Independent Property Surveyors Limited

Front elevation

Rear elevation

Building Survey

John Smith
1 Anystreet
Abytown
Anywhere
DN29 9AD

winner 2018 Real Estate and Property Awards

Independent Property Surveyors
Best Property Surveying Company - Doncaster

Table of Contents

Date: 07/12/2023		**Report ID:** 8265A
Property: 1 Anystreet Abytown Anywhere NOT DN29 9AD	**Customer:** John Smith	**Conveyancer:** Rebecca Wells Ewart Price Solicitors

Introduction

This report has been prepared by a John Mann on behalf of the company Independent Property Surveyors Ltd. The statements and opinions in this report are expressed on behalf of the company Independent Property Surveyors Ltd, who accepts full responsibility for these.

Without prejudice there will be no personal liability in respect of any statements and opinions contained in this report and shall at all times remain the sole responsibility of Independent Property Surveyors Ltd.

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

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

What this report tells you;

- about the construction of the property and the history of its development as far as could be ascertained.

- about the condition of the property on the date it was inspected.

- any limitations that the surveyor experienced during the course of the inspection, and the nature of risks that may be present in those areas.

- the nature of any significant defects that were found.

- how to approach rectification of defects identified.

- about elements of the property that will require more frequent or costly maintenance than would normally be expected

- whether more enquiries or investigations are needed.

What this report does not tell you;

- the market value of the property or matters that will be considered when a market valuation is provided.

- about the nature or condition of any part of the property that is/was

- specifically excluded from the inspection by prior arrangement.

- not accessible or visible using normal and accepted surveying practices.

- not accessible or visible for health or safety reasons.

- about any minor defects that would be anticipated in a property of the type and age being inspected - the nature of such minor defects will vary between property types.

- details of defects that would normally be categorised as wear and tear or which would normally be dealt with as a matter of routine maintenance.

- the report is not an asbestos inspection under the Control of Asbestos Regulations 2012.

- any advice on subjects that are not covered by the report. If you need further advice you must arrange for it to be provided separately.

- the condition of services (heating, plumbing, electrics, drains etc.) other than can be determined from a visual inspection and when checking them by operating them in normal everyday circumstances.

Conflict of interest:

No conflict of interest found at the time.

Specific Exclusions:

There are no specific areas that are excluded from the inspection and report by prior arrangement.

1. Condition Ratings Explained

Condition Rating 1

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

Condition Rating 2

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

Condition Rating 3

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

Condition Rating HS

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

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

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

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

2. Property information

2.0 Sellers information

The property owners were present for the duration of the survey.

They provided some information about the property and its history and although it is assumed that this information is true and accurate, no verification was carried out.

2.1 General construction of the property

The property is a detached house of traditional construction and built around 1770.

The walls are single brick supporting a pitched roof with slate tiles.

The ground floor is of concrete construction, with the Lounge and garage originally being suspended timber construction..

The upper floors are suspended timber with a likely lath and plaster ceiling.

The external doors and windows are uPVC with sealed unit double glazing.

There is a brick chimney to the front serving the Lounge.

The property is presented in its original form with no known extensions.

There were alterations in 1977 to form three Bedrooms.

References in the report refer:
The front of the property is deemed as road side, with the left and right side of the property as standing outside facing the front door.

2.2 Council Planning and Building Control information

The Council website shows the following planning applications for the property:

1) 22/00310/CTL Application for a Lawful Development Certificate for an Existing Use For The Use of The Land Edged Red as Garden Curtilage

2) 35/77/00009- ALTERATIONS TO FORM 3 ADDITIONAL BEDROOMS

2.3 Listing status

According to Historic England the property is not listed.

Your conveyancer should check this.

2.4 Nature of property when inspected and limitations

The property was occupied and furnished.

All connected services were operational.

Furniture, fittings and floor coverings restricted inspection in places.

Access to the roof space was very restricted due to loft insulation, proximity of timbers and size of hatch.

Furniture and floor coverings restricted inspection.

2.5 Summary of mains services

Gas - No mains gas

Electricity - Mains

Water - Mains

Drainage - Mains

2.6 Weather conditions

The weather was cloudy with showers.

2.7 Local Authority information

The property is within the area of Bassetlaw District Council.

The Council website can be accessed by following the link below

Bassetlaw

The Council website shows that Main Street is adopted and maintained by the Council.

The rear access road is off Fingle Street, which is part adopted. However the section leading to the rear land of the subject property is not adopted.

There may be maintenance costs involved in the upkeep of this section of road.

The attached map shows the unadopted section in Red.

2.8 Conservation status

The property is not shown as being in a Conservation Area.

However your conveyancer should check this.

2.9 Heating system

A full central heating system is installed with an Oil fired boiler supplying hot water to radiators throughout the property.

At the time of survey, the boiler was activated and was seen to be operating

The boiler was not inspected in detail and should be examined by a suitably qualified engineer in accordance with the manufacturers' guidance.

2.10 Outside facilities

The front of the property is mostly a tarmac driveway.

There is a garden to the Right side and the rear.

There is a path to the Left side.

The property has a garden section over the bridge to the stream.

Past this garden section is open land with stables and a workshop/store.

2.11 Broadband and Mobile Service

Broadband

I have not carried out an assessment of broadband speeds for this property. If this is important to you, it is essential you check with your preferred broadband provider or request a speed test at the property when you visit and certainly before you commit to the purchase.

I checked the Ofcom website and it showed that standard and superfast services are available in the area.

The advertised speeds are shown below.

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Mobile phone

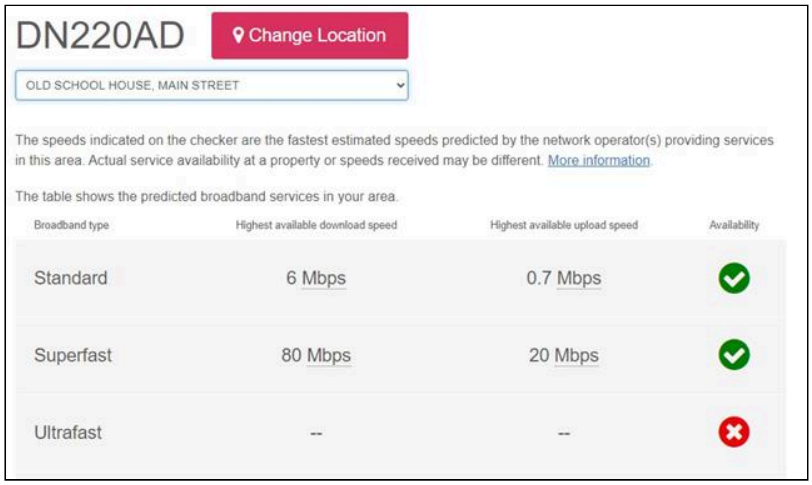
The Ofcom website shows that there is inconsistent coverage for calls, data and 4G Technology.

If you are with a mobile communication provider which is not listed, it will use one of these networks via a wholesale arrangement. Examples include:

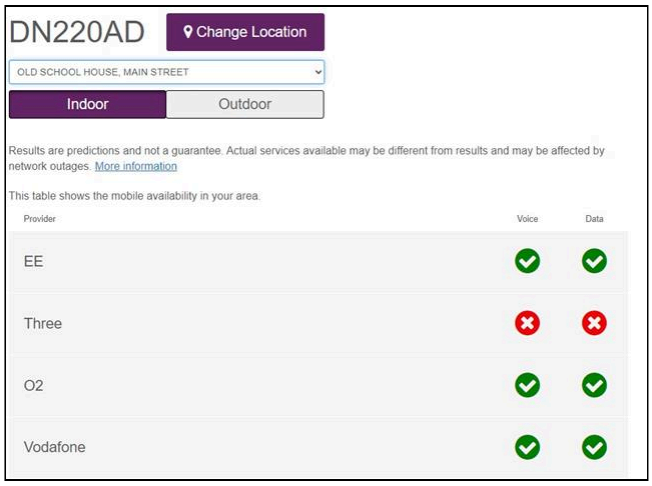
Virgin Mobile, Asda Mobile and BT Mobile use the EE network.

Tesco Mobile and Lycamobile use the O2 network.

Lebara Mobile and TalkTalk Mobile use the Vodafone network.



2.11 Item 1(Picture) Broadband speeds



2.11 Item 2(Picture) Mobile connectivity

2.12 Renewable Energy Services

There are renewable energy sources installed at the property, this is in the form of PV panels located on the main roof covering over the Dressing Room.
All warranties and contracts should be verified and clarified by your conveyancer before exchange of contracts.

2.12 Item 1(Picture) PV Panels

2.12 Item 2(Picture) Inverter is in the garage

2.13 Tenure

The property is understood to be of freehold tenure and with vacant possession.

The Title number is NT352629

Your conveyancer should confirm this to be the case.

3. Summary and Issues

3.0 General overview of the property

Normal redecoration is not mentioned in the survey and it is assumed that the property will be decorated when and how the buyer requires.

You should anticipate some repairs will be needed when redecoration is carried out (plaster, skirting, floors etc) and you should budget for this.

General overview

No serious issues were presented at the time of the survey. There are a couple of medium level issues that require attention together with some minor observations made in the following report sections.

It is recommended that you revisit the property a few days prior to exchange, once you have read the report and are aware of some issues raised.

3.1 Main Issues

- Issue 1 - No safety certificates were evident for the gas and electrical systems.

- Issue 2 - There are some points for your conveyancers reference.

- Issue 3 - There are some H&S matters requiring attention.

- Issue 4 - The chimney pot is cracked and the render has a damp stain.

- Issue 5 - There is no mechanical extract ventilation in the En-suite. The Bathroom vent was switched off at the time of inspection.

- Issue 6 - There is a damaged section of render near the electric meter cabinet. Some DIY repairs have been done at the rear of the Kitchen.

- Issue 7 - There is some damp at the base of the wall in the Hall shared with the Kitchen.

3.2 Dampness summary

Dampness causes can be for a variety of possible reasons:

Rising dampness This is where a damp proof course within the external and internal walls is either not present, has failed, or has been breeched by high ground levels. It is where ground based moisture rises up a wall to a maximum height of 1m.

Penetrating dampness This is where moisture penetrates from outside through a wall or roof element. This can include a roof tile failure, an open chimney, a gutter failure, driving rain through a solid wall, high ground levels, failed window seals, and poor external drainage.

Cold bridging This is generally where cold spots are created at the base of internal walls due to the proximity to another cold surface (such as a solid floor) - internal airborne moisture is then attracted to the cold spots which condenses.

Condensation This is moisture produced by washing, cooking and bathing etc., carried by the air as

vapour, and which settles on colder surfaces, often around windows or on cold walls and ceilings, resulting in stains and mould growth. It is often present where there is a lack of good ventilation, heating and insulation.

Plumbing leaks Typically shows up as a small isolated damp patch, without any brown staining, that gradually grows. Caused either by corrosion of the plumbing, or joints that were not fully watertight when new.

Condition

Moisture meter readings were taken internally at regular intervals, about 10/30 per room, where access permitted, throughout the property.

They were taken from areas such as the internal face of all external walls, party walls, ground floor, ceilings, around windows, around all water using fittings, and in the loft space. (This is not an exhaustive list).

There is no evidence of any rising damp or excessive levels of cold bridging at the property.

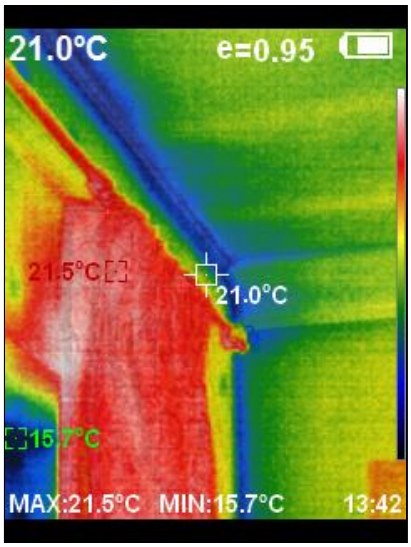
Condensation levels are within the levels to be expected for a property of this age and type.

I noted some raised condensation risks to the Kitchen and the Bathroom and these are likely due to the Bathroom vent being switched off and these walls are colder than other walls. No visible mould or staining was noted at the time of inspection.

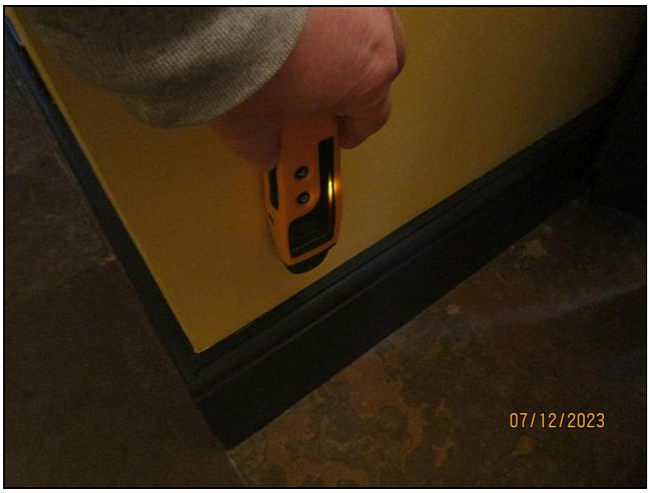
I did note some blistering to the plaster and some high moisture readings to the internal wall between the Hall and the Kitchen.

