need adjusting from time to time and cracks could appear in adjacent wall surfaces.



### Property address

Hill View, XXXXXXXXXXXXX



**Property address**

Hill View, XXXXXXXXXXXXX

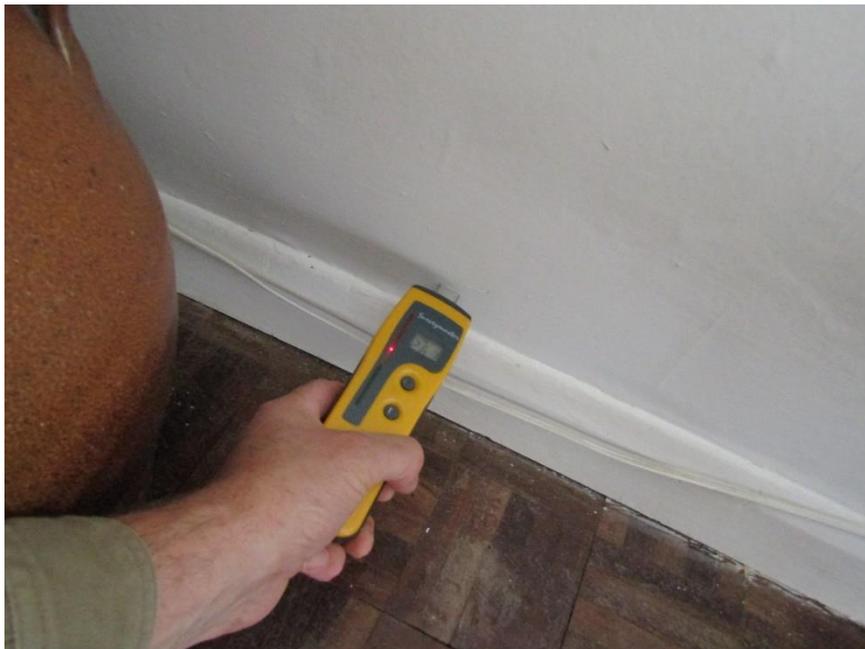


## Damp Problems

- Tests were conducted with an electronic moisture meter at appropriate positions throughout the property (except where impermeable surface finishes, furniture, fitted cupboards and stored goods prevented access).

### The following is noted:

1. Properties of this type were generally constructed without effective damp proof courses and good insulation and as such are inherently prone to damp and condensation problems.
2. The level of damp problems found in properties like this varies. In some cases, this can be managed and accepted as part of normal occupation with little or no disruption to normal living. On other occasions this can be a source of problems resulting in defects that warrants action and remedial work.
3. On this occasion, I found slight higher than normal damp meter readings (see hall). There is no significant deterioration from this although there is a risk of future problems. No immediate action is considered necessary but the possibility of having to carry out some future treatments should not be discounted. Occasional checks should be made and this part of the property must be maintained in the normal way. See Risks J1.



### Property address

Hill View, XXXXXXXXXXXXX

## Summary & Action:

This is a typical method of construction for walls and partitions in a building of this age and type.

On the whole, the walls and partitions in the building are in average and acceptable condition when compared to those homes and buildings of a similar age and type.

### Condition Rating 1.

## Advice & Analysis - General Construction Notes

### Analysis & Advice

#### Internal Walls and Partitions - General

- Most houses/buildings have a combination of load bearing and non-load bearing partitions.
- Load bearing partitions are nowadays built in blocks or timber studding. In the past, they have also been built in brickwork. They usually support upper floor joists and in traditional roofs, part of the roof structure.
- In modern houses with trussed rafters, load bearing partitions are not required on the upper storeys because the trussed rafters do not need any intermediate support.
- Traditionally, internal walls have always been built in a mix of solid material (brick or block) and timber. Contrary to popular conception, timber walls can be load bearing, particularly in period homes or modern timber framed built homes.
- Different wall types give different standards of noise insulation. Thin timber and plaster board walls can transmit relatively high levels of noise if not well insulated.
- Many wooden walls are difficult to use to support heavy fixings or pictures etc. although special fixings are generally available for most wall types.
- In older homes, over the years the bond between plaster and the masonry can become weak and loose. This often occurs around window and door openings that are subject to vibration. With older wall surfaces, some plaster repairs will be required when stripping for redecoration is carried out.

#### Finishes/Plastering

- Lime Plaster. Until the 1950s, most plasterwork was based on lime. Lime is made from chalk or lime stone. The process of producing lime plaster is a long drawn out procedure and is not cost effective in modern construction.
- Gypsum Plaster. Gypsum is a naturally occurring material quarried in many parts of the UK. Modern gypsum based plasters increased in popularity from the mid 20<sup>th</sup> century. Since the 1960s, Gypsum plasters have been available in premixed products only requiring water to be added on site. Nowadays, there are numerous types of plaster available to suit differing backgrounds and situations. Gypsum plasters, however, are not suitable in damp conditions.

## Dampness – General advice & Notes:

### Common Causes of Damp

- Dampness refers to the presence of unwanted moisture in the structure of a building, either as a result of intrusion from outside or condensation from within the structure.
- A high proportion of damp problems in buildings are caused by either condensation, rain penetration or rising damp although other causes such as pipe leakage should not be overlooked.
- If there is damp in your property it may be due to a variety of issues including failure of materials or inappropriate previous intervention.
- It is imperative that all possible reasons for damp ingress are fully investigated as there could be more than one source.
- It should be noted that the damp area may be some distance from the course or could be related to work carried out several months or even years beforehand as many problems can go unnoticed for some time.
- Distinguishing condensation, rising dampness and penetrating dampness is not always easy. An incorrect diagnosis will usually lead to inappropriate repair works; work which not only fails to cure the problem, but may make it worse. The correct investigation is essential when dampness is found in a building prior to implementing any remedial repairs.
- It should also be remembered that a damp proofing company will have a vested interest in finding damp and recommending remedial repairs.

### Rising Damp

- Most building materials are porous, in other words they contain tiny spaces or pores.

### Property address

Hill View, XXXXXXXXXXXXX

- Water has a natural inclination to spread along these pores, and the smaller diameter, the further it will spread. This phenomenon is known as capillary action.
- Rising dampness in a building is caused, therefore, by water in the subsoil rising up the pores or capillaries of the materials in the wall.
- For the last 100 years or so, houses have been constructed with damp proof courses. Materials such as lead, engineer bricks, slate, copper, asphalt, bitumen, felt and more recently polythene and concealed cavity trays have also been used to form the damp proof course/damp proofing.
- However, there are still thousands of houses from the 19<sup>th</sup> and 20<sup>th</sup> centuries without damp proof courses and of course damp proof courses can fail for a number of reasons to include deterioration of the original material, physical damage of the original material, bridging of the damp proof course, a build up of mortar in the base of the cavity wall and design errors.
- There may be situations where houses without a damp proof course, but with no history of damp problems, suddenly exhibit symptoms of rising damp. This is most likely to be due to a change in the water table or serious leakages from drainage or water services.
- Diagnosis. Rising damp is comparatively rare. Much more common are problems of condensation and penetrating damp.
- Other causes or contributory factors can be due to excessive water lying on the ground, cracked or leaking pipes or defective ground or surface drainage.

