Mi BUILDING SURVEY

360° CONFIDENCE FOR HOME BUYERS

BUILDING SURVEY REPORT

CLIENT	Mr J Smith
PROPERTY	Sample Survey 11 Florence Street Anytown AA11 1AA
SURVEY DATE	20 Nov 2019
REF	3974

The format of this Mi BUILDING SURVEY REPORT is consistent with the guidance note requirements for a Survey Level 3 as defined by RICS Surveys of Residential Property 3rd edition May 2016

RPSA Residential Property Surveyors Association

t: e: surveyor@gmail.com

Index

5.5	Chimney Breasts, Fireplaces and Flues	3
5.6	Built-In Fittings	2
5.7	Internal Joinery	2
5.8	Bathroom and Sanitary Fittings	1
6	**Services**	Condition Rating
6.1	Electricity	3
6.2	Gas/Oil	1
6.3	Water	1
6.4	Heating and Cooling	HS
6.5	Drainage	1
6.6	Other Services	1
7	**External Elements**	Condition Rating
7.1	Garaging	1
7.2	Outbuildings and Sheds	1
7.3	Grounds	1
7.4	Common and Shared Areas	NA
7.5	Neighbourly Matters	
8	**Addendum**	
8.1	About your surveyor	
8.2	Maintenance advice	
8.3	Complaints	

1.1 - About the survey and the report

Introduction

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 properly 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.

1.2 - 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).

1.2 - How the survey is carried out

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 deleterious or hazardous 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 deleterious material has been used in the construction and specific enquiries should be made or tests should be carried out by a specialist.

The surveyor makes 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 is entitled to assume that the property is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the property or affect the reasonable enjoyment of the Property.

The surveyor is entitled to assume that all planning, building regulations and other consents required in relation to the Property have been obtained. The surveyor did not verify whether such consents have been obtained. Any enquiries should be made by the client or the client’s legal advisers. Drawings and specifications were not inspected by the Surveyor unless otherwise previously agreed.

The surveyor is entitled to assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the Property, nor its condition, its use or its intended use, is or will be unlawful.

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.

1.2 - How the survey is carried out (contd)

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.

1.3 - Condition Ratings

The report applies ‘condition ratings’ to the major parts of the main building, associated habitable structures, and other structures present. The property is broken down into separate elements, and each element has been given a condition rating 1, 2, 3, HS or NI – see more on definitions below.

To help describe the condition of the home, condition ratings are given to the main parts (the ‘elements’) of the building, garage, and some parts outside. Some elements can be made up of several different parts.
The condition ratings are described:-

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 attended to prior to any exchange of contracts.

NI

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

NA

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

	Section - 1.4/1.5 - Additional Information for this Survey
Conflicts of Interest	A conflict of interest is anything that impedes or might be perceived to impede an individual's or firm's ability to act impartially and in the best interest of a client.
	None known.
Specific Exclusions	Areas which are excluded from the inspection and report by prior arrangement
	There are no specific areas of the property that have been excluded from this report.

	Section 2 Property information **2.1 - About the property**
Persons Present	One of the property owners was present for the duration of the survey and provided some information about the property and its' history. Although it is assumed that this information is true and accurate, no verification was carried out. You are therefore advised to confirm the accuracy of any such information prior to exchange of contracts.
General Construction Information	THIS SAMPLE REPORT HAS BEEN CREATED TO PROVIDE AN EXAMPLE OF THE TYPE OF INFORMATION THAT MAY BE INCLUDED IN YOUR MiBUILDING SURVEY REPORT. THE INFORMATION AND IMAGES INCLUDED IN THIS REPORT HAVE BEEN ASSEMBLED FROM A RANGE OF PROPERTIES OF DIFFERENT TYPES, STYLES AND AGES, AND TEXT HAS BEEN ALTERED AND SHORTENED SO AS TO DEMONSTRATE THE RANGE OF DETAIL THAT MAY BE INCLUDED IN INDIVIDUAL REPORTS. DETAILS THAT IDENTIFY THE EXAMPLE PROPERTIES HAVE BEEN REDACTED, REMOVED OR ALTERED. The semi detached property is believed to have been originally constructed in around the 1950's or 60's though the exact date is unconfirmed. The seller believed that the construction date may have been in the 1930's. The main walls are of brick-faced cavity construction. The roof is pitched and covered with interlocking concrete tiles. The windows have PVC frames with double glazing. The floors are of suspended timbers. The front of the house faces in a generally southerly direction. Room descriptions used in this report are based on those given on the plan included. Orientation (left-right, back-front) used in this report is based on the viewer standing at the road side of the property with their back to the road and facing the property.
Council Information	There is no planning information relating to the property listed on the council website.
Listing	The property is not listed.
State of the property when inspected	The property was occupied, habitable and fully furnished. All connected services were operational.
Summary of mains services	Gas Electricity Water Drainage (assumed)