Given the age of the property, and the fact that there is no DPC (Damp Proof Course) to any internal walls, some damp is to be expected. This damp seems to be a mix of condensation and possible moisture from the floor. If the wall plaster is in contact with the floor it can act as a wick drawing moisture up from the floor. There should be 75mm gap between the wall plaster and the floor to reduce the risk of damp. This gap is then covered by skirting boards.

The condensation here may be due to the external walls being insulated. The surface temperature will be higher than the internal wall (in the cold evenings) and previously the condensation would have occurred on external walls. Now I would suspect that the condensation occurs on the windows and base of colder internal walls.

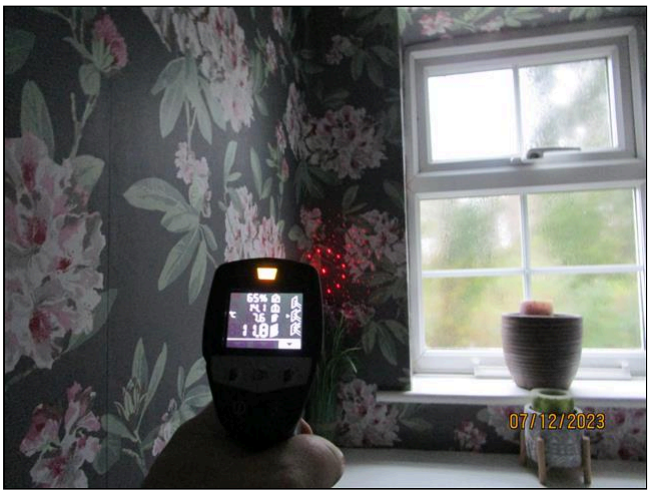


3.2 Item 1(Picture) Cold bridging is at normal levels



3.2 Item 2(Picture) Damp checks with moisture meter

3.2 Item 3(Picture) Signs of damp at the base of the wall in Hall/Kitchen



3.2 Item 4(Picture) Some elevated condensation readings

3.3 Structural Summary

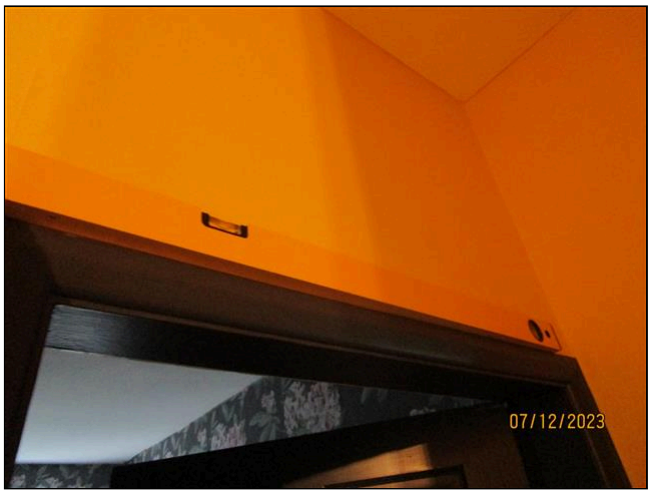
No evidence of movement was seen other than that which would normally be expected in any building of this age.

It should be noted that in any property of this age there will be general unevenness of the surfaces and structures of walls, floors, ceilings, doors, windows and other elements.

These have occurred due to settlement of the structure and general usage over an extended period. It is not possible to highlight each individual example of such distortions and only those felt to be of an unusual nature have been highlighted.

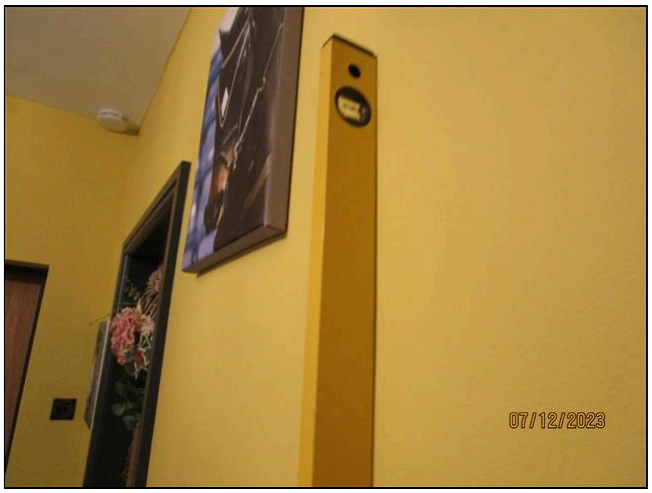
3.3 Item 1(Picture) External movement checks

3.3 Item 2(Picture) Checks to external openings



3.3 Item 3(Picture) Movement checks to internal openings

3.3 Item 4(Picture) Movement checks to floors



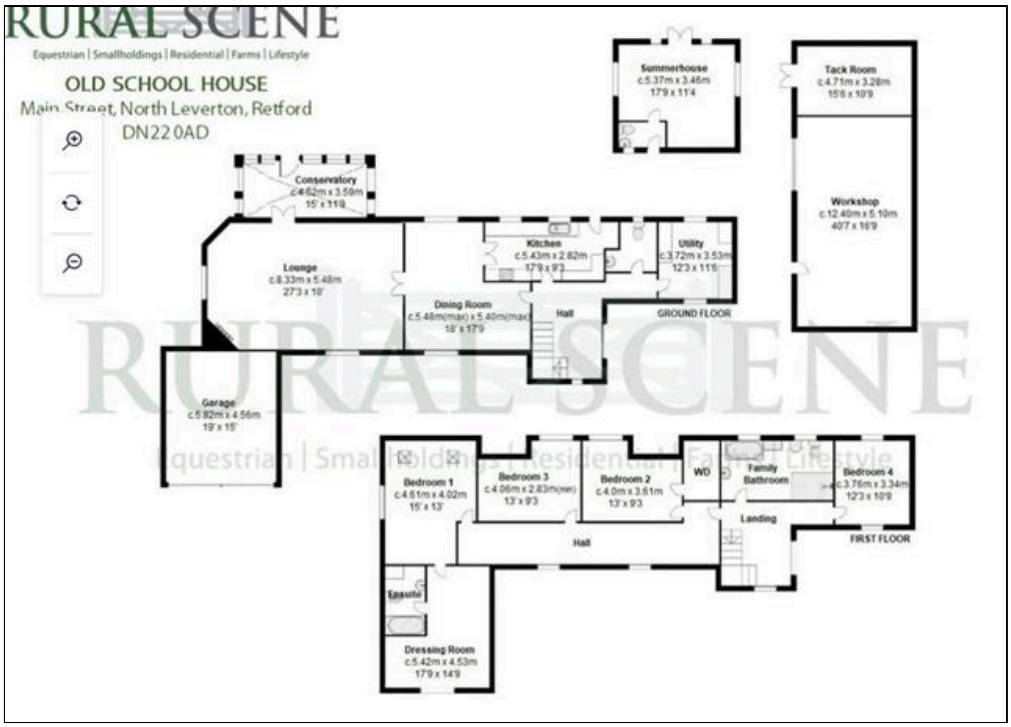
3.3 Item 5(Picture) Internal movement cheecks

4. Floorplan

4.0 Picture of floor plan

The floor area of the property is shown as 214m2.

The floorplan is taken from the Estate Agent website.



4.0 Item 1(Picture) Floorplan of property

5. Energy Performance Certificate

5.0 EPC Data

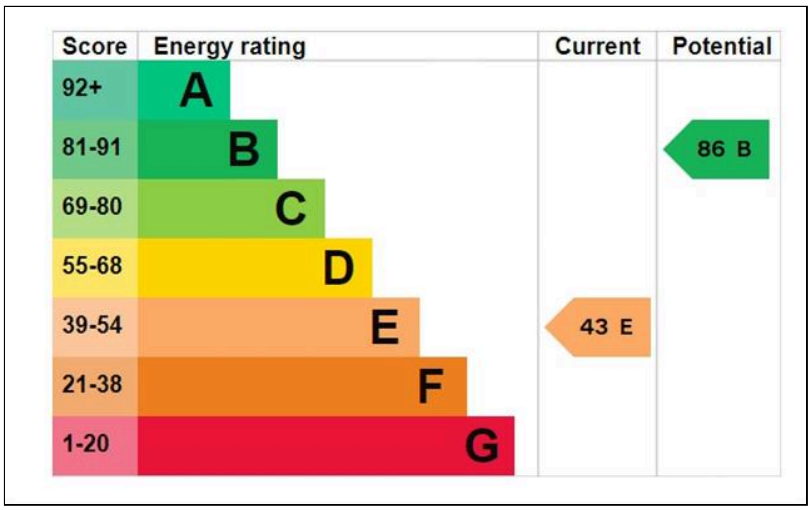
The Energy Performance Certificate (EPC) for the property, which was not prepared by me, shows a current efficiency rating of 43, band E.

The potential rating is given as 8, band B. The rating as provided for this property is above the UK average.

We have obtained the complete 4-page EPC document should you wish to see a copy.

The EPC is out of date as it was completed in 2020 and PV panels, internal wall insulation, increased loft insulation and a new air source heat pump have all been added.

These measures will increase the EPC rating significantly.



5.0 Item 1(Picture) EPC Graph

6. Conveyancing Matters

6.0 Extensions and Alterations

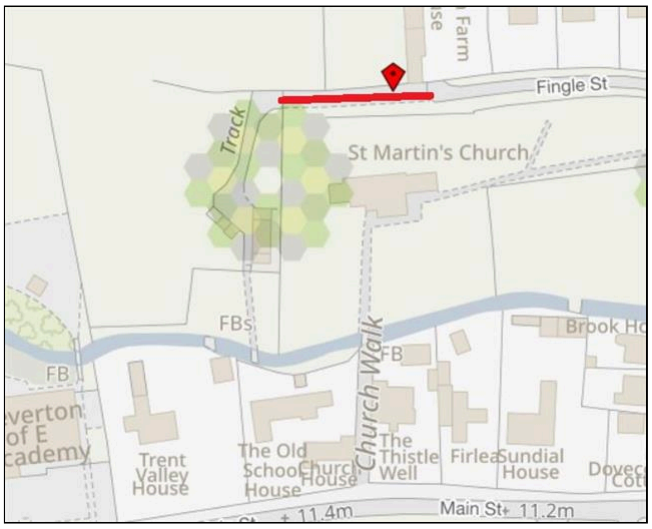
Extensions: None noted
Alterations: Alterations noted

Conservatory: Conservatory noted
Loft Conversion: None noted
New Boiler: An Air Source Heat Pump has been installed
Chimney / Breast Removals: Chimney removal noted
Wall Removal: None noted
Post 2002 Windows: None noted
Log Burner Installation: Log burner noted
Electrical Circuits: None noted
Renewables: None noted
Drainage: None Noted

6.1 Access and Rights of Way

There is a dropped kerb to the front of the property which may have required planning permission.

There seems to be an unadopted section of road at the rear (the end of Fingle Street) and there may be maintenance responsibilities attached to the subject property. The section of road is highlighted in Red on attached map.



6.1 Item 1(Picture) Possible unadopted road at the rear

6.2 Easements & Wayleaves

No issue noted by surveyor

Rights of way may be held by other people over this property. This includes any neighbours whose services pipes and cables may cross the land and statutory authorities whose cables and pipes cross the land. You may also hold similar rights over neighbouring land.

6.3 Property let

No issue noted by surveyor.

6.4 Tree preservation order

No TPOs were found on the public access website during the pre-visit desktop survey.

However, this should be verified by your conveyancer before exchange of contracts.

6.5 Party wall

No issue noted by surveyor.

Since 1st July 1997, this Act has obliged anyone undertaking works of a structural nature to or near a shared boundary to notify all adjoining owners, irrespective of whether planning permission has been applied for or granted. Such works include the installation of beams, the installation of damp proofing courses, excavating, removal of chimney breasts and other structural works.

If you require any additional information or have any questions please feel free to contact me or visit my website

John Mann

6.6 Drainage

No issue noted by surveyor.

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6.7 Title Deeds

The Land Registry holds a map, called the Title Plan, which is the Government's official register of the location of a property. Although it shows the boundaries of the property, normally in a red line, they are only an indication of the location of the boundaries and are not specific or highly accurate. The line drawn on the plan may be 1 mm wide at a scale of 1:1250, giving an accuracy of significantly less than 1 metre on the ground.

In most cases this is the only official recognition of the boundaries of a property.

As such, it is impossible to determine whether a fence or wall is in the correct place.

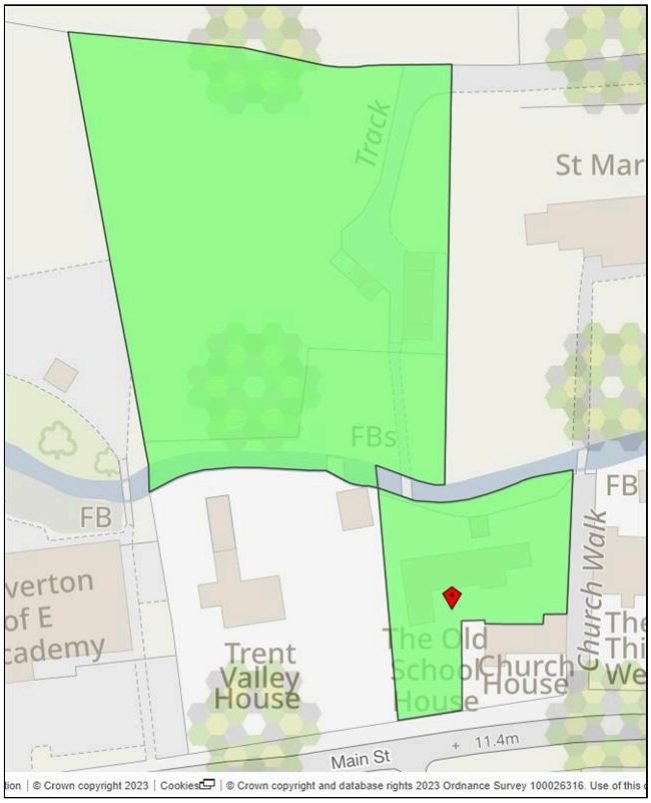
However, during the course of the survey an inspection was conducted to identify any obvious features which could suggest that the boundaries are not consistent with the general line identified on the title plan.