#### **Penetrating Damp**

- There are many potential defects that can lead to penetrating damp. Diagnosing penetrating damp is sometimes easy, for example, a leaking gutter or downpipe. On other occasions, it can be quite difficult especially when the symptoms other potential problems such as rising damp or condensation.
- Older solid walling can be prone to damp penetration/rain penetration through the masonry.
- Persistent water/damp penetration can cause damage to plaster and decorations as well as timber decay over time. In older buildings, these risks can be minimised by maintaining gutters and downpipes, roof coverings, and flashings etc in good condition.
- In older buildings with solid wall construction, walls beneath windows can be prone to damp due to poor run off of rainwater water, from glazing poor seals around windows, perished brickwork and pointing.
- Solid external walls can be prone to rain penetration. Leaking gutters and driving rain can cause rainwater to soak through the masonry. Persistent water penetration can cause damage to plaster and decorations, as well as timber decay. The risk can be minimised by maintaining gutters and downpipes in good condition.
- Walls beneath windows can become damp, because of rainwater run-off from the glazing and poor seals around the windows and perished brickwork and pointing.

#### **Condensation**

- Condensation occurs in almost every house in the UK. In most cases, it will be a temporary phenomenon, perhaps just causing a bit of misting in the bathroom after a shower has been used. In more serious cases, it can ruin furniture and decorations; it can also be a risk to health.
- Air contains water vapour; if the air is warm it can hold substantial amounts. If moist air comes in contact with a cold surface, the air next to the point of the contact is cooled. If the air is cooled below a particular temperature (called the dew point), the water vapour will condensate on the cold surface. Whether or not condensation occurs depends upon the amount of water vapour in the air and the temperature of the cold surfaces in contact with the air. If you pull back the bedroom curtains in the morning and see moisture on the inside of the glazing, it is caused by condensation. Water vapour in the air comes in contact with the cold surface of the glass and condensates.
- Condensation can be stopped by limiting the amount of water vapour produced. Ventilating rooms to remove the moist air, or warming up the various surfaces to prevent moist air from being cooled.
- Condensation can occur in many places. The obvious ones are in bathrooms and kitchens particularly if they are badly heated or poorly ventilated.
- Condensation can also occur in roof voids that are not properly ventilated, around the edges of upper floor ceilings (if the insulation is not adequately installed), on cold water pipes and on toilet cisterns.
- Condensation can occur on cold concrete floors, particularly older floors which were not built with insulation underneath.
- Condensation often occurs around window and door openings commonly known as cold bridging where there is no insulation between the inside wall surface and the outside wall surface. Modern buildings incorporate insulation to prevent cold bridging.
- Condensation is difficult to totally cure and depends on a balance of ventilation, insulation and heating.
- The control of condensation involves maintaining surface temperatures above the dew point (the humidity related temperature at which water vapour turns into moisture), and the provision of adequate thermal insulation and proper ventilation. Unfortunately, the modern emphasis on draught proofing reduces ventilation in dwellings, increasing the risk of condensation.

#### **Property address**

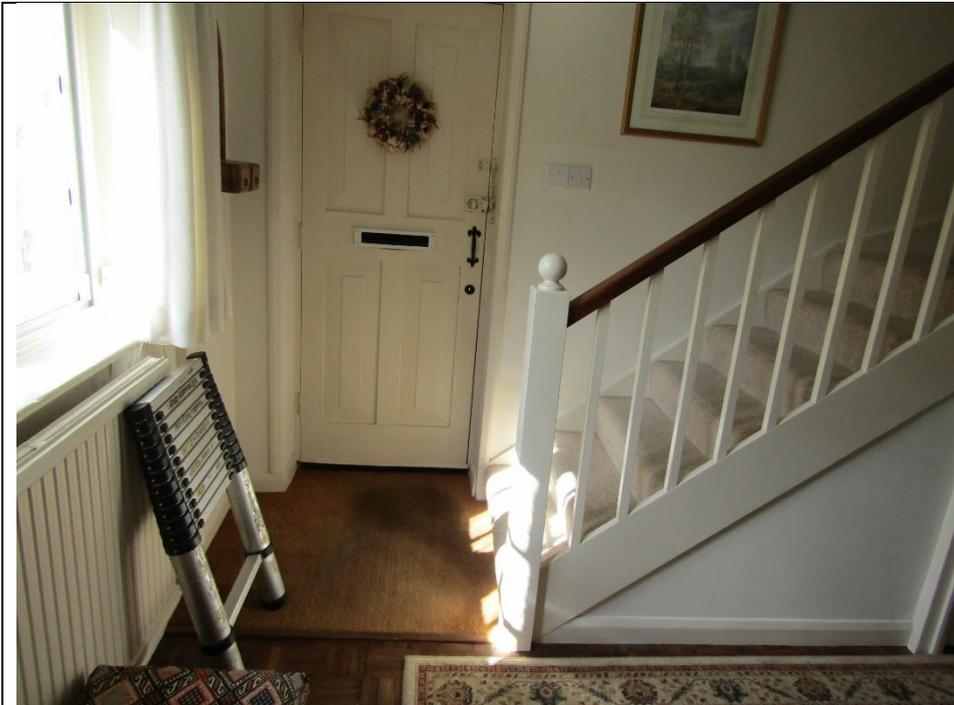
Hill View, XXXXXXXXXXXXX

<ul style="list-style-type: none"> <li>• The extent of condensation in a dwelling will depend not only on its orientation and construction, but on variable factors such as weather conditions, lifestyle, and how the property is heated and ventilated.</li> <li>• Adequate heating and ventilation will help to keep condensation to a minimum. The control of condensation can be significantly improved by installing extract ventilators in bathroom and kitchen areas, with ducts arranged to disperse the humid air to an external position (if not already installed). This will help to remove water vapour at source. The extractors should be operated whenever these rooms are in use.</li> </ul> <p><b>Treating Dampness in Older Homes</b></p> <ul style="list-style-type: none"> <li>• Dampness in older buildings can be very difficult to eradicate. To do so usually involves work of a disruptive and expensive nature. Accordingly, a decision has to be made whether to accept and live with the problem of dampness, together with the associated risks, or to carry out further investigations.</li> <li>• The dampness, if left untreated, may cause damage to the fabric of the building over time or may have resulted in concealed defects.</li> <li>• If these risks are unacceptable to you, further investigations should be carried out by commissioning a report from a specialist damp-proofing contractor who is to be a member of the Property Care Association (PCA).</li> <li>• Any work carried out should have the benefit of an insurance backed guarantee. These further investigations need to be carried out before exchange of contracts to establish the extent of any remedial works required before exchange of contracts. See Section J – Risks</li> </ul>	
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<p><b>F4 Floors</b></p> <p><u>Restrictions of Inspection</u></p> <p>It should be noted that there are practical limitations on the inspection of floors, whether bare or covered by fitted coverings and furniture. Where it is possible to raise floorboards, this can only be done on a random basis and inevitably there are areas which cannot be seen. The floorboards have not been lifted where this could cause damage or where the vendor's permission has not been given. In the cases where floorboards cannot be lifted, only a general comment can be made, and complete assurance cannot be given that there are no concealed defects.</p> <p>Fitted coverings and furniture inevitably restrict the detail of inspection. Comments are therefore based on selected areas where the edges of carpets could be turned back with the vendor's permission to give an indication of the method of construction used and its condition. The risk must be accepted that concealed defects may exist beneath the floor coverings.</p> <p>Ground Floors: Solid construction, mostly concrete. Mixed floor finishes including woodblock with tiled areas in the kitchen.</p>	<div style="background-color: green; color: white; padding: 5px; width: 30px; margin: 0 auto;">1</div>
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**Property address**

Hill View, XXXXXXXXXXXXX



Upper Floors: Suspended timber construction. Mixed floor finishes including carpet coverings.