Observations

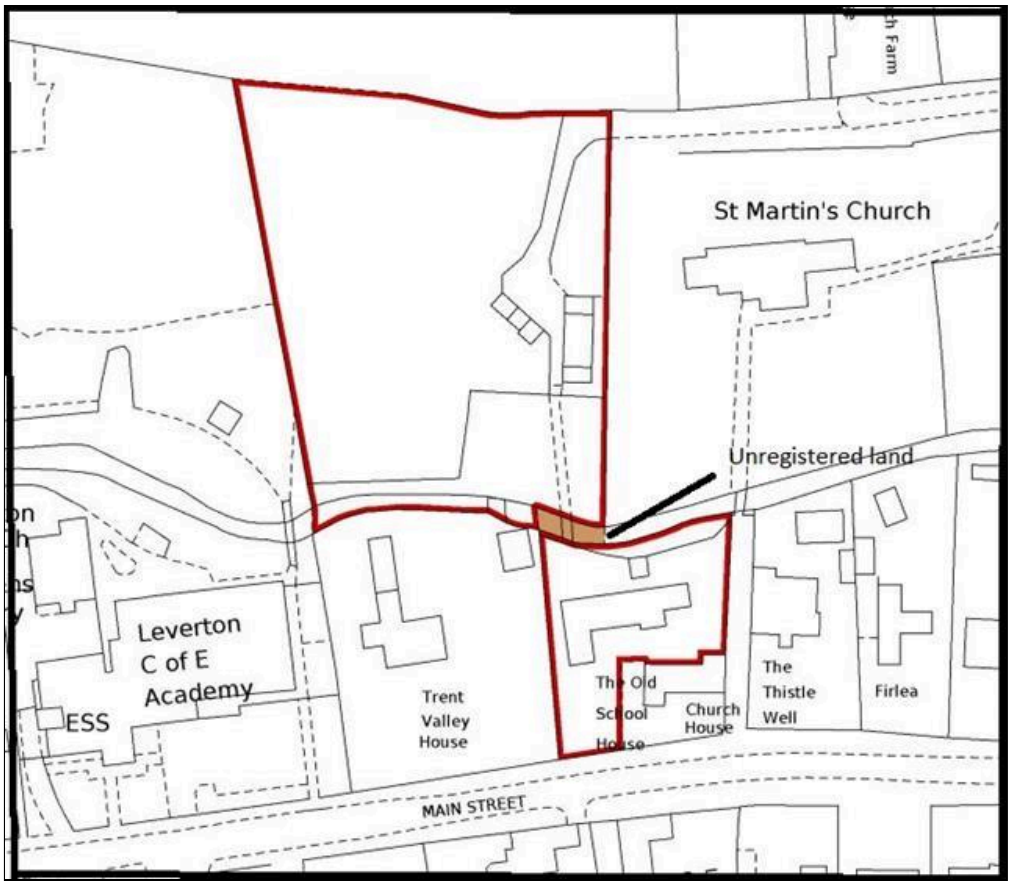
There is an unregistered piece of land at the rear of the property. This is access over the stream at the rear.

This aligns with the plans provided by the solicitor and there seems to be a Certificate of Lawful Development in place.

You should check the title deed as supplied by your legal advisor against the actual property layout on the ground.



6.7 Item 1(Picture) Mapsearch plan



6.7 Item 2(Picture) Unregistered land in Brown

6.8 Certification

Certification

The roof has been re-covered and there may be Building Control Certification and a warranty in place.

There should be Electrical Safety Certification in place and in date.

There should be a warranty and Building Control Certification in place for the internal wall insulation.

There should be a warranty and Building Control Certification in place for the PV panels.

The walls have a chemically injected DPC (Damp Proof Course) and there should be a warranty in place.

The Conservatory is less than 2 years old and should have a guarantee.

6.9 Conveyancer issues

Your conveyancer should check the following points:

There are alterations that may require Building Control (or similar) Certification and a warranty to be in place. See Section 6.8.

There is a dropped kerb to the front and this may have required planning permission.

There seems to be an unadopted section of road at the rear (the end of Fingle Street) and there may be maintenance responsibilities attached to the subject property.

There is an unregistered piece of land at the rear of the property. This is access over the stream at the rear. This aligns with the plans provided by the solicitor and there seems to be a Certificate of Lawful Development in place.

The property is shown as being in an area at risk from flooding - both river and surface water.

There is a log burner and this should have been fitted by a HETAS engineer and have Building Control Certification.

The electrical systems should be checked every 5 years.

There is no indication of the ownership of any of the boundary walls, fences or hedges, and in most cases this is not specified by the deeds or title documents.

The property is shown as being in an area at risk from Radon Gas.

The walls have a chemically injected DPC (Damp Proof Course) and there may be a warranty in place.

The property has PV panels and the installation, warranty etc must be checked (See Section 6.8.)

7. Health & Safety Matters

7.0 Fire Risks

There are smoke alarms fitted at the property.

These should be tested on an annual basis.

7.0 Item 1(Picture) Smoke alarm not tested

7.1 Carbon Monoxide alarms

There are no Carbon Monoxide alarms fitted at the property.

Carbon Monoxide alarms should be fitted near boilers, log burners etc.

7.2 Safety Glass

The internal glazed doors do not seem to have safety glass installed.

You should check with the vendor and replace if needed.

7.3 Lead pipes

A visual inspection was carried out. where possible, at the property.

However, pipes buried within walls or beneath the ground were not inspected.

No issues noted at the time of the site inspection.

7.4 Risk of Trips and Falls

Some of the paths and patio slabs are uneven and care should be taken when walking on these.

7.5 Unsafe fittings

No issue noted by surveyor

7.6 Insect and Rodents

No issue noted by surveyor

7.7 Recent Testing of Services

There was no evidence presented at the time of the site inspection, of any recent inspection of the electrical system, but certification may be available.

7.8 Asbestos

Advice:

This report is not an asbestos inspection under the Control of Asbestos Regulations 2006 and following should be noted:-

No specific tests have been carried out to confirm the presence or absence of asbestos in any materials, and so any references are an assumption based on of the type and age of material seen.

Asbestos containing materials were commonly used in the construction, conversion and refurbishment of houses in the 1950's-70's, though the use of asbestos was not completely prohibited until the late 1990's. Many houses therefore include materials that contain asbestos and are lived in safely and without risk to health.

However you should be aware that there are health risks when asbestos containing materials are drilled or sanded and you should consider this when carrying out any alterations, repairs or renovations. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist.

It is recommended that you obtain an Asbestos survey from a qualified Asbestos surveyor.

You can obtain further information from the Health & Safety Executive asbestos site

Asbestos

7.9 Intruder alarm

There is no intruder alarm at the property.

It is recommended that an alarm system is fitted upon occupancy.

7.9 Item 1(Picture) Intruder alarm not tested

7.10 H&S Checklist

The following points are H&S issues that need to be actioned prior to completion.

There are no Carbon Monoxide alarms at the property.

Some internal doors seem to have no safety glass.

There is no balustrade to the staircase

There is no documentation to show that the electric system has been safety checked.

There are uneven paths around the property.

8. Environmental Matters

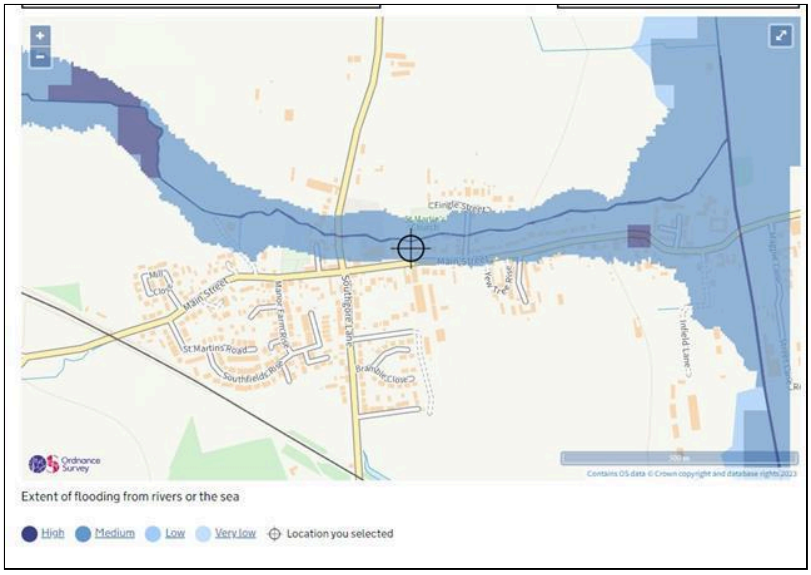
8.0 Flood status

The Environmental Agency maps show the property to be in or near an area at risk from surface water and river flooding.

You should consult your conveyancer with regards to the options for carrying out a full environment search.

The Government website showing the River and Surface Water flood risk can be accessed by following the link below

Flood Risk



8.0 Item 1(Picture) Flood map river flooding

8.0 Item 2(Picture) Flood map surface water

8.1 Geology

The British Geological website indicates the ground is of mudstone which is a solid base and hence less liable to move adversely.

8.2 Radon gas

Radon Map - C/o http://www.ukradon.org/information/

As the property is in a White area, it means that there is less than a 0 - 1% risk and no further action needs to be taken.

Your conveyancer should check this.

8.3 Fracking information

The Oil & Gas Authority (OGA) operates a website that provides information about the location of oil and gas deposits, wells, and areas where licenses have been granted or offered for exploration purposes.

This may include drilling for oil or gas, or the extraction of shale gas, commonly known as fracking.

Further information is available from the website Oil and Gas

8.4 Landfill

No issue noted by surveyor.

However your conveyancer should check this with the Council or via an Environmental Search.

8.5 Invasive Species

The grounds around the house were inspected, where possible, for any indications of Japanese Knotweed. The vendor was also asked if they had any knowledge of Japanese Knotweed through a questionnaire from the solicitor.

It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained.

No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.

8.6 Coal Mining

The property is not shown as being in a Coal Mining area

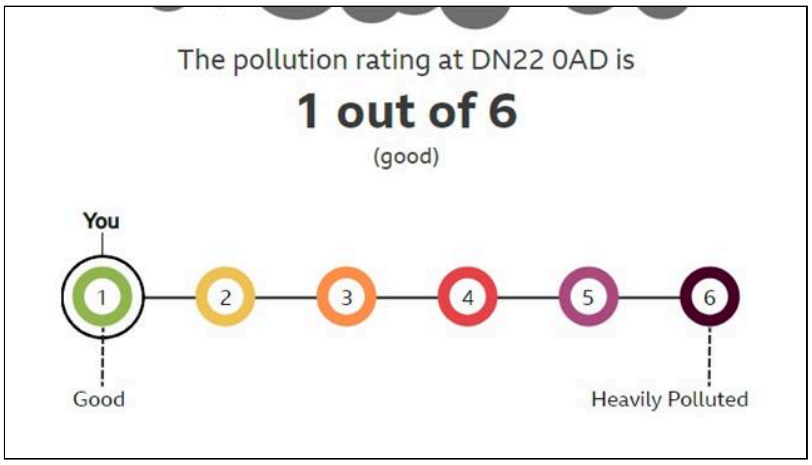
8.7 Air pollution rating

The Air Pollution Rating for the area is 1 out of 6. A rating of 1 means there is a low chance of average nitrogen dioxide levels exceeding the annual legal limit.

The air in your area is generally clean, although there may still be some high concentrations of NO2 located close to major roads.

More information on Air Pollution can be found by following the link below

Air Pollution



8.7 Item 1(Picture) Air pollution rating

9. Chimney Stacks

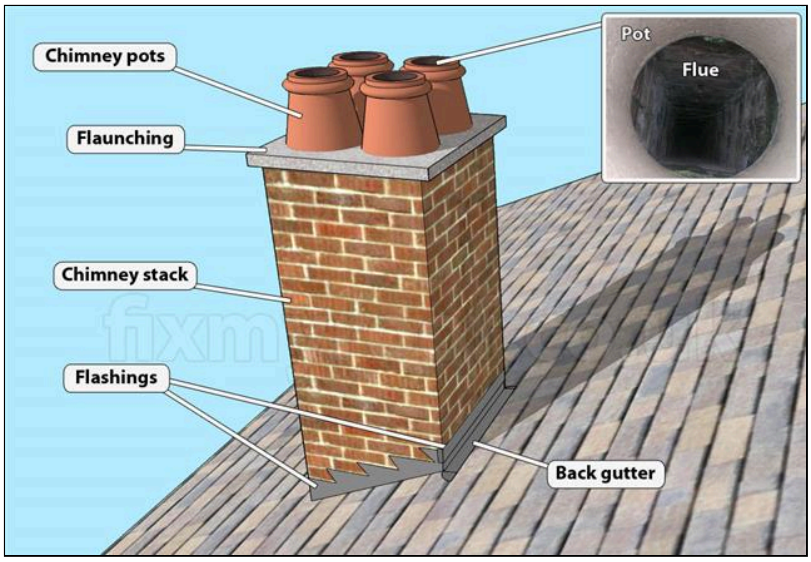
9.0 Construction & Type:

The chimney stack is brick built and it has one pot which provides a flue to the Lounge, housing the log fire.

The brickwork has a cement render covering.

The flashing at the base of the stacks at the junction with the roof slopes is of lead.

The flaunching holds the pot in place and is of mortar.



9.0 Item 1(Picture) Chimney components

9.0 Item 2(Picture) Brick chimney with cement render

9.1 Nature of Inspection & Limitations:

Examination of the chimney stack/s was from ground level with the aid of binoculars and a drone/pole camera, for possible defects including undue movement, distortion, chemical or weather related damage, brickwork, render and pointing damage and other evidence of failure.

There are parts of the chimney that could not be viewed from ground level.

Due to limited viewing angles it is not possible to see all faces of the chimney stack/s from ground level or using the pole camera, in particular the back gutter area or the flaunching. Therefore, it is assumed that the condition of those faces not visible is similar to that of the visible faces.

9.2 Condition:

The chimney is in a satisfactory condition with no defects noted at the time of inspection.

The brickwork and pointing looked in a fair condition.

The flashing and flaunching were intact.

I did note that the pot was cracked t the time of inspection.

The render has a damp stain at the top and the flaunching may be cracked, allowing water ingress.

9.3 Action required:

2 The pot should be replaced.

The chimney flaunching and render should be checked at this time.

9.3 Item 1(Picture) Flaunching may have cracks

9.3 Item 2(Picture) Lead flashing at the base

9.3 Item 3(Picture) Crack to the chimney pot

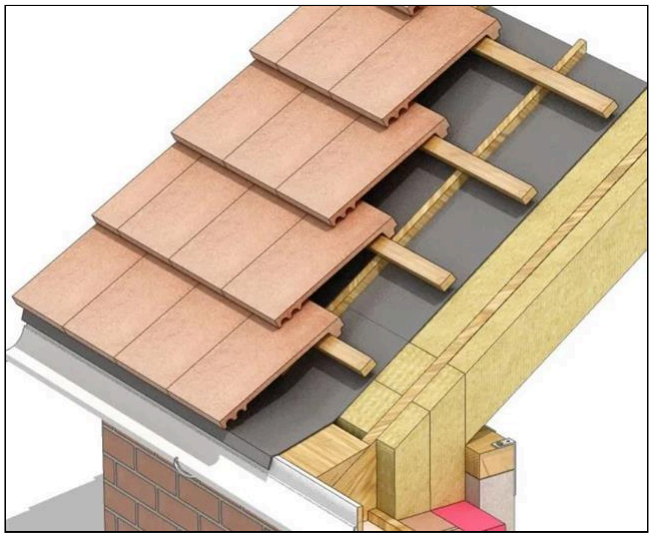
10. Roof Coverings

10.0 Construction & Type:

The main roof slopes are pitched and covered with slate tiles.

All ridge tiles are concrete and the valleys are lined with Lead.,

The roof has been recovered and, looking at google street maps, it was post 2009.



10.0 Item 1(Picture) Roof tile system

10.0 Item 2(Picture) Slate roof tiles

10.0 Item 3(Picture) Lead Flashing to the roof valleys

10.1 Nature of Inspection & Limitations:

The roof pitches were examined from ground level with the aid of binoculars and using a pole camera, where necessary, for possible defects including, broken/missing/damaged tiles, holes, sagging, collapse and other evidence of failure.

10.2 Condition:

Main roof

All tiles seen were in a satisfactory condition with no evidence of any major failures or defects.

The mortar at the verges (side most run of tiles) and beneath the ridge/hip tiles is in a fair condition with no evidence of any major defects.

The line of ridge tiles is even with no evidence of any undue levels of flexing or bowing.

10.3 Action required:

Carry out normal maintenance with any slipped, missing or broken tiles on the roof pitches should be repaired and replaced.

You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather.

Any missing mortar at the verges and beneath any ridge or hip tiles should be replaced. Any moss or other accumulated plant matter should be cleared to prevent other defects.

10.3 Item 1(Picture) Front roof

10.3 Item 2(Picture) Front roof

10.3 Item 3(Picture) Rear roof

10.3 Item 4(Picture) Roof to dormer

10.3 Item 5(Picture) Roof to the Left side

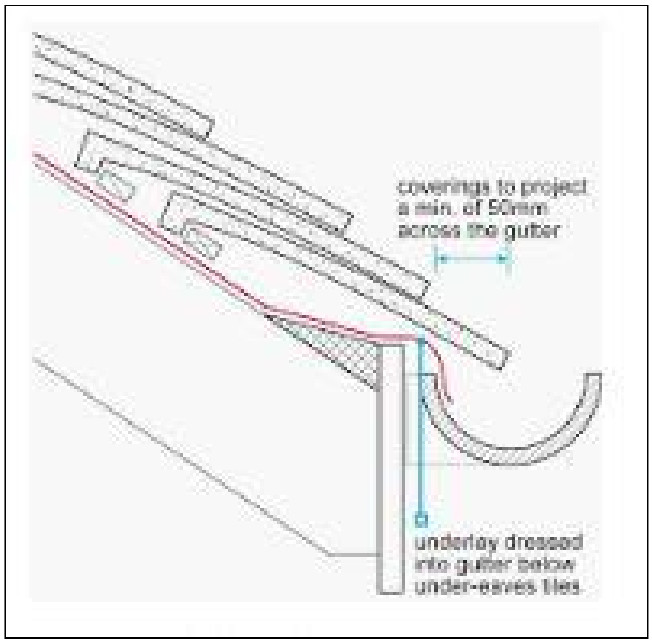
11. Rainwater fittings

11.0 Construction & Type:

The rainwater pipes (gutters and rainwater pipes) are of Black plastic types.

The gutters that take the water off the roofs are of round section types fixed by means of gutter brackets at centres of around 900mm.

Water runs out of the gutters into circular rainwater pipes fixed by means of brackets at centres of around 900mm.



11.0 Item 1(Picture) Gutter system

11.1 Nature of Inspection & Limitations:

The gutters and pipes were assessed from ground level with the aid of binoculars, and a pole camera where necessary, to look for possible areas of leakage, misalignment, overflow, any signs of damage, correct supports, cracking and evidence of significant wear.

As it was dry at the time of survey only a limited assessment could be made as to the rainwater fittings effectiveness and condition.

No tests have been carried out to either trace or establish the structure or condition of any underground soak-away during the site inspection.

11.2 Condition:

The gutters and pipes, are currently in a satisfactory condition and alignment.

There were no evidence of leaks noted during the site inspection.

All gullies were clear at the time of the site inspection, with no evidence of any flooding or other drainage problems.

The roof area is large and there may not be enough downpipes to cope in times of heavy rain.

11.3 Action required:

Gutters should be cleaned and inspected regularly to ensure that they are free from blockages and leaks.

If it is noted during any heavy rain, that gutters or pipe joints are leaking, then these must be fixed as soon as possible to prevent water penetration to the property and possible damage to the foundations.

You should check that the downpipes can cope with the volume of water in heavy rain.

11.3 Item 1(Picture) Gutter fittings and downpipe

11.3 Item 2(Picture) Guttersclear

11.3 Item 3(Picture) Guttering

12. Above Ground Drainage

12.0 Construction & Type:

The pipes of the foul drainage system that are above ground (waste, soil & vent pipes) are of plastic types.

There is a ventilation pipe to the system. Ventilation is necessary in a foul drainage system, to help prevent smells developing in the property.

12.0 Item 1(Picture) Soil pipe system

12.1 Nature of Inspection & Limitations:

The waste water pipes were assessed from ground level, and the vent stack with the aid of binoculars and a pole camera (where necessary).

They were checked for possible areas of leakage, misalignment, overflow, any signs of damage, correct supports, cracking and evidence of significant wear.

Taps were run and toilets flushed to check for any leaks or visible defects.

12.2 Condition:

The visible pipes were in a satisfactory condition with no serious defects noted.

All gullies were clear at the time of the site inspection, with no evidence of any flooding or other drainage problems.

12.3 Action required:

Soil pipes and vent stack, should be cleaned and inspected regularly to ensure that they are free from blockages and leaks.

12.3 Item 1(Picture) Soil vent pipe at the rear

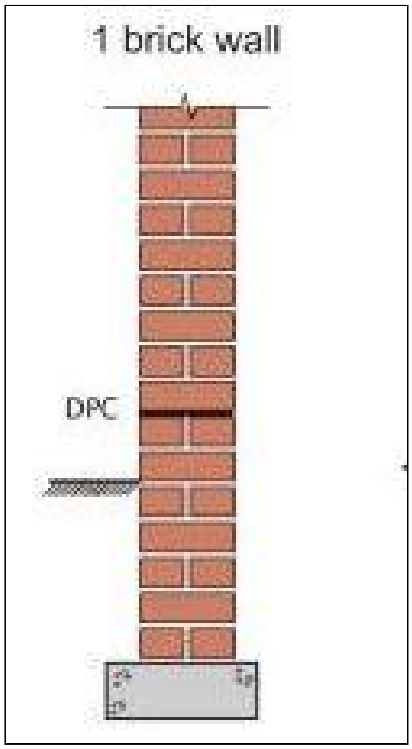
13. External Walls

13.0 Construction & Type:

The walls are single brick construction which is typical for a property of this age and type.

The walls have a cement render coating.

There is a DPC (Damp Proof Course) at the base of the wall to help prevent rising damp.



13.0 Item 1(Picture) Wall construction

13.1 Nature of Inspection & Limitations:

The outside walls were examined from ground level with the aid of binoculars and a drone/pole camera from vantage points within the grounds of the property and suitable public areas around.

The walls were examined for signs of bowing or leaning, damaged brickwork and pointing, cracking, indications of subsidence and land failure and other defects.

13.2 Condition:

Foundations

Exposure of the foundation structures was not undertaken during the course of the site inspection, as this generally proves impractical in a building survey of this type.

No evidence of foundation cracking at ground level was noted at the time of the site inspection.

Damp Proof Course

In all external walls, of properties of this age, there should be a damp proof course (DPC) above ground

level.

This is an impervious layer present to prevent moisture rising up the walls from the ground.

In this case the DPC can be seen at the base of the walls.

The DPC is a chemically injected type and was inserted within the last 2 years.

Movement

Stability and vertical alignment is generally satisfactory. Condition and alignment of the brickwork is fair. There is no evidence of any significant bulges or major structural cracks. There is no evidence of foundation cracking at ground level.

Most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance.

Externally the brick window lintels and vertical mortar junctions are all complete with no evidence of any movement. These areas are mentioned specifically as any movement to the property would be noted at these points.

Other

The render needs normal maintenance, however I noted a damaged section near the electric cabinet.

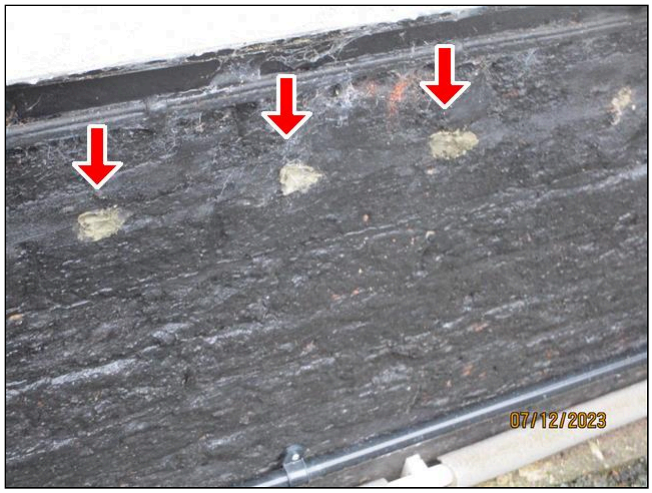
There are also signs of a DIY repair at the rear where the old boiler flue was.

13.3 Action required:

2 Walls should be examined regularly, to inspect for changes in the nature of any cracking or other element defects (as above) that may become apparent.

The render should be cleaned every year.

Damaged sections should be repaired.



13.3 Item 1(Picture) DPC should have guarantee

13.3 Item 2(Picture) Wall level checks

13.3 Item 3(Picture) Damage to wall render

13.4 Additional Information:

Note

There should be a guarantee in place for the DPC.

14. Windows and External Doors

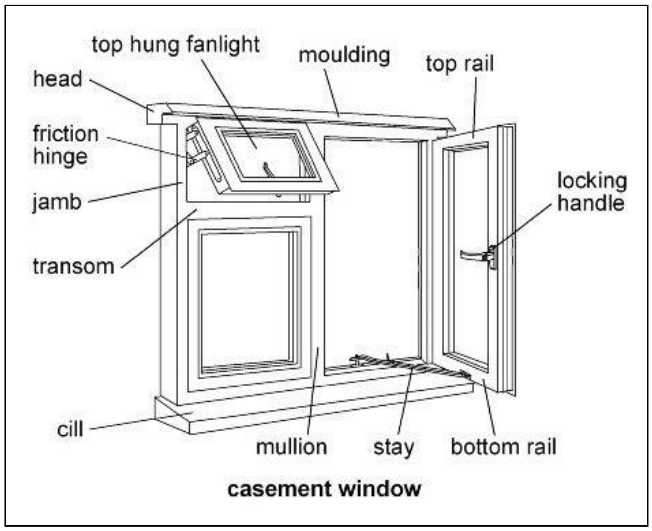
14.0 Construction & Type:

Doors

The external doors are uPVC with part glazing.