**The following is noted:**

1. Ground Floors - Acceptable Condition. The ground flooring is generally reasonably firm and level. The flooring would appear capable of bearing normal domestic loads.
2. The age of the house is such that it is probable that there is no damp proof membrane or insulation in the solid flooring. It is therefore a potential risk from damp penetration or condensation until such time as the flooring is upgraded.
3. Upper Floors - Generally Acceptable. Fitted finishes prevented direct visual examination of the upper timber floor surfaces. However, they are generally firm and level with no undue deflection or springiness noted. They should be capable of bearing normal domestic loads.
4. Whilst serviceable, there are some localised areas of loose or creaky floor boarding underfoot (minor and general). This is not thought to be a significant problem and is typically caused from shrinkage, thermal movement and vibration. Boards often get disturbed for re-plumbing and re-wiring in older homes and do not get properly fixed back. Some boards will need to be carefully checked and secured next time the coverings are lifted or replaced.
5. There are no indications of urgent or significant defects. Floors should be cleaned and maintained in the normal way.

**Summary & Action:**

This is a standard method of construction in a building of this age and type.

On the whole, the floors are in average and acceptable condition when compared to those homes and buildings of a similar age and type.

**Condition Rating 1.**

**Property address**

Hill View, XXXXXXXXXXXXX

## Advice & Analysis - General Construction Notes

### Analysis & Advice

#### Solid Floors

- Solid floors are generally made with a concrete slab laid on a hardcore base. The hardcore helps spread the load evenly over the soil beneath and protects the concrete from chemicals in the soil. To achieve a floor that does not settle, hardcore needs to be well compacted. If the floor should subside, repair work is possible but can be costly.
- Concrete slabs are typically around 150mm thick and have a thin top layer (screed) which gives a level base for the floor finish (tile, carpet, laminate board etc.).
- Solid floors should include a damp proof membrane (dpm). This is usually either a liquid bitumen coat or a layer of polythene or bitumen sheet. The dpm reduces water coming up through the floor by capillary action, though it does not (as many assume) resist direct water pressure. Poor workmanship on site often means that a dpm is torn or laid with gaps which become damp spots later.
- Modern solid floors include rigid insulation. Older solid floors lack insulation and can be more prone to condensation causing damp and mould on surfaces.

#### Concrete Ground Floors

- Concrete ground floors were not unknown in the 1930s but became more common in the 1950s. The floor is basically a bed of concrete supported by the ground directly beneath it and quite independent of surrounding walls. This type of floor was most common from the 1950s until the 1990s.
- Typical floors from the 1950s would comprise of a layer of hardcore, a concrete slab probably 100-125mm thick and then a floor finish.
- Some floors, by no means all, contain damp proof membranes, usually liquid based.
- In many houses with woodblocks or plastic tiles, the only barrier to rising damp was the bitumen bedding material.
- Thermoplastic tiles were introduced in the UK after the Second World War. These tiles are made from a mixture of resin binders, mineral fillers, asbestos and pigment. Early tiles were quite brittle. Asbestos vinyl tiles were introduced in the mid-1950s. There were made in much the same way but were more flexible. See Notes Asbestos.
- In the 1960s, a typical floor would comprise a layer of hardcore, a polythene damp proof membrane laid on a thin bed of sand and a floor screed probably covered with vinyl tiles.
- Damp proof membranes on top of the slab were also common, often using hot bitumen or cold bitumen and then finished with a screed.
- In the mid-1960s, polythene damp proof membranes became the accepted form of damp proofing. This barrier was laid under the concrete slab.

#### Suspended Timber Floors

- Suspended timber floors have been used for many years without great design changes. Most problems result from under sizing of the joists or poor conditions at the end support (or bearing), or poor sub ground floor ventilation.
- Often, joists are cut or notched to allow pipes and wiring to run under floorboards. There are clear regulations which now restrict what can be done but in the past mistakes have been made, sometimes resulting in the floor being springy.
- To prevent joists twisting, strutting is inserted usually some halfway along its length. Strutting is usually made with pieces of timber which are nailed between the joists at right angles to their length. When they are omitted the floor can become uneven or springy.
- More recent properties often have sheet chipboard floor boarding in place of more traditional softwood tongue and grooved or plain floorboards. Because these materials can be laid in large panels, removal to access services can result in very squeaky floors developing. The sheets cannot always be properly re-fixed. The material tends to disintegrate or seriously distort on prolonged exposure to moisture and problems often occur near showers or washing machines.
- Upper timber floors are generally trouble free if built right and not disturbed.
- In older homes, timber floors get disturbed when new services such as electrics, plumbing and heating are installed. Floor timbers and boards are often left damaged and poorly secured after such work.

### Property address

Hill View, XXXXXXXXXXXXX

## F5 Fireplaces, chimney breasts and flues

There is a decorative fireplace in the lounge. This has no flue. The dining room incorporates a relatively modern gas stove which was running at the time of inspection. Other fireplaces are redundant including on the stairwell.



### The following is noted:

1. A gas fire is fitted. (See Construction Notes below).
2. There are no indications of any urgent or significant defects.

### Summary & Action:

This is a typical type of arrangement in a building of this age and type.

On the whole, the fireplaces and flues are in average and acceptable condition compared to those homes of a similar age and type.

**Condition Rating 1.**

### Property address

Hill View, XXXXXXXXXXXXX

## Advice & Analysis - General Construction Notes

### Analysis & Advice

#### Chimney Flues- General Advice

- It is not possible within the limits of this report to assess the internal condition of the flues or flue liners and we can give no assurances as to the practicalities of using the fireplace unless testing and further investigation is undertaken.
- It is recommended that all flues be checked prior to use. A competent chimney sweep would be able to sweep the flues and carry out a smoke test on open fires or solid fuel appliances.
- Where open fires are used flues must be regularly swept to remove soot and birds' nests. With older properties this can sometimes dislodge the brickwork between the flues which over the years may have perished due to the action of the acids deposited by flue gases.
- Old chimney flues are prone to gradual deterioration and it is possible for smoke and fumes to escape through gaps in the mortar joints, often at floor level or in roof spaces where the surfaces are un-plastered. It has been known for smoke to permeate between adjoining dwellings. No tests have been made but if this problem occurs, it will need to be rectified. There are modern specialist techniques for restoring old flues by lining with concrete, which can be done without disturbing the structure. Such specialist work, however, is expensive.
- Flues which are in use need to be swept regularly. This should be done at least once a year. Chimney fires can occur if flues are not properly and regularly swept.

#### Gas Fires -General Advice

- There is a wide range of gas fires and appliances and their ventilation requirements for outside air varies considerably.
- All heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person - Gas Safe Registered (see section G4).
- A ventilation check is part of that safety assessment.

## F6 Built-in fittings (not including fittings and appliances)

1

Kitchen: The kitchen is fitted with an old range of base and wall units. The kitchen has a built in hob and oven.

- No inspection has been made of built-in appliances. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate engineer before exchange of contracts.
- It should be remembered that we have not taken out any of the kitchen appliances and cannot verify the adequacy of connections. Leaks can occur at any time between the date of survey and you taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible, or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of appliances can reveal or cause defects in plasterwork and services. This risk must be accepted when proceeding with your purchase.

### The following is noted:

1. Dated fittings which are showing general wear. Fittings have been painted up in later years. Whilst serviceable, most buyers would look towards carrying out an early refit.

### Property address

Hill View, XXXXXXXXXXXXX



**Summary & Action:**

A typical installation and arrangement for a property of this age and type.

On the whole, the standard and condition of the fittings is considered average when compared to those homes and buildings of a similar age and type.

**Condition Rating 1.**

**Advice & Analysis - General Construction Notes**

**Analysis & Advice**

**Fitted Kitchen and Storage Units – General Quality**

- Particle board storage cupboard, drawer and work surface units are made of small pieces of wood held together with glue and faced with plastic or a similar finish. Such units can react badly to dampness, e.g. the surface finish can come away from the board material or the particle board can swell up and push the surface finish out. It is necessary therefore to try to prevent dampness coming in to contact with these units. Such units tend to perform worse than solid wood units.
- Solid storage cupboard, drawer and work surface units are made from small pieces of wood held together with glue and sometimes faced with plastic or a similar finish. Such units tend to perform better than units manufactured from particle boards.