Windows

The windows are UPVC frames with sealed unit double glazing.



14.0 Item 1(Picture) Window components

14.0 Item 2(Picture) uPVC double glazed windows

14.0 Item 3(Picture) External doors

14.1 Nature of Inspection & Limitations:

All external access doors (where keys were provided) were checked for normal operation and signs of failure or damage.

A selection of windows were operated (not all) and checked for normal operation, also examined for general signs of degradation and failure including 'blown' double glazing units and worn seals.

The condensation levels in certain weather conditions can disguise evidence of 'blown' double glazed units.

I could not see behind the brickwork around the openings to check the lintels.

14.2 Condition:

Doors

No significant defects were noted at the time of the site inspection, all doors operated effectively on opening and closure. All locks functioned correctly, where keys were provided.

The front door is damaged below the letter box.

Windows

No significant defects were noted at the time of the site inspection, the windows tested operated effectively on opening and closure, all locks functioned correctly on the windows tested.

Under normal circumstances sealed double glazed units can be expected to last around 20-25 years before the seals begin to fail. This can occur more quickly where windows are in exposed or vulnerable situations.

It is estimated that most of the windows currently fitted are approximately 22 years old but there is no evidence of any imminent failures. Any future blown double glazing units require replacement.

It should also be considered that, where some sealed units within a window have failed, others may also fail in due course.

14.3 Action required:

Doors

Normal maintenance of frames, hinges and locks as per manufactures guidance is required.

Windows

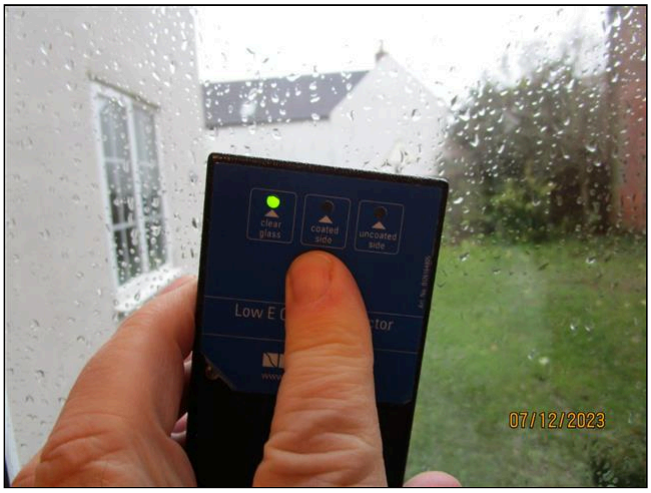
Normal maintenance is required.

You should anticipate, and budget for, replacing the windows in the next few years

14.3 Item 1(Picture) Windows checked

14.3 Item 2(Picture) Velux windows

14.3 Item 3(Picture) Window level checks



14.3 Item 4(Picture) Windows were fitted pre 2002

14.3 Item 5(Picture) Damage to the front door

14.4 Additional Information:

Advice:

Please be aware that previous owners may have distributed multiple sets of keys for the windows and doors to individuals not known to you. When purchasing a property, you should consider the cost of replacing all of the door and window locks as soon as possible after you take up occupation.

When doing this you should consult your insurers to ensure that you meet their requirements for security, and obtain any discounts that may be available by improving the security of the property.

15. Conservatories

15.0 Construction & Type:

There is a conservatory to the rear of the property.

It is of PVC construction with glazed sections on three sides, a pitched polycarbonate roof and is on a brick dwarf wall.

The conservatory was built in 2022.

15.0 Item 1(Picture) Conservatory at the rear

15.1 Nature of Inspection & Limitations:

It was inspected externally and internally, where accessible, for any signs of damp or movement.

The roof was inspected with a pole camera and a ladder.

It was dry at the time of inspection and no checks on leaks could be made.

15.2 Condition:

The Conservatory is in a satisfactory condition with no signs of damp or movement noted at the time of inspection.

Whilst it was dry at the time of inspection there were no signs of leaks to the roof structure.

The Lead flashing where the Conservatory meets the main wall is intact.

I checked the Conservatory walls for any damp along with the wall where the roof meets the main house. No signs of damp or leaks were noted.

15.3 Action required:

No significant defects are noted to the structure and normal maintenance is required.

15.3 Item 1(Picture) Conservatory roof

15.3 Item 2(Picture) Inside the Conservatory

15.3 Item 3(Picture) Internal of the Conservatory

15.4 Additional Information:

Note

There should be a guarantee in place for the Conservatory.

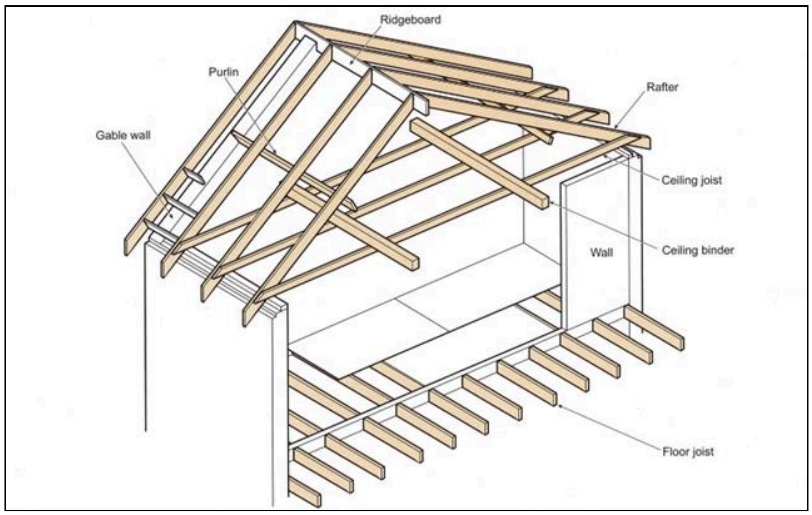
16. Roof Spaces

16.0 Construction & Type:

The main roof is constructed using individual timbers in a traditional manner, built in cut timbers, comprising of rafters spanning from ridge to eaves, supported by purlins and struts with joists to support the ceilings below.

The under-covering is to help prevent water ingress to the roof space. This is the new breathable type, indicating that the roof has been recovered fairly recently.

The insulation is at joist level and to a depth of about 250mm.



16.0 Item 1(Picture) Roof construction

16.0 Item 2(Picture) Roof construction

16.1 Nature of Inspection & Limitations:

The roof space was accessed via a hatch in the Dressing Room and one in the Bathroom.

Access was restricted to head and shoulders only due to the large amount of insulation, proximity of timbers and size of the hatch.

16.2 Condition:

The roof structure is in a satisfactory condition with reasonable quality timbers throughout.

The rafters, purlins and strut timbers seen were complete with no evidence of any undue stress or cracking.

The breathable undercovering (secondary waterproof covering) is complete with no major tears or missing sections.

16.3 Action required:

You should refrain from storing items as this can disrupt the ventilation of the roof.

16.3 Item 1(Picture) Roof timbers

16.3 Item 2(Picture) Breathable undercovering

16.3 Item 3(Picture) Insulation

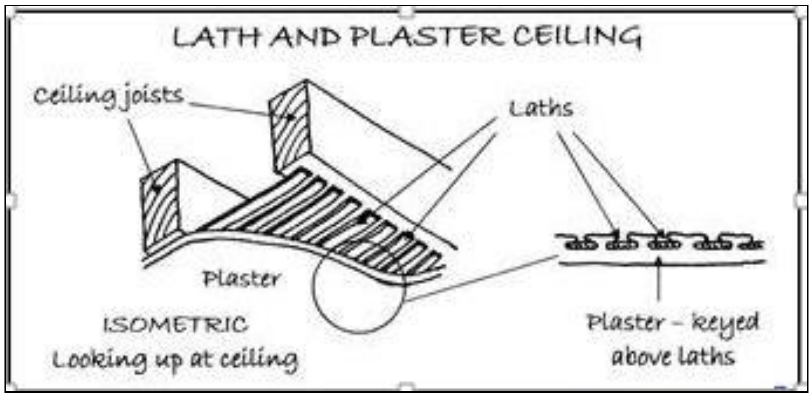
17. Ceilings

17.0 Construction & Type:

The ceilings are likely constructed of lath and plaster over joists, with a plaster skim finish.

Lath and plaster is where wooden Lathes about 10mm wide by 2mm thick, with 3mm gaps between each lath, are nailed to the underside of the joists and then a plaster covering applied to fill the gaps and adherence is achieved.

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



17.0 Item 1(Picture) Likely ceiling construction

17.1 Nature of Inspection & Limitations:

Ceilings were examined for signs of undue levels of bowing, cracking, staining and other defects from floor level only.

17.2 Condition:

There was some visible hairline cracking to some plaster boarded areas along with perimeter junction cracking between the ceilings and walls in some places.

This is not in itself of structural significance, this is normal thermal expansion movement and within tolerance levels.

17.3 Action required:

Normal future maintenance is required, including filling and redecorating any cracks as necessary.

17.3 Item 1(Picture) Ceilings of likely timber lath

18. Internal Walls

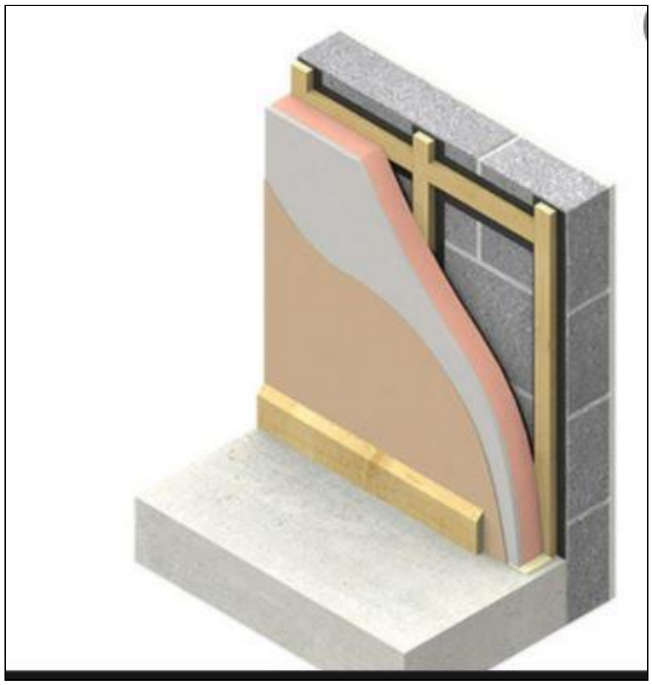
18.0 Construction & Type:

The walls are a mix of brick and timber construction with a plaster finish and then decorated.

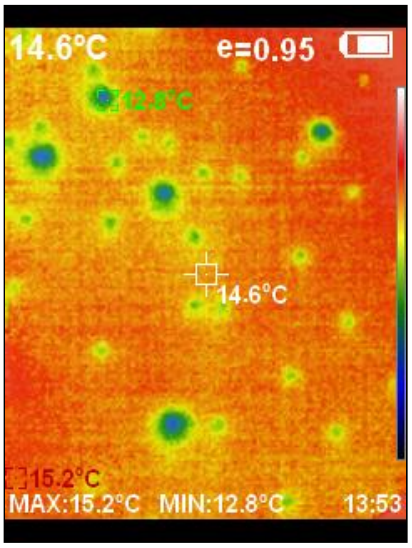
This is typical for a property of this age and type.

The internal faces to the external walls of the property have been insulated. The exceptions are the Kitchen, Utility Room (rear wall) and the Bathroom.

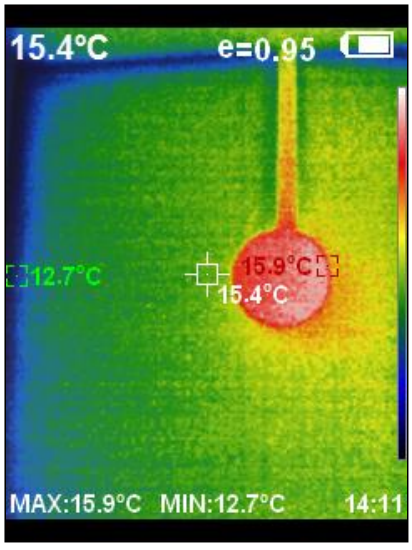
These were not insulated as the units would have to be moved and put back. The fitter could not guarantee the units would be fitted correctly afterwards.



18.0 Item 1(Picture) Internal wall insulation



18.0 Item 2(Picture) Thermal Imagery showing insulation



18.0 Item 3(Picture) No insulation to the Kitchen wall

18.1 Nature of Inspection & Limitations:

Internal walls were examined for indications of bowing, leaning, cracking and undue surface failure/ damage.

Checks were carried out, visual and with meters, on all walls for signs of damp.

18.2 Condition:

All internal walls have been maintained and all surfaces are presented in a satisfactory decorative order.

No significant defects were noted and the internal walls were found to be structurally sound at the time of the site inspection.

There was no unexpected levels of moisture recorded to the internal walls during the site inspection. Condensation levels noted were within normal limits expected for a property of this type and age.

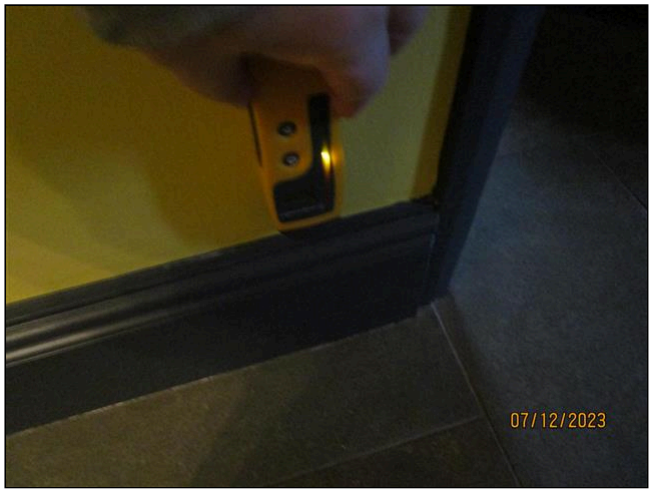
Some cold bridging was noted around the walls of Bathroom and Kitchen where there is no insulation, however this was within normal levels.

I noted some raised condensation risks to the Kitchen and the Bathroom and these are likely due to the Bathroom vent being switched off and these walls are colder than other walls.

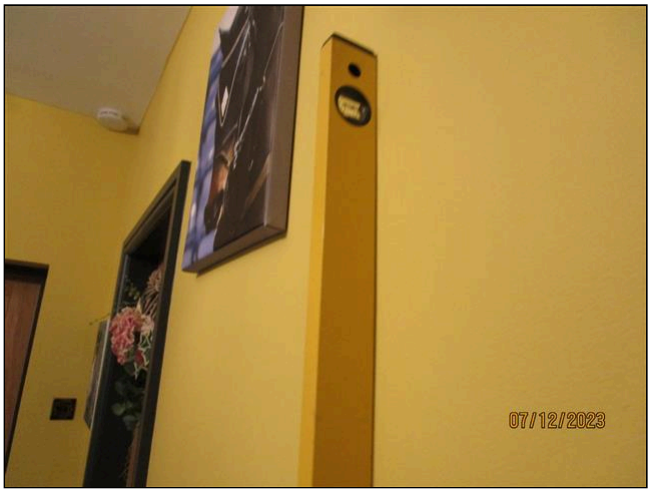
18.3 Action required:

Normal maintenance is required, including filling and redecorating cracks as necessary.

If the damp becomes unsightly the wall can be painted with damp proof paint or a damp proof liner used.



18.3 Item 1(Picture) Damp checks to walls



18.3 Item 2(Picture) Wall level checks

18.3 Item 3(Picture) Checks for wall insulation

19. Floors

19.0 Construction & Type:

The ground floor at the property is of solid concrete construction, and suspended timber construction to the upper floors.

The ground floor is unlikely to have a DPM (Damp Proof Membrane) in place to help prevent rising damp.

Originally the floors to the now Lounge, Dining Room and garage would have been suspended timber. The vents (to vent the floor void) are still visible at the base of these walls. They are concrete now and these may have been laid in 1977 as part of the alterations carried out.

19.1 Nature of Inspection & Limitations:

Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage.

Fixed floor coverings , furniture and possessions in rooms prevented direct examination of the floor surfaces, although any tiled floors were examined for any signs of cracking which could indicate movement of the structure.

19.2 Condition:

Ground floor

Being of solid construction specific checks were made for any floor drops to the solid floors.Construction materials used for the floors during this period can settle and cause distortion of the slab base.

At the time of the site inspection, no evidence of any undue movement was noticed along with no gaping between the skirting boards and the floor base.

No significant defects were noted.

Upper floors:

Floors in properties with timber joists can be uneven and out of level and usually reflects settlement of the structure, that has occurred over a long period of time.

Where significant movement of the floor structures has occurred recently, it is most commonly identified by separation of the joints of the skirting's, door frames and other associated finishes, exposure of undecorated areas where one surface has moved away from another, and unusual amounts of spring in the floor surfaces.

No undue levels of movement were noted at the time of the site inspection.

19.3 Action required:

Floors should be monitored for any changes that occur in their level or springiness.

19.3 Item 1(Picture) Floor level checks

19.4 Additional Information:

Advice:

It would be advisable that should the carpets or coverings be replaced, covering boards to the joists should be lifted to assess whether there has been any insect attack to the timbers below.

Any damaged floorboards can be repaired at this time.

20. Chimney Breasts, Fireplaces, Flues

20.0 Construction & Type:

There is a chimney breast to the Lounge housing the log fire.

The chimney breast is of brick construction.

The chimney breast is likely to have a flue liner in place to protect the flue.

There is an unused fireplace in the garage. I also noted that there was likely a chimney to the Right elevation as some brickwork is in place. The chimney would have served the now Utility Room.

20.1 Nature of Inspection & Limitations:

The chimney breast was examined for indications of high moisture readings, lack of support, failed lining and other defects.

No assessment to the condition or serviceability of chimney flues, for use with fixed or open fires was made during a survey.

No assessment to the condition or serviceability of chimney flues, for use with fixed or open fires was made during a survey.
Any active fireplace was not tested during the site inspection.
Moisture readings were taken as points around the chimney breasts/fireplaces.

20.2 Condition:

The chimney breast was in a satisfactory condition with no serious defects noted.

There were no signs of damp nor were there any high moisture readings at the time of inspection.

20.3 Action required:

Normal maintenance is required.

The chimney should be checked (along with log fire) on an annual basis by a qualified chimney sweep.

21. Kitchen Fittings

21.0 Construction & Type:

The Kitchen units are of modern types with floor and wall mounted cupboard and drawer units, work surfaces and a sink unit.

21.0 Item 1(Picture) Kitchen units

21.0 Item 2(Picture) Kitchen units

21.1 Nature of Inspection & Limitations:

The kitchen units were examined for general condition.

A selection of cupboards and drawers were checked for normal operation.

Built in appliances were not checked for operation or safety.

21.2 Condition:

No significant defects were noted to the checked cupboards, drawers and work-tops during the site inspection.

21.3 Action required:

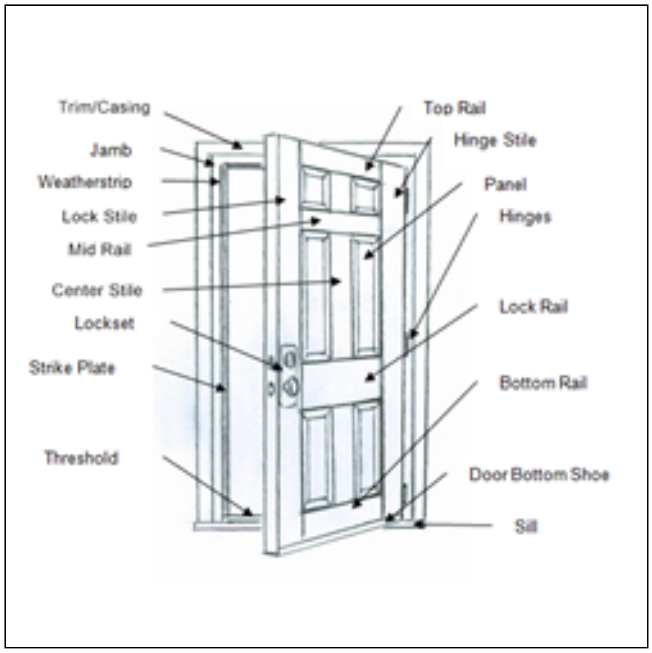
Normal maintenance is required as per manufactures guidance.

22. Internal Joinery

22.0 Construction & Type:

The internal woodwork includes such items as: doors, frames, skirting boards, banisters and staircases.

The internal doors inspected are made from softwood.



22.0 Item 1(Picture) Door components

22.1 Nature of Inspection & Limitations:

All internal doors were checked for normal operation and other woodwork was examined for a range of defects.

Woodwork was also examined for evidence associated with movement of the structure of the property, woodworm and other infestations.

Moisture meter readings were taken at regular intervals (where possible) to check for excessive moisture content.

22.2 Condition:

The internal doors checked were in satisfactory alignment with no undue movement noticed to the frames with all doors operated effectively.

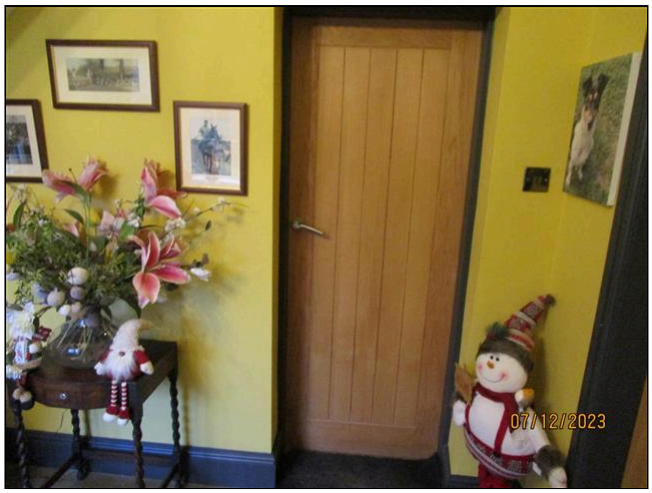
The stair balustrades and hand rails are of suitable quality. Checked components were firm with no undue levels of movement during usage.

The gaps between the balustrades, the pitch level and head heights are compliant with current regulations.

No significant defects or damage, other than age appropriate and from normal usage, was noted during the site inspection.

22.3 Action required:

The doors, stairs and other woodwork need normal maintenance including some redecoration.



22.3 Item 1(Picture) Internal doors

22.3 Item 2(Picture) Door level checks

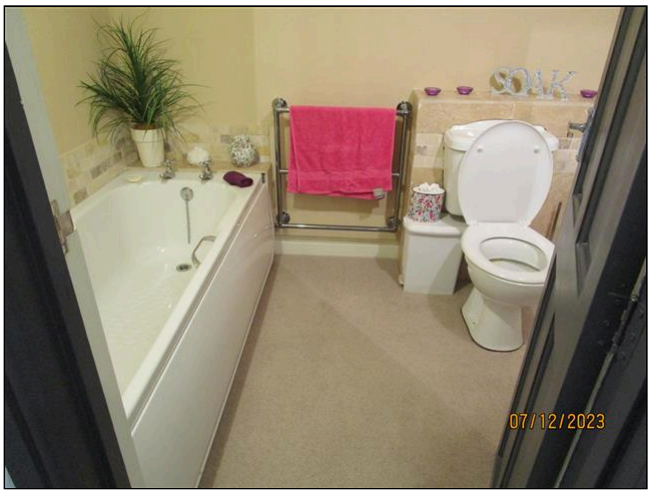
22.3 Item 3(Picture) Skirting checks

23. Bathroom Fittings

23.0 Construction & Type:

The Bathroom and En-suite fittings are of modern types and consist of bath, shower, wc and sink unit.

23.0 Item 1(Picture) Bathroom fittings



23.0 Item 2(Picture) En-suite fittings

23.1 Nature of Inspection & Limitations:

The fittings were checked for signs of damage, cracks, leaking pipes and other common defects.

Sealant joints were checked for undue wear and failure.

All fittings were checked for normal operation - WC's were all flushed at least twice to ensure correct drainage and flow.

23.2 Condition:

No significant defects were noted with condensation and movement within tolerance levels.

23.3 Action required:

Regular maintenance of all seals to the bath, shower and basins to prevent water displacement.

24. Ventilation

24.0 Bathroom ventilation

There is mechanical ventilation in the Bathroom.

This reduces the levels of moisture within the room and hence reduces the risk of condensation to the walls and ceiling structures.

The ventilation should be checked regularly and used at all times. I noted that it was switched off at the time of inspection.

There is no mechanical extract ventilation in the En-suite.

This increases the levels of moisture within the room and hence increases the risk of condensation to the walls and ceiling structures.

It is strongly advisable to install an extraction fan to improve ventilation.

24.0 Item 1(Picture) Vent in the Bathroom was switched off

24.0 Item 2(Picture) Elevated condensation readings in Bathroom

24.1 Kitchen ventilation

There is mechanical extraction ventilation to the Kitchen areas. This should be checked regularly to ensure always operational.

These fans must be used at all times.

24.1 Item 1(Picture) Kitchen vent near window

24.2 Action Required

2 Mechanical ventilation must be fitted to the En-suite so as to reduce the risk of condensation developing.

The ventilation must be operational and used at all times.

25. Garage

25.0 Construction & Type:

There is a single, brick garage to the side of the Dressing Room above.

The garage was accessed via an electrically operated vehicle access door to the front.

The floor is concrete construction and the ceiling (floor of Dressing Room) is insulated.

25.0 Item 1(Picture) Garage vehicle access door

25.1 Nature of Inspection & Limitations:

The external walls and roof were examined from ground level, and with a pole camera where necessary, for signs of bowing or leaning of walls, damaged brickwork, render and pointing,

Due to stored items, it was not possible to assess all parts of the roof, walls and floor.

25.2 Condition:

The garage was in a satisfactory condition with no serious defects noted.

I saw some damp patches and these look to be penetrating damp from the foliage against the garage wall.

25.3 Action required:

Normal maintenance, including regular treatment of the walls, removal of foliage and debris from walls and roofs is required.

25.3 Item 1(Picture) Garage ceiling insulated

25.3 Item 2(Picture) Internal of the garage

25.3 Item 3(Picture) Internal of garage

26. Outbuildings & Sheds

26.0 Construction & Type:

The following outbuildings are located at the property.

Summerhouse

There is a brick summerhouse at the rear of the property.

The floor is concrete and the roof is a pitched timber roof with concrete tiles.

Garage & Workshop

There is a metal garage/workshop at the back near the field.

The floor is concrete and the roof is corrugated metal.