**F7 Woodwork (e.g. staircase and joinery)**

**1**

**Staircase:** A relatively modern staircase. This has been modified/moved in the past presumably when the extensions were built.

**Internal Doors:** The internal doors are of timber and panel boarded construction.

**Other:** The door surrounds and skirtings are painted timber construction.

**The following is noted:**

1. Internal joinery is of a basic but reasonable quality and appears to be in generally serviceable condition. Fittings appear to be adequately fixed in position. Normal wear and tear is evident.

**Summary & Action:**

This is the standard type of installation and fittings found in a building of this age and type.

On the whole, the joinery and fittings are in average condition compared to those homes of a similar age and type.

**Condition Rating 1.**

**Property address**

Hill View, XXXXXXXXXXXXX



## F8 Bathroom

Main Shower Room: Fitted with shower, wc and wash basin.

Ensuite: Fitted with bath, wc and wash basin.

Other: The utility cloaks has a wc and wash basin.

### The following is noted:

1. Fittings appear to be adequately fixed in position. Sanitary fittings are of a basic, acceptable standard for the scale and style of the dwelling. Fittings appeared serviceable when tried under normal operation.



1

### Property address

Hill View, XXXXXXXXXXXXX

## Summary & Action:

A typical type of installation and fittings found in a building of this age and type.

On the whole, the sanitary fittings are in average and acceptable condition when compared to those homes and buildings of a similar age and type.

**Condition Rating 1.**

## Advice & Analysis - General Construction Notes

### Analysis & Advice

- Shower trays, bath and plumbing seals commonly suffer problems with water leakage around joints. Even the most modern of fittings can suffer unexpected leaks from normal use. This can result in concealed defects to plasterwork, and even damage and rot to timbers including skirtings and flooring in extreme cases. Whilst there may be no signs of immediate damage this is a risk, particularly if maintenance has been neglected. Leaks can remain undetected for considerable periods of time.
- The possibility of defects becoming apparent once a property has been emptied and or floor coverings are remove/lifted should not be discounted.
- Shower and baths with high pressure/power showers are particularly vulnerable to leaks.

## F9 Other

2

### Timber Defects

Timber defects can arise in a number of forms (See below – General Construction Notes & Advice).

#### The following is noted:

1. Homes of this age and type do have an increased risk of defects to concealed timbers such as roof and flooring. See Risks J1. There are no indications of urgent or significant defects. Normal maintenance should be undertaken.
2. Past woodboring insect infestation is evident in the exposed older roof timbers. This may have spread to other concealed timbers. I am not aware that this has been subject to any professional specialist treatment. Further checks should be made. You are advised to establish the extent of any previous work undertaken and the availability and adequacy of any long term guarantees that may exist.
3. The risk is considered relatively low.
4. Minor infestation/rot can be treated on a DIY basis or by a competent building contractor utilising proprietary branded chemicals. If a more significant outbreak is discovered, you should refer to a PCA registered contractor for advice on treatment and repair.

### Summary & Action:

The level of timber defects and the potential risk of such defects is considered average and acceptable when compared to those homes and buildings of a similar age and type.

**Action:** Some further checks and potential repairs, treatment, renovation and/or renewal may be required if no previous treatment has been carried out. **Condition Rating 2.**

## Advice & Analysis - General Construction Notes

### Analysis & Advice

#### Wet Rot

- Wet rot is usually associated with neglect or poor detailing in buildings, occurring in timbers which are definitely wet, or having persistent moisture content in excess of around 20%. Wet rot can occur in internal as well as external timbers. It is often limited in extent and does not extend beyond damp timbers. In addition to external joinery exposed to the weather, areas particularly at risk include timbers built into damp walls, and floors beneath leaking sanitary fittings. Damp roof timbers and ground floor timbers are also vulnerable.

#### Dry Rot

- Dry rot is a fungus which develops in damp timber usually under conditions of dampness and inadequate ventilation. The fungus does not like light and often grows between materials where light is excluded. This characteristic can conceal an outbreak at the development stage. Poorly ventilated, damp sub-floor and roof voids are places at high risk from dry rot attack. The fungus produces strands which can extend for several metres over and through such

### Property address

Hill View, XXXXXXXXXXXXX

materials as plasterwork and brickwork, allowing secondary outbreaks to occur. It is possible for a dry rot outbreak to pass between adjoining dwellings. Eradication can be difficult, disruptive and expensive to achieve.

**Wood boring insect infestation**

- Woodworm is a wood-boring insect attack that can cause structural damage in buildings and is unsightly. There are a number of wood-boring insects that attack timber in properties in the UK.
- Woodworm is a description commonly and loosely applied to all wood-boring beetles. The life cycle of the wood boring beetle is normally always near completion before most property owners are even aware they have a problem. After mating the female beetle will lay her eggs into cracks and on the rough surfaces of the structural timbers, which will then hatch and begin tunneling into the timber.

**Damp and Timber Treatment - Guarantees**

- Damp and Timber Treatment - Guarantees Particular care needs to be exercised in respect of wood-rot, wood-worm and damp guarantees so as to identify their true value. Your legal adviser should check the strength of the original treatment firm and ensure that it is associated with a recognised body and chemical supplier. A guarantee will normally only cover those areas specifically treated and this is normally identified in the original report specification and plan. It is important that such documents are made available to you through your legal adviser.

**Property address**

Hill View, XXXXXXXXXXXXX

## G

## Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, or meet modern standards.

### Limitations to inspection

The inspection of the services was limited to those areas which are visible. No comment can be made as to the soundness of any services which are not visible. Sanitary fittings have been tried under normal operation where possible (if the water supply is switched on – we do not activate the water supply in empty properties that are drained down).

Services (heating, gas, electric, plumbing; including fittings) have not been tested but where appropriate, specific advice has been made as to the advisability of having the services inspected by a specialist contractor.

1 2 3 NI

### G1 Electricity

3

**Safety warning:** The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

There is a standard mains electrical supply and the consumer unit [fuse box/switch gear] is located in the kitchen.

**Consumer Unit:** The consumer unit includes miniature circuit breakers (MCB) and a residual current device (RCD - safety switch).

**Wiring and Fittings:** The remaining electrical installation is grey plastic coated cable where seen and connects to conventional socket outlets and to the lighting circuits.

#### The following is noted:

1. The installation has been altered/upgraded in the past but not recently. The installation is unlikely to meet current day standards.
2. There is no evidence on site that the electrical system is covered by a current inspection and testing certificate.
3. Some further upgrading work may be necessary.

### Property address

Hill View, XXXXXXXXXXXXX



Sockets added on

### Summary & Action:

Further investigation. **Condition Rating 3.**

**ACTION:** You need to refer to a qualified electrician, preferably NICEIC or ECA registered, to inspect the system and advise you upon serviceability and necessary upgrading. Recommended repair and upgrading work should be undertaken. Obtain a report and quotation for necessary work.

### Advice & Analysis - General Construction Notes

#### Analysis & Advice

- It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a test which covers matters relating to resistance, impedance, current and earth safety, etc.
- Part P Building Regulation certification is required where rewiring/alterations to the installation have been carried out post 1 January 2005. This should be checked further. If the electrical system is not covered by this documentation and a current inspection and testing certificate, this is a potential safety hazard.

#### Property address

Hill View, XXXXXXXXXXXXX

<p><b>G2 Gas/oil</b></p> <p>Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.</p> <p>Gas Supply: Mains gas is connected.</p> <p>Fittings and Appliances: Standard gas fire and gas boiler connections.</p> <p><b>The following is noted:</b></p> <ol style="list-style-type: none"> <li>1. There is no evidence on site that the gas installation and fittings are covered by a current inspection and testing certificate. This is a potential safety hazard. See J3 – Risks.</li> </ol> <p><b>Summary &amp; Action:</b></p> <p><b>Condition Rating 3.</b></p> <p><b>ACTION:</b> In accordance with Gas Safe recommendations, you need to check to see whether there are service records and a recent test certificate available for the installation, and if not, have a test carried out by a qualified Gas Safe registered engineer.</p> <p><b>It is a wise precaution to have the system checked by a gas engineer prior to taking up occupation, particularly if there is a break in occupation of the building.</b></p>	<div style="background-color: red; color: white; padding: 10px; font-size: 24px; font-weight: bold;">3</div>
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<p><b>G3 Water</b></p> <p><b>Plumbing Installations</b></p> <ul style="list-style-type: none"> <li>• We will carry out a general check of the visible pipe work and tanks enabling us to give an indication of the overall standard of the system. We cannot see underground incoming water pipes and it is rarely possible to carry out a detailed check of the underside of the tanks or surfaces inside lagging, jackets or hidden pipes etc. It is often found that pipes are hidden out of sight which makes repair and maintenance work costly when the need arises.</li> <li>• We are not permitted to fill pipe work systems when surveying an empty property and this makes it difficult to advise upon faults.</li> </ul> <p>There is a mains water supply. It is important to know the exact position of the stop taps so that the water can be switched off in case of a leak or emergency.</p> <p>I could not see the inside isolating stop tap and its location should be confirmed to you by the vendor in case of emergency.</p> <p>Plumbing is in conventional copper pipe with plastic wastes to fittings.</p> <p><b>The following is noted:</b></p> <ol style="list-style-type: none"> <li>1. No active leaks were found and there are no indications of urgent or significant defects. The plumbing system should be maintained and serviced in the normal way.</li> </ol>	<div style="background-color: green; color: white; padding: 10px; font-size: 24px; font-weight: bold;">1</div>
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**Property address**

Hill View, XXXXXXXXXXXXX

2. It is a wise precaution to have the system checked by a specialist plumber prior to taking up occupation, particularly if there is a break in occupation of the building.

### Summary & Action:

This is a typical type of installation and fittings found in a building of this age and type.

On the whole, the installation looks in average condition when compared to those homes and buildings of a similar age and type.

**Condition Rating 1.**

## G4 Heating

1

Type: The heating is provided by a gas fired combination condensing boiler which is located in the roof space over the kitchen.

The boiler feeds steel radiators distributed by copper pipework.

Boiler Type: Baxi duo tec

Controls: The system is controlled from a programmer, room thermostat and some thermostat radiator valves.



### The following is noted:

1. The boiler is relatively modern and the system looks to have been upgraded in recent years.
2. Parts of the installation (such as radiators and pipe work) are older and retained or adapted from a previous installation.
3. There are no visible signs of any significant defect with the installation (i.e. active leaks, stains or visible serious damage).
4. The installation should be maintained and serviced in the normal way.
5. Heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person who is registered under the government-approved competent person scheme (E.g. Gas Safe).
6. There is no evidence that the heating system has been checked or serviced within the last 12 months.

### Summary & Action:

This is a typical heating installation for a property of this age and type.

### Property address

Hill View, XXXXXXXXXXXXX

<p>On the whole, the installation looks in average condition when compared to those homes and buildings of a similar age and type.</p> <p><b>Condition Rating 1.</b></p> <p><b>ACTION:</b> Your legal adviser should inquire about boiler service and installation records. If not available, the system should be immediately checked by a registered heating engineer.</p> <p style="text-align: center;"><b>Advice &amp; Analysis - General Construction Notes</b></p> <p><b>Analysis &amp; Advice</b></p> <p><b>Heating Systems</b></p> <ul style="list-style-type: none"> <li>• The ability of any central heating system to sufficiently heat all areas required depends on the efficiency of the boiler and the size and efficiency of the pipe runs and radiators. In order to tell accurately whether a central heating system is adequate, heating engineers have to carry out a series of calculations involving size of radiators, room and window sizes, capacity of the boiler etc. For this degree of assessment, a heating engineer's involvement is essential.</li> </ul>	
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<p><b>G5 Water heating</b></p> <p>Hot Water Source: The hot water is run off the central heating boiler.</p> <p><b>The following is noted:</b></p> <ol style="list-style-type: none"> <li>1. There are no indications of urgent or significant defects. All heating and hot water installations should be installed and serviced regularly (usually every year) by an appropriately qualified person (see section G4).</li> </ol> <p><b>Summary &amp; Action:</b></p> <p>This is a typical installation for a property of this age and type.</p> <p>On the whole, the installation looks in average and acceptable condition when compared to those homes and buildings of a similar age and type.</p> <p><b>Condition Rating 1.</b></p>	1
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<p><b>G6 Drainage</b></p> <p><b>Important Note:</b> Inspection chamber covers have been opened where we deem this to be appropriate. It must be emphasized that a visual check of inspection chambers, gullies, waste pipes and the surrounding grounds cannot confirm that other parts of the drainage system are free from defects.</p> <p>Heavy concrete and cast iron covers are not opened. Heavily rusted or damaged, tightly screwed down or sealed air tight covers are not opened unless prior arrangements have been made.</p> <p>There is a risk of defects to concealed underground drainage, (particularly in older homes) unless full tests are undertaken. Specialist drains tests and full CCTV reports can be undertaken although there is an extra cost for this level of investigation and is not part of this type of survey report.</p> <p><b>Foul Water</b></p> <p>The property is connected to the public sewer and the drainage system consists of a part combined drain for both surface water (for example rainwater, water from yard drains) and foul water (waste water from WCs, baths, showers sinks, basins and dishwashers). In older properties, both foul and surface water go into the same pipes while newer properties keep the two in separate pipes.</p> <p>The foul drains run in the perimeter grounds towards the footpath. An inspection chamber cover was noted and opened in the left hand side part of the plot.</p> <p><b>The following is noted:</b></p>	1
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**Property address**

Hill View, XXXXXXXXXXXXX

1. The drains from this property may pass through the land belonging to the neighbour and/or serve neighbouring property as well prior to connecting to the public sewers (shared drains). See below – General Construction Notes & Advice.
2. The wastes were found to be clear and free flowing.
3. The drains were clear and free flowing at gullies and inspection chambers. Other inspection chambers may be concealed within the grounds.



Cover needs securing



### Summary & Action:

This is a typical drainage installation for a property of this age and type.

On the whole, the drainage installation looks in average condition when compared to those homes and buildings of a similar age and type.

**Condition Rating 1.**

### Surface Water

Looks partly if not wholly combined with the foul drainage.

### Property address

Hill View, XXXXXXXXXXXXX

**The following is noted:**

1. There are no indications of inadequate disposal of rain and surface water from the site.

**Surface Water Summary and Opinion:**

This is a typical installation for a property of this age and type.

On the whole, this part of the building is in average condition when compared to those homes and buildings of a similar age and type.

**Condition Rating 1.**

**Advice & Analysis - General Construction Notes**

**Analysis & Advice**

**Drainage – General**

- Below ground drainage systems must fulfil two functions in order to avoid problems.
  - 1.They must discharge waste efficiently into the main sewer or a private treatment plant.
  - 2.They must avoid foul smells escaping near to the property.
- A correct slope (fall) is required to all drainage runs. Where gradients are too small, deposits can build up and drains will need to be rodded. It is for this reason that the building regulations insist that an inspection chamber is provided wherever drains change direction or change gradient. In some cases, small access gullies known as rodding eyes are provided.
- One of the most common cause of problems in drains is damage caused by tree roots which break into the drain in search of water and cause leakage. We will advise you if there are likely to be problems in this regard, though it is important not to plant larger shrubs and trees close to drainage runs.
- It is good practice to regularly flush through drains with hot soapy water or preferably disinfectant (but NOT if you have a septic tank!).
- Many houses of all ages have drain runs which are not as watertight as they should be, but this can only be determined by carrying out a formal test which is not part of the building survey inspection.