Access was via vehicle access doors and personnel doors.

There is a tack room at the side.

Equestrian buildings

The building comprises of two stables and a feed room.

The roof is a corrugated metal roof and the walls and floor are timber.

Some walls are panelled internally.

26.0 Item 1(Picture) Summerhouse at the rear

26.0 Item 2(Picture) Garage workshop at the back of the property

26.0 Item 3(Picture) Equestrian buildings

26.1 Nature of Inspection & Limitation:

The structures were inspected internally and externally for any signs of movement, damp and other defects.

The roofs were inspected using a pole camera and ladder.

Some possessions and stored items restricted inspection.

26.2 Condition:

Summerhouse

The summerhouse was in a satisfactory condition.

There were high condensation readings and this is mostly due to it being empty and unheated.

If it is to be used in the future heating will be needed and increased insulation if possible.

Garage & Workshop

The roof is part insulated to help reduce heat loss.

There were no signs of movement or excessive damp.

Condensation readings were raised which is not unusual as it is unheated.

Equestrian buildings

These were in a good condition with no serious defects noted.

The timber walls were part boarded and there were no signs of leaks to the walls or roof.

26.3 Action required:

Summerhouse

Heating should be installed to the building.

Insulation to the roof nd possibly walls would help keep the rooms warm.

Garage & Workshop

The insulation should be finished off.

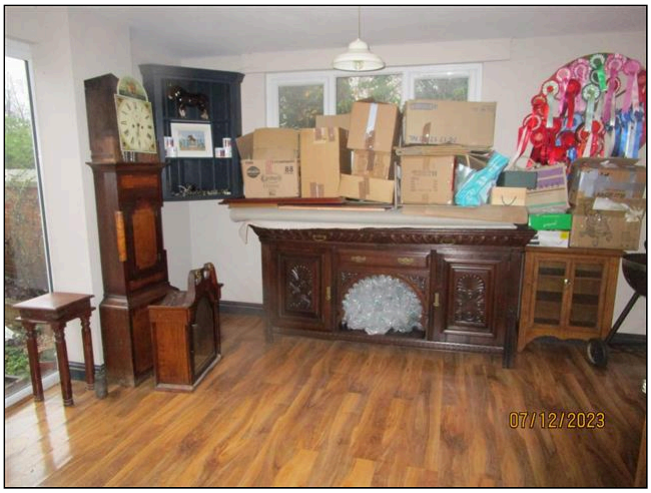
Normal maintenance is required.

Equestrian buildings

Normal maintenance is needed.

Wall panelling should be finished off.

26.3 Item 1(Picture) Roof to summerhouse

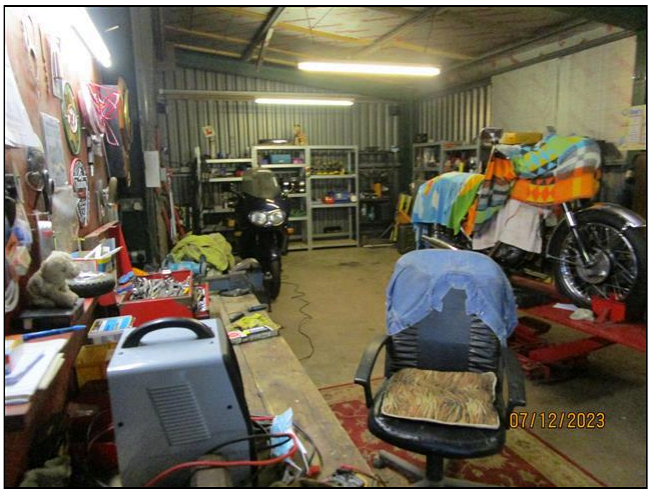


26.3 Item 2(Picture) Possessions in the Summerhouse

26.3 Item 3(Picture) Internal of Summerhouse

26.3 Item 4(Picture) Garage metal roof

26.3 Item 5(Picture) Garage roof insulation



26.3 Item 6(Picture) Internal of the garage

26.3 Item 7(Picture) Metal roof to the Equestrian Buildings

26.3 Item 8(Picture) Internal roof to Equestrian Buildings

26.3 Item 9(Picture) Internal walls of Equestrian Buildings

27. Grounds

27.0 Construction & Type:

The front of the property is mostly a tarmac driveway.

There is a garden to the Right side and the rear.

There is a path to the Left side.

The property has a garden section over the bridge to the stream.

Past this garden section is open land with stables and a workshop/store.

27.0 Item 1(Picture) Driveway to the front

27.0 Item 2(Picture) Field at the back is waterlogged in places.

27.0 Item 3(Picture) Back garden

27.1 Nature of Inspection & Limitation:

The grounds around the property, were inspected for any indications of land failure or movement, or other defects that would have a material effect on the property as a whole.

It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained.

Some parts of the grounds are inaccessible, overgrown with foliage and could not be examined in detail at the time of the site inspection.

27.2 Condition:

Some parts of the field was flooded at the time of inspection.

The gardens were in a fair condition.

27.3 Action required:

Normal seasonal and annual maintenance is required to maintain a presentable outside space.

Some drainage may be needed for the field.

27.3 Item 1(Picture) Timber fencing

27.3 Item 2(Picture) Bridge over the stream

27.3 Item 3(Picture) Side garden with fencing and wall of neighbouring house

28. Neighbourly Matters

28.0 Observations:

A general unspecific overview of the immediate local area was carried out during the course of the site inspection, along with gathering information during the pre-visit desktop audit to identify issues that might affect the normal enjoyment of the property.

No obvious causes of concern were noted from the pre-visit desktop audit or at the time of the site inspection. However, you are advised to visit the property on a number of occasions at different times of the day and night to form an opinion of any factors that might be relevant to you.

29. Electricity

29.0 Construction & Type:

There is an underground electrical supply and the meter is in an external cabinet to the side of the property.

The consumer unit [fuse box] is located in the cupboard under the stairs.

29.0 Item 1(Picture) Electric meter cabinet

29.0 Item 2(Picture) Electric meter

29.0 Item 3(Picture) Electric socket tests

29.1 Nature of Inspection & Limitations:

It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within in the scope of this site inspection.

The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations by a suitably qualified electrician.

No testing of the installations or appliances was carried out other than operation in normal everyday use such as switching lights on to illuminate a room.

29.2 Condition:

In general the electrical circuits seen, are in a satisfactory condition. PVC cabling was observed at the property and the socket face plates and switch plates are of a suitable modern quality.

29.3 Action required:

The electrical system should have a full safety check carried out (if there is not one in place) and any recommendations should be implemented.

29.4 Additional Information:

Advice:

The NICEIC (An Electrical competent persons scheme) recommends that electrical installations are subjected to an Electrical Installation Condition Report (EICR) by a suitably qualified engineer at least every 10 years for owner occupancy (5 years or change of occupancy for rentals). This report will highlight any defects to the system against current building regulations and advise accordingly.

More information can be found at: www.niceic.com or www.napit.org.uk or www.niceic.com

NOTE

You must ensure you take meter readings on your completion of the property and agree these with the seller.

30. Water

30.0 Construction & Type:

There is a mains water supply and the incoming mains pipework is copper.

The water installation is of the more modern unvented system style. This does not require a cold water storage tank; all the cold water draw-off points are fed directly off the mains supply.

30.0 Item 1(Picture) Water flow checks

30.0 Item 2(Picture) Water tests

30.0 Item 3(Picture) Water tests

30.1 Nature of Inspection & Limitations:

The visible and accessible parts of the system were checked for any obvious signs of leaking, damaged pipes, correct covering and insulation, and other evidence of defects.

Water taps around the property were randomly operated to check for flow pressure and correct drainage.

The water supply was also tested for Nitrates and PH factor.

30.2 Condition:

No significant defects are noted at the time of the site inspection, all fittings operated as required with water pressures at a satisfactory level.

The water supply showed no signs of excessive Nitrates nor a high PH factor.

30.3 Action required:

Check the installation for evidence of leaks or other defects on a regular basis i.e. approximately every 6 months, or sooner.

Leaks most often occur at pipe joints and where pipes are subject to movement or physical damage, such as airing cupboards, roof spaces, under sinks or outside taps.

30.4 Additional Information:

NOTE

You must ensure you take meter readings (if applicable) on your completion of the property and agree these with the seller.

The location of any stop taps should be confirmed with the seller.

31. Heating

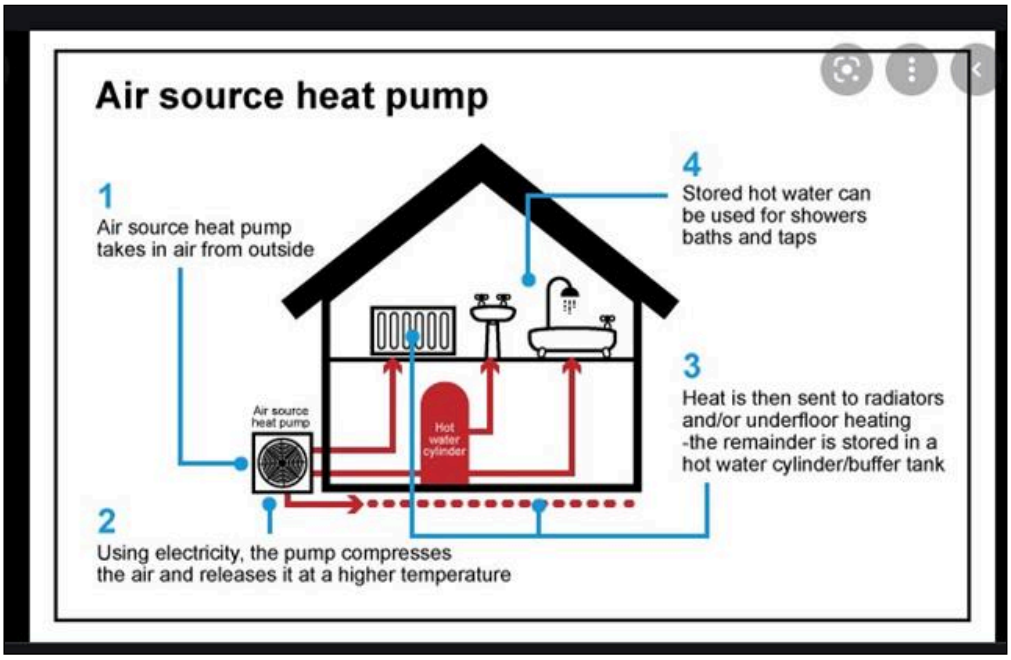
31.0 Construction & Type:

The property is heated by an Air Source Heat Pump.

Air Source Heat Pumps transfer heat from the outside air into the heat pump's fluid by using a fan, and then pumps it into the house.

The system also heats the water stored in the water cylinder in the garage.

There is a secondary heating system consisting of a log burner in the Lounge.



31.0 Item 1(Picture) Air source heat pump system

31.0 Item 2(Picture) Air source heat pump

31.1 Nature of Inspection & Limitations

It is not possible to fully assess the condition and safety of the space heating installation on the basis of a visual inspection only.

However, a visual inspection was carried out on the radiators, pipe-work and boiler to detect leaks, corrosion and other common defects along with any additional space heating found in the property.

The heating was on at the time of inspection and the log burner was in use.

31.2 Condition:

The boiler and radiator system was in operation during the survey and radiators were warm to the touch. The hot taps were also tested and hot water was delivered.

Thermal imagery showed an uneven heat spread to the radiators and cold spots were visible. It seems there is sludge at the base of some radiators.

It is therefore recommended that the system be flushed through and an inhibitor added to reduce the risk of sludge in the future.

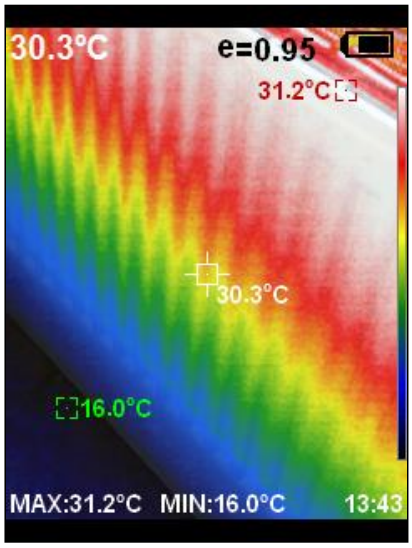
31.3 Action required:

Air Source Heat Pumps must be designed and installed by a qualified heating system specialist to ensure that the heat pump and emitters are correctly sized. If not then the temperature in the property may not be sufficient, especially in the colder months.

Your conveyancer should request the vendor to provide documentation detailing the system and it's specification.

You are strongly advised to instruct an MCS accredited specialist heat pump engineer to inspect the system to ensure that it is operating correctly prior to exchange of contracts.

This should be carried out on an annual basis.



31.3 Item 1(Picture) Uneven heat to some radiators.

31.3 Item 2(Picture) New Hot Water Tank in the garage

31.3 Item 3(Picture) Log burner in the Lounge

31.4 Additional Information:

Advice:

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

32. Drainage

32.0 Construction & Type:

There is a mains underground drainage system.

There was one inspection chamber located to the Left side of the property.

There is a channel drain to the front drive to help remove surface water.

32.0 Item 1(Picture) Drain cover at the side of the property

32.0 Item 2(Picture) Drain construction

32.0 Item 3(Picture) Channel drain on driveway

32.1 Nature of Inspection & Limitations:

Without extensive exposure work, it cannot be confirmed as to the type or layout of any rainwater soakaway.

Covers were lifted, where possible, and internal taps were run and WCs flushed to check for free flowing water.