**Water Searches**

- Water searches are normally commissioned by your legal adviser in the form of the Law Society's Conveyancing 29 Drainage and Water enquiry (CON29DW) which identifies any liability that owners may incur and uncover problems that may impact on the property value and lead to expensive maintenance bills. A CON29DW search is an essential part of due diligence in purchasing a property.

The CON29DW Drainage and Water Enquiry includes:

- An analysis of the risk of receiving low water pressure together with the possible remedial measures.
- An assessment of the water quality.
- Charging basis for the property.
- Connection details of the property to the public networks.
- Details of the water meter location, if present.
- Full colour plans showing details of water and sewerage assets.
- Information on the risk of internal sewer flooding (i.e. from overloaded nearby public sewers).
- The existence of any agreements or consents on the property.
- The location of nearby sewage treatment works.

**Shared Drainage**

- Shared drains are now maintained by the local water company/sewerage provider. The detail should be provided in a water search which is normally commissioned by your legal adviser.

**G7 Common services**

None.

**Property address**

Hill View, XXXXXXXXXXXXX



# Grounds (including shared areas for flats)

## Limitations to inspection

None.



### H1 Garage

Semi-detached brick and block built garage with pitched tiled roof over. Electric up and over door.

#### The following is noted:

1. The up and over door looks faulty and is sticking. This needs to be checked and overhauled by a recognised contractor. Upgrading work may be found necessary.
2. Odd damaged tiles noted on the roof which need to be checked and repaired. Excess moss deposits need cleaning off the roof.

#### Summary & Action:

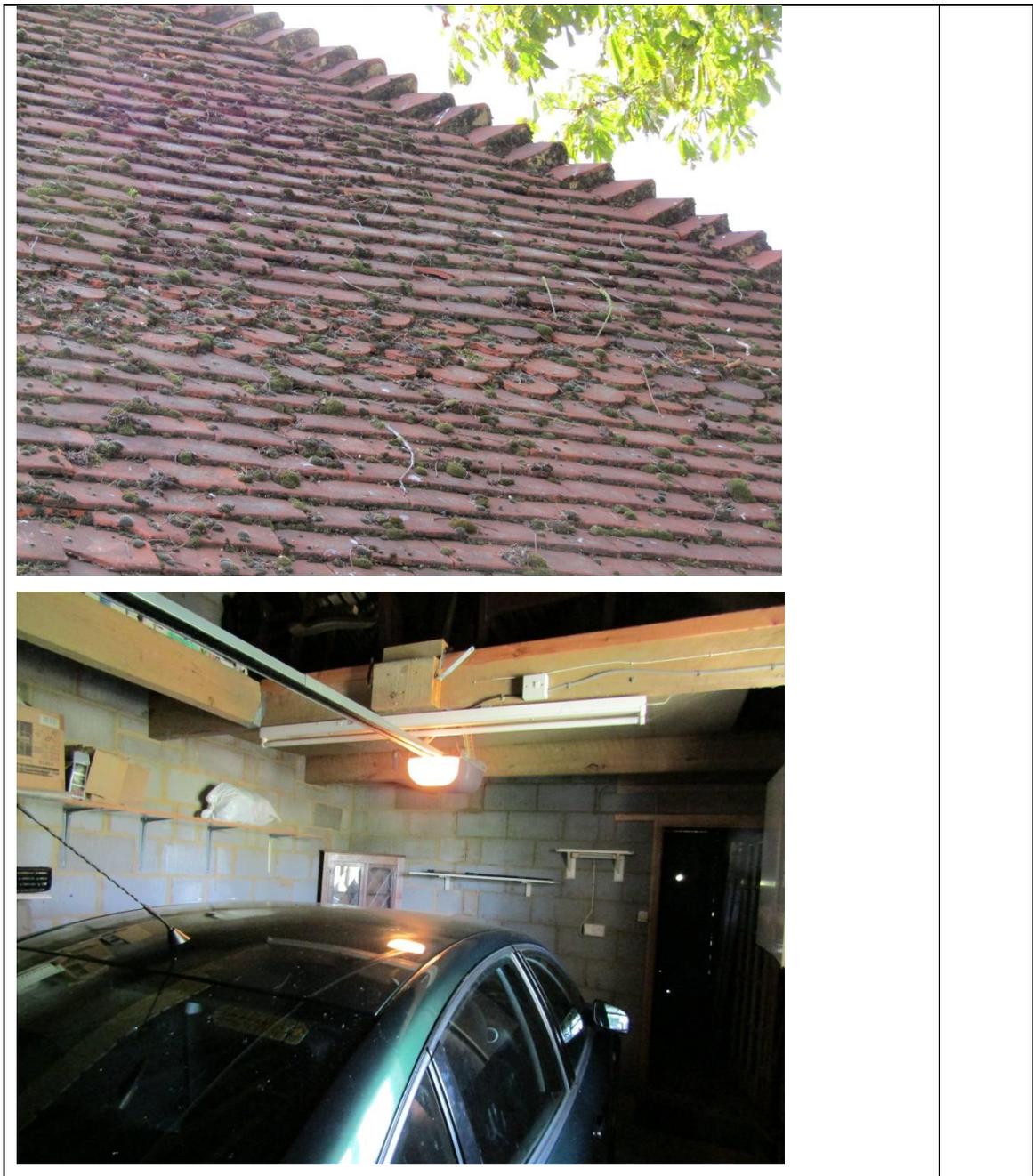
Some maintenance is required. **Condition Rating 2.**

**ACTION:** You should instruct an appropriately qualified and recognised contractor to inspect the defects and problems noted and carry out appropriate repairs and upgrading work.

2

## Property address

Hill View, XXXXXXXXXXXXX



<p><b>H2 Other</b></p> <p>No other outbuildings.</p>	
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<p><b>H3 General</b></p> <p>The legal documents that describe the ownership of the property (the deeds) usually describe which of the neighbouring owners are responsible for the upkeep of the boundaries.</p> <p>It is always sensible, when purchasing any property, to be sure about the ownership of individual boundaries and responsibility for their maintenance.</p> <p><b>ACTION:</b> You are advised to check this matter with your Legal Advisers.</p>	<div style="background-color: green; color: white; padding: 10px; width: 40px; margin: 0 auto;">1</div>
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<p><b>Property address</b></p> <p>Hill View, XXXXXXXXXXXXX</p>
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**The following is noted:**

1. The gardens are generally well maintained and reasonably well landscaped.
2. No significant defects were noted.
3. Some of the paving is a bit uneven in places and looking worn. Budget for some maintenance.
4. There is a large mature Horse Chestnut tree just by the garage. You need to check to see whether this has a Tree Preservation Order. Some professional tree maintenance will be required at some stage.



**Property address**

Hill View, XXXXXXXXXXXXX

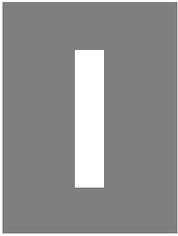
<b>Summary &amp; Action:</b>	
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This is a typical plot arrangement.

**Condition Rating 1.**

**Property address**

Hill View, XXXXXXXXXXXXX
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## Issues for your legal advisers

We do not act as 'the legal adviser' and will not comment on any legal documents. However, if during the inspection we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

### I1 Regulation

#### Building Regulations:

An older building of this type will not satisfy a variety of contemporary standards of construction and performance criteria set out in the current Building Regulations. Typical examples would be thermal insulation or means of escape from upper floor rooms.

This statement is true of the vast majority of buildings in the UK.

The statute under which the Building Regulations are made in the UK is the Building Act 1984. Neither this Act, nor the Regulations themselves are applicable retrospectively. This avoids the need for constant improvement of properties to satisfy current standards.

**Action:** You should ask your legal adviser to confirm whether the following matters received building regulation approval (including the issuing of a final completion certificate) from the local council and advise on the implications:

1. Rear extensions.
2. A number of the windows/doors have been replaced with UPVC double glazed fittings. Enquiries should be made of the vendor/Legal Adviser as to whether they are covered by way of any long term guarantees and have a FENSA/CERTASS certificate (required if installed post April 2002).
3. Boiler installation certificate.

#### Planning Matters:

Many alterations in a property require planning permission where as some minor works are exempt.

**Action:** You should ask your legal adviser to confirm whether the following matters received planning approval:

1. Rear extensions.

**ACTION:** If there is missing documentation or anomalies regarding the above matters, then this should be referred to me for additional advice.

#### Property address

Hill View, XXXXXXXXXXXXX

## I2 Guarantees

**Action:** Check for the following possible guarantees:

1. Replacement windows.
2. Damp and Timber Treatment – Guarantees. Particular care needs to be exercised in respect of wood-rot, wood-worm and damp guarantees so as to identify their true value. Your legal adviser should check the strength of the original treatment firm and ensure that it is associated with a recognised body and chemical supplier. A guarantee will normally only cover those areas specifically treated and this is normally identified in the original report specification and plan. It is important that such documents are made available to you through your legal adviser.

**ACTION:** If there are missing guarantees for the above then the matter should be referred to me for additional advice.

## I3 Other matters

**Action:** The following matters should be checked in the pre-contract enquiries:

1. Boundary position and ownership.
2. Any shared drains.
3. Any shared driveway access arrangements at the end of the lane.
4. Check Seller's Property Information Form/Declaration and any other relevant documentation for any previous and any current insurance claims for subsidence and any other structural damage. If identified, this matter should be referred back to me for further advice.

**Action:** Check to see if there is any test and safety certificates for:

1. Electrical installation.
2. Gas installation and fittings.
3. Central heating including maintenance contracts and records.

**ACTION:** If there is missing documentation or anomalies regarding the above matters, then this should be referred to me for additional advice.

### Property address

Hill View, XXXXXXXXXXXXX

## J

## Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot be reasonably changed.

### J1 Risks to the building

#### E4 - Structural Movement:

I found no evidence of any serious, active or significant movement within the structure of the building or signs of instability. Normal insurance protection should be obtained.

#### G6 - Drainage:

It must be emphasized that a visual check of inspection chambers cannot confirm that other parts of the drainage system are free from obvious defects.

There is a risk of defects to concealed underground drainage, (particularly in older homes) unless full tests are undertaken.

#### G General - Services and Insurance Protection:

Normal house insurance does not always cover the maintenance and repair of services in a home. The risks of problems is greater in any older home, particularly if little or no modernisation has been carried out in recent years. Electrical, plumbing, heating and drainage insurance protection is available by a number of national providers and this should be considered to reduce the risks of future problems.

#### F3 - Dampness:

Damp is a risk in any building of this age and type.

There looks as though there has been a previous damp problem at the base of the walls as some chemical injection damp proofing work has been undertaken in the past.

Damp has been identified in the building. See F3

Properties of this type were generally constructed without effective damp proofing or good insulation and as such are inherently prone to rising or penetrating damp and condensation issues. The level of damp problems found in properties like this varies. In some cases this can be managed and accepted as part of normal occupation with little or no disruption to normal living. On other occasions this can be a source of problems resulting in defects that warrants action and remedial work.

Dampness in a property of this age and construction can be very difficult to eradicate. To do so usually involves work of a disruptive and expensive nature. Accordingly, a decision has to be made whether to accept and live with the problem of dampness, together with the associated risks, or to carry out further investigations. The dampness, if left untreated, may cause damage to the fabric of the building. If this risk is unacceptable, you may consider further investigations by commissioning a report from a specialist damp-proofing contractor who is to be a member of the PCA (Property Care Association). Any work carried out normally has the benefit of an insurance backed guarantee.

#### F9 - Timber Defects:

Timber defects are a risk with a building of this age and type. See section F9.

#### Property address

Hill View, XXXXXXXXXXXXX

It is our experience that in properties of this type there are likely to be timbers incorporated within the structure which have over the years suffered some deterioration (from possible wood boring infestation, penetrating or rising damp) and can be a course of potential problems.

Minor wood boring insect infestation is a risk with a building of this age and type and is often concealed.

Without opening up the structure it is not possible to comment in any detail on such timbers and the level of any damage. When buying a property of this age and type it is a potential hazard and risk which should be borne in mind when calculating future maintenance costs. The possibility of having to carry out localised treatment and repair should not be discounted. In the vast majority of cases this risk is fairly low and can be dealt with under normal routine maintenance repair and updating.

## J2 Risks to the grounds

I am not aware of any issues in the area.

A local environmental search is advised as part of the normal pre-contract enquiries.

## J3 Risks to people

**G General - Test and Safety Certificates:** The lack of test certificates for the services including gas and gas appliances, electrics and the heating and hot water system is a risk.

**General - Security:** No particularly abnormal risks were noted. Normal precautions should be taken.

**General - Asbestos:**

Older properties like this often (and may) incorporate concealed building components that contain asbestos based materials.

Asbestos – general advice. Although the manufacture of asbestos based building materials has now generally ceased, many products containing asbestos can still be found on and within buildings. These can include roofing felt, roof sheetings and slates, thermoplastic floor tiles, Artex surface coatings, ceiling tiles, fireproof linings, roof edge verges and eaves soffits, soil and vent pipes, drainpipes, hoppers and waste pipes, gutters and downpipes. Asbestos waste has also been found in lofts and floors, sometimes installed by owners as insulation. Problems arise, however, when asbestos based materials need to be removed for reasons such as maintenance or repair, and when alterations are made to a building. Depending on the function of the material, certain notifications have to be given, followed by removal, by registered operatives, to disposal sites allocated specifically for this type of contaminated waste. Asbestos removal is expensive due to the substantial safety precautions which have to be taken.

## J4 Other

**Tenure**

**Freehold**

I have been told by the agent that the property is freehold. You should ask your legal advisers to confirm this and explain the implications.

**Property address**

Hill View, XXXXXXXXXXXXX

K

## Energy Efficiency

This section describes energy related matters for the property as a whole. It takes into account of a broad range of energy related features and issues already identified in the previous sections of this report and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

Properties of this type are inherently less thermally efficient than a brand new property, particularly because of lower levels of insulation in walls, floors and roofs, less efficient heating systems and older glazing.

On the whole, the level of insulation and thermal efficiency is, in my opinion, likely to be average when compared to those homes of a similar age and type.

**The following should be considered:**

1. Old solid walls are more prone to heat loss and do not allow for cavity insulation. Consideration should be given to dry lining the external walls with insulated plasterboard to improve insulation standards and general energy efficiency. This would also help reduce the risk of condensation and associated mould. This work is not considered urgent and could be incorporated within a planned programme of refurbishment of individual rooms.
2. I am not aware of cavity wall insulation but further checks would need to be undertaken to confirm whether this has been installed or not.
3. Upgrading to modern double glazed windows would be a significant improvement.
4. The heating system has a modern energy efficient boiler and good means of control (programmer and individual room/radiator thermostats).