32.2 Condition:

No signs of flooding or blockages were evident at the time of the site inspection and water was seen to be running clear of debris and other obstacles.

A drain camera showed no blockages to the inspected pipes.

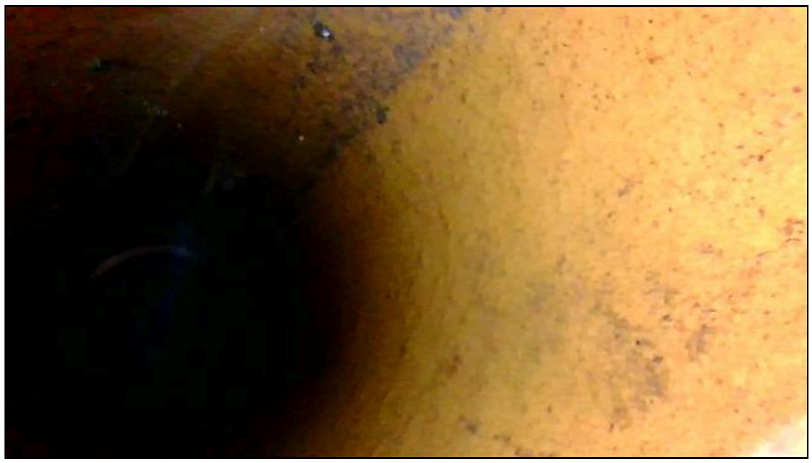
32.3 Action required:

Regular visual inspection of the chambers within the property boundaries is recommended, to check for signs of blockages, tree root damage or other obstructions.

Regularly check the channel drains are free from debris and are not blocked.

32.3 Item 1(Picture) Drain running clear

32.3 Item 2(Picture) Drain camera main sewer



32.3 Item 3(Picture) Drain camera side sewer

32.3 Item 4(Picture) Drain camera small sewer

33. Other services

33.0 Construction & Type:

There is a television aerial mounted to the rear and the Left elevation of the property.

There is a satellite dish mounted to the front wall.

33.0 Item 1(Picture) Aerial to the Left

33.0 Item 2(Picture) Aerial at the rear

33.0 Item 3(Picture) Satellite dish

33.1 Nature of Inspection & Limitations:

A visual inspection was made to locate television aerials, satellite dishes and telecoms entry point/s at the property and these were examined for general condition and security of fixing from ground level and with the aid of binoculars, where necessary.

No specific checks were made to confirm connections to/from the aerials, dishes or telecoms or measure their effectiveness of providing a signal.

33.2 Condition:

No significant defects were noted at the time of the site inspection.

33.3 Action required:

Examine all fittings and fixings regularly to ensure that they are secure and safe.

You should ensure Radio/TV and/or satellite reception is possible along with your telecom needs, if these are desired services, before exchange of contracts.

34. External 360 photos

34.0 External 360 degree photos

34.0 Item 1(Picture) Grounds to the front

34.0 Item 2(Picture) Side garden

34.0 Item 3(Picture) Rear garden

34.0 Item 4(Picture) Rear garden and Conservatory

34.0 Item 5(Picture) Back garden

34.0 Item 6(Picture) Field and outbuildings

35. Roof 360 photos

35.0 Roof 360 photos

35.0 Item 1(Picture) Front roof with solar panels

35.0 Item 2(Picture) Front side roof

35.0 Item 3(Picture) Rear roof

35.0 Item 4(Picture) Rear roof

35.0 Item 5(Picture) Left side roof

36. About the survey and the report

36.0 About the Home Survey

36.1 How the survey is carried out

General

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

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

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

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

Services

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

Outside

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

Outbuildings

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

Flats

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

Hazardous substances, contamination and environmental issues

Unless otherwise expressly stated in the report, the surveyor assumed that no harmful or dangerous materials or techniques have been used in the construction of the property. However, the surveyor will advise in the Report if, in his view, there is a likelihood that harmful or dangerous materials have been used in the construction and specific enquiries should be made or tests should be carried out by a specialist.

The surveyor makes online enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he/she recommends further investigation. See also section 3.3.

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

Asbestos

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

Consents, approvals and searches

The surveyor 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 which have common areas, 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 you should ask to see. The Surveyor does not consult the dutyholder.

Assumptions

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

a. the property (if for sale) is offered with vacant possession;

b. the Property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client; and

c. access to the Property is as of right upon terms known and acceptable to the Client.

Legal matters

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

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

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

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

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

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

37. Maintenance advice

37.0 Maintenance advice

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your survey It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time.

Outside

You should check the condition of your property at least once a year and after severe weather. Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

Chimney stacks: Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the flashings, the materials used to form the joints with the roof coverings.

Roof coverings: Check these occasionally for slipped, broken and missing tiles or slates, particularly after severe weather.

Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

Rainwater pipes and gutters: Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose pipe connectors and broken fixings.

Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.

Windows and doors: Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.

Conservatories and porches: Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.

Other woodwork and finishes: Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Grounds

Garages and outbuildings: Follow the maintenance advice given for the main building.

Other: Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after severe weather. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable

and level, and not slippery or a trip hazard.

Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

Roof structure: When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.

Ceilings: If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.

Walls and partitions: Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.

Floors: Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.

Fireplaces, chimney breasts and flues: You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated.

Flues to gas appliances should be checked annually by a qualified gas technician.

Built-in fittings: Check for broken fittings.

Services

Ensure all meters and control valves are easy to access and not hidden or covered over. Arrange for a competent person to check and test all gas and oil services, boilers, heating systems and connected devices once a year.

Electrical installations should only be replaced or modified by a competent person and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).

Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches. Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.

Important information for purchasers of older, listed and historic properties

Modern properties, those built after 1900 or so, are essentially constructed as sealed boxes which are designed to keep all moisture out. This is achieved by the use of impermeable membranes at ground level (such as a damp proof course) to prevent moisture rising up from the ground below, and cavity walls which are designed to prevent moisture penetrating through the walls. Windows and doors are made to seal tightly, and most houses built today

are constructed without any chimneys at all. In this type of property, where dampness is found inside then it is generally due to some specific defect which will require repair.

Older properties, generally those built before 1850 or so, were constructed in a very different way, and one in which moisture will naturally enter the property. They do not have damp proof courses or cavity walls and are not intended to be a sealed unit. However, these properties are designed to manage the movement of moisture in such a way as to prevent it becoming a hazard to health or to the structure of the building, and it is important to understand the mechanisms by which it does this in order to protect the structural elements of the building from becoming defective.

At the time that these properties were constructed it was the normal for them to have many openings where draughts could enter the building, such as multiple open fireplaces, ill-fitting doors and windows, and gaps in floorboards. As a result, ventilation levels were very high, allowing moisture to evaporate readily in the moving air, and to be carried away to the outside. So, for example, where moisture penetrated the walls, although the inside surfaces of those walls would be damp, the levels of moisture would achieve equilibrium as the rate of evaporation compensated for the rate of penetration.

Today, we try to minimise draughts by blocking fireplaces, adding secondary or double glazing, laying laminate floors and sealing the gaps around doors and windows. As a result moisture levels rise due to the decreased air movement that is a consequence of the reduced ventilation. This then leads to dampness becoming evident, particularly in areas of minimal air movement, such as behind large objects of furniture and within cupboards and wardrobes.

Many older homes were built at a time when lime mortar was the primary method of setting bricks and stones. Lime mortar is both flexible and porous, unlike the very hard, inflexible and nonporous cement mortars used in more modern construction. Lime mortar, therefore, allows the moisture evaporation process to continue by acting as a wick for moisture to leave the main walls between the bricks and/or stones that make up the bulk of the wall. This is a further step in the process of managing moisture within the property.

Today, we see many repairs carried out to older homes using cement mortar. This seals the gaps between the bricks and/or stones, trapping the moisture in the wall and forcing it into the surface of the bricks and stones, causing them to fail when that moisture freezes in the surface of those materials. And by reducing the amount of moisture that can evaporate through the wall to the outside, it increases dampness levels inside. As a result of the actions described above, it is common, today, to find higher than average moisture levels in older properties. The consequences of this can cause significant defects within the property. In particular, high moisture levels, especially in roof spaces and cellars, can promote the development of wood boring insects such as Common Furniture Beetle, and Death Watch Beetle in structural timbers such as roof and floor joists. High levels of dampness in walls causes plaster to fail, decorations to become damaged, and in some properties, significant damage to the timber frame of the building.

To avoid these defects developing and becoming a serious threat to the building, it is important to be aware of the consequences of any actions which may have an impact on moisture management within the building.

The following is a list of suggestions and recommendations that will help maintain the building in a good and sound condition. It is by no means an exhaustive list and it is recommended that all owners of listed, historic and older buildings inform themselves of the best way to protect such a property.

1.Consider ways to improve ventilation within the property. This may include the installation of mechanical extractors in kitchens and bathrooms, removing secondary glazing units, ensuring that windows can be opened easily and that they are used regularly, removing insulation from the eaves area of the roof where it may block ventilation, and not leaving the property closed up and unoccupied for extended periods.

2. Where repairs are necessary, ensure they are carried out by tradespeople who are knowledgeable and competent in traditional building methods and that materials are sympathetic to those used originally. In particular, where walls are to be repointed, then lime mortar (which is very different from cement mortar with some lime added!) should be used and any earlier cement mortar repairs removed and refinished.

3. Ensure that the guttering and rainwater handling systems are in a well maintained and fully operative condition. Very significant damage can be caused in a very short period of time due to simple leaking gutters, pipes and other elements of the rainwater handling systems. It is therefore essential that these are inspected regularly, at least three or four times a year, and any damages or defects repaired as quickly as possible. In particular they should be cleared after autumn leaf fall to ensure they are as effective as possible during the winter.

4. Maintain a regular and vigilant inspection process. Unidentified or unrepaired defects can rapidly become more significant, and therefore more costly to repair. A regular process of inspection is more likely to ensure that defects identified at an early stage and can be rectified before further damage is caused. Such a process should include inspection of all the outside elements such as chimneys, roofs, walls, guttering and pipes, windows and doors and roof edge timbers etc. Internal inspections should include a detailed examination of the roof timbers, moving of large objects of furniture to assess the wall condition behind, examination of floors, doors and timber fittings to identify signs of movement, and the condition of the heating and plumbing systems to ensure no leaks are present. This is in addition to a general and normal maintenance programme.

5. Avoid the introduction of unnecessary interventions. Many companies will recommend the use of chemical processes, such as spraying of timbers or injection of damp proof courses, as a means of rectifying the effects of dampness. In most cases, in respect of older properties, these processes are completely unnecessary, usually ineffective, and in many instances counter-productive. Attempting to prevent the passage of moisture through a wall which was always intended to be damp is unlikely to affect a cure. In fact, it is likely to push the problem elsewhere, and may cause even more significant damage.

Remember that, if the property is listed, any works you wish to carry out may require Listed Building Consent, and it is always best to check with the local authority Conservation Officer before undertaking any activities. There are many useful resources of information available from, for instance English Heritage, and the Society of Protection of Ancient Buildings, which can help you in understanding how to manage an older property in a sympathetic and considered way. It is strongly recommended that you gain an understanding of the means and methods that they advocate in order to protect your investment.

General Summary
Condition Rating 2

Condition Rating 2

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

9. Chimney Stacks

9.3 Action required:

2 The pot should be replaced.

The chimney flaunching and render should be checked at this time.

13. External Walls

13.3 Action required:

2 Walls should be examined regularly, to inspect for changes in the nature of any cracking or other element defects (as above) that may become apparent.

The render should be cleaned every year.

Damaged sections should be repaired.

24. Ventilation

24.2 Action Required

2 Mechanical ventilation must be fitted to the En-suite so as to reduce the risk of condensation developing.

The ventilation must be operational and used at all times.

General Summary
Heath & Safety

Condition Rating HS

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

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

7. Health & Safety Matters

7.10 H&S Checklist

The following points are H&S issues that need to be actioned prior to completion.

There are no Carbon Monoxide alarms at the property.

Some internal doors seem to have no safety glass.

There is no balustrade to the staircase

There is no documentation to show that the electric system has been safety checked.

There are uneven paths around the property.

29. Electricity

29.3 Action required:

The electrical system should have a full safety check carried out (if there is not one in place) and any recommendations should be implemented.

General Summary
Conveyancing

This is issues that were found during the survey and that your conveyancer should be aware of. Your conveyancer can contact the surveyor for further information if required.

John Mann

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6. Conveyancing Matters

6.9 Conveyancer issues

Your conveyancer should check the following points:

There are alterations that may require Building Control (or similar) Certification and a warranty to be in place. See Section 6.8.

There is a dropped kerb to the front and this may have required planning permission.

There seems to be an unadopted section of road at the rear (the end of Fingle Street) and there may be maintenance responsibilities attached to the subject property.

There is an unregistered piece of land at the rear of the property. This is access over the stream at the rear. This aligns with the plans provided by the solicitor and there seems to be a Certificate of Lawful Development in place.

The property is shown as being in an area at risk from flooding - both river and surface water.

There is a log burner and this should have been fitted by a HETAS engineer and have Building Control Certification.

The electrical systems should be checked every 5 years.

There is no indication of the ownership of any of the boundary walls, fences or hedges, and in most cases this is not specified by the deeds or title documents.

The property is shown as being in an area at risk from Radon Gas.

The walls have a chemically injected DPC (Damp Proof Course) and there may be a warranty in place.

The property has PV panels and the installation, warranty etc must be checked (See Section 6.8.)

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

Electricity in the home

Gas in the home

Condensation in the home