**Property address**

Hill View, XXXXXXXXXXXXX



## Surveyor's declaration

"I confirm that I have inspected the property and prepared this report"

### Signature

*Martin Tate MRICS*

### Surveyor's RICS number

0072015

### Qualifications

MRICS

For and on behalf of

### Company

My-Surve Ltd

### Address

Towpath House, 6 Hallaton Road

### Town

Medbourne

### County

Leicestershire

### Postcode

LE18 8DR

### Phone number

01858 565961

### Website

www.my-surve.co.uk

### Fax number

01858 565961

### Email

martin@my-surve.com

### Property address

Hill View, XXXXXXXX

### Client's name

XXXXXXXXXXXXXXXX

### Date this report was produced

12th September 2018

! Please read the 'Description of the Building Survey Service' (at the back of this report) for details of what is, and is not, inspected.

### Property address

Hill View, XXXXXXXXXXXXX

# What to do now

## Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations from experienced contractors who are properly insured. You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your local authority.

## Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out to discover the true extent of the problem.

## Who you should use for these further investigations

You should ask an appropriately qualified person, though it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

## What the further investigations will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed and so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

## When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- **Condition rating 2** – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- **Condition rating 3** – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

## Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

## Property address

Hill View, XXXXXXXXXXXXX

# Description of the My-Surve Building Survey Service

## The service

### The Building Survey Service includes:

- a thorough **inspection** of the property (see 'The inspection'); and
- a detailed **report** based on the inspection (see 'The report').

### The surveyor who provides the Building Survey Service aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Any extra services provided that are not covered by the terms and conditions of this report must be covered by a separate contract.

## The inspection

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

The surveyor does not force or open up the fabric without owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, roof spaces, etc., removing secured panels and/or hatches or undoing electrical fittings. The under-floor areas are inspected where there is safe access.

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

The surveyor uses equipment such as a damp-meter, binoculars and a torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

## Services to the property

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

## Outside the property

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

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

## Flats

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

## Dangerous materials, contamination and environmental issues

### Property address

Hill View, XXXXXXXXXXXXX

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the surveyor must report this and ask for further instructions.

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

### The report

The surveyor produces a report of the results of inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

### The report is in a standard format and includes the following sections.

A	Introduction to the report	G	Services
B	About the inspection	H	Grounds (including shared areas for flats)
C	Overall assessment and summary of the condition ratings	I	Issues for your legal advisers
D	About the property	J	Risks
E	Outside the property	K	Energy efficiency
F	Inside the property	L	Surveyor's declaration

What to do now  
Description of the My Surve Building Survey Service  
Typical house diagram

### Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

**Condition rating 3** – defects that are serious and/or need to be repaired, replaced or investigated urgently.

**Condition rating 2** – defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

**Condition rating 1** – no repair is currently needed. The property must be maintained in the normal way.

**NI** – not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

The surveyor may report on the cost of any work to put right defects (where agreed), but does not make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

### Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report, but will not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

### Issues for legal advisers

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

The report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in the report are expressed on behalf of the Employer, who accepts full responsibility for these.

### Property address

Hill View, XXXXXXXXXXXXX

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the *Unfair Contract Terms Act 1977* it does not apply to death or personal injury resulting from negligence.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given in the 'Leasehold properties advice' document.

### Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot be reasonably be changed.

## Standard terms of engagement

- 1 **The service** – the surveyor provides only the standard Building Survey Service ('the service') described here, unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:
  - plan drawing;
  - schedules of works;
  - re-inspection;
  - detailed specific issue reports;
  - market valuation and re-instatement cost; and
  - negotiation.
- 2 **The surveyor** – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.
- 3 **Before the inspection** – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top study to understand the property better.
- 4 **Terms of payment** – you agree to pay the surveyor's fee and any other charges agreed in writing.
- 5 **Cancelling this contract** – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:
  - (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
  - (b) it would be in your best interests to have an RICS HomeBuyer Report or an RICS Condition Report, rather than the Building Survey.If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.
- 6 **Liability** – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

### Complaints handling procedure

The surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

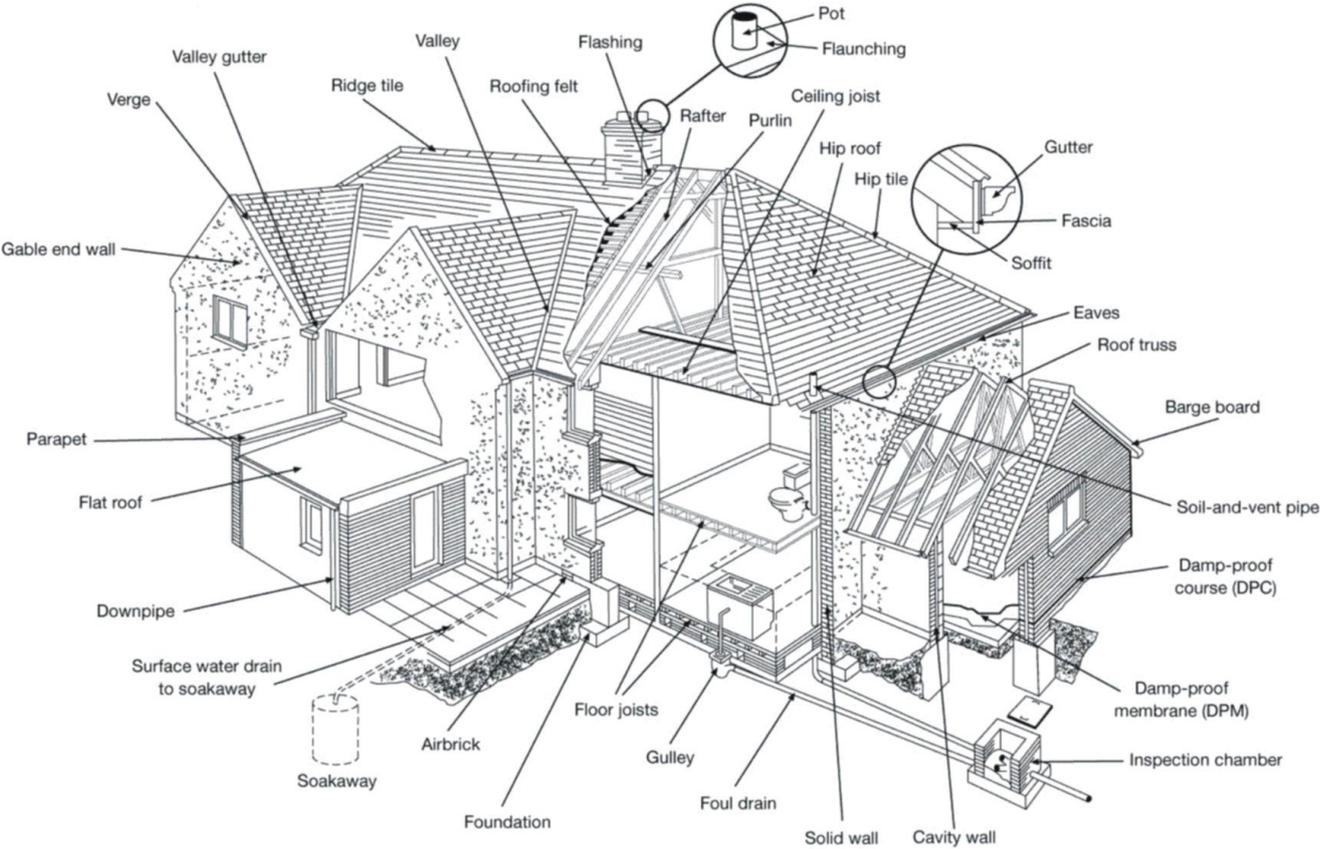
**Note: These terms form part of the contract between you and the surveyor.**

### Property address

Hill View, XXXXXXXXXXXXX

# Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



**Property address**

Hill View, XXXXXXXXXXXXX