Weather Conditions	At the time of the survey the weather was dry and cool, approximately 7-12°C, after a period of mild and mostly dry weather.
Local Authority	The property is within the area of Anytown District Council.
Conservation / AONB / National Parks	The property is not within a conservation area. The property is not within a National Park.
Heating	A full central heating system is installed with a gas fired condensing combination boiler supplying hot water to radiators throughout the property and providing hot water to taps. At the time of survey the boiler was.....
Outside facilities	To the left side of the house is a lean-to area, and there are a further 6 sheds and/or storage areas in the grounds to the rear.
Renewable Energy Services	There are no sources of renewable energy installed at the property.
Broadband Service	Ofcom indicates that broadband speeds of up to 80Mb per second may be available.
Tenure	The property is understood to be of freehold tenure and with vacant possession but your conveyancer should confirm this to be the case.

Section 2 Property information

2.2 - Summary and Issues

This section is a summary of matters that are of particular interest but you should consider ALL information contained in this report.

General	The property was found to be in an average condition for its' type and age, with no significant structural defects apparent. It has suffered from a certain amount of a lack of maintenance, but this has not resulted in any significant defects developing.
Main Issues	The electrical installation is unlikely to meet modern standards or requirements and will probably need replacement. A number of alterations have been carried out including replacement of windows and doors and relocation and alteration of openings. As far as is known, there are no building regulations or FENSA approvals are available.
Dampness Background Information	Moisture meter readings were taken internally at regular locations throughout the property where access and construction permitted. Locations included areas, for example, such as the internal face of external walls, party walls, floors, ceilings, and around windows..... ..... No unduly high readings were recorded at any of the locations checked indicating that those areas were not affected by rising or penetrating dampness at the time of the survey.
Structural	No evidence of structural movement was seen other than that which would normally be expected in any building of this age.
Health & Safety related matters	No evidence of recent inspection of the electrical installation was available at the time of the survey. You should consult your legal advisors to request any relevant information from the sellers of the property.

2.3 - External Photographs

Front

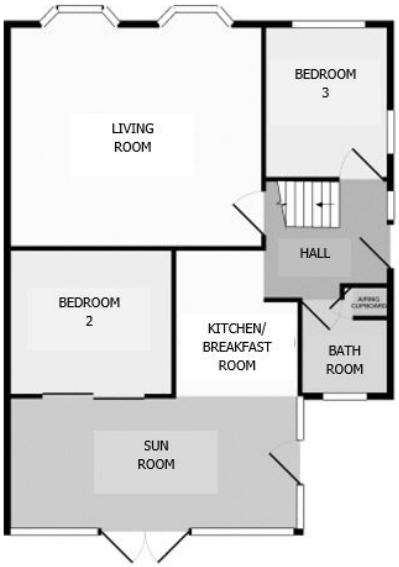
Rear

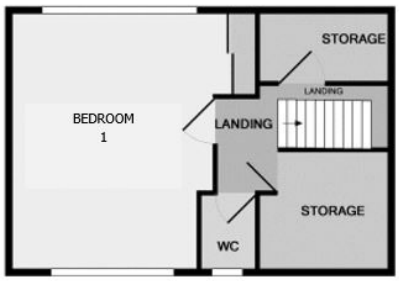
2.4 - Summary of Accommodation

	Reception Rooms	Bedrooms	Bath/ Shower	Sep WC	Kitchen	Utility	Conservatory	Other	Integral Garage
Roof Space		1		1					
Ground Floor	1	2	1		1		1		

The approximate living area of the property, excluding outbuildings, is 121m² (1300ft²)

2.5 - Floorplan





Floorplan

Floorplan for illustrative purposes only. Not to scale. Not to be used for estimating or measuring purposes

2.6 - Energy Efficiency

The Energy Performance Certificate (EPC) is obtained from the publicly accessible national database where one has been lodged. There is no requirement for an EPC to be prepared for some property types, for example, listed buildings. The surveyor considers the contents of the EPC and provides information about energy efficiency measures that could be implemented.

The Energy Performance Certificate (EPC) for the property, which was not prepared by me, shows a current efficiency rating of 69, band C. The potential rating is given as 86, band B.
However it is unlikely that an improvement of this degree would be achievable under normal circumstances.
Upgrading the heating controls to include thermostatic valves on more of the radiators could improve the efficiency of the system.

The property already benefits from cavity wall insulation and a modern boiler.

Energy Performance Certificate

HM Government

[redacted]

Date of assessment: 03 August 2017
Date of certificate: 04 August 2017
Type of assessment: RdSAP, existing dwelling
Total floor area: 73 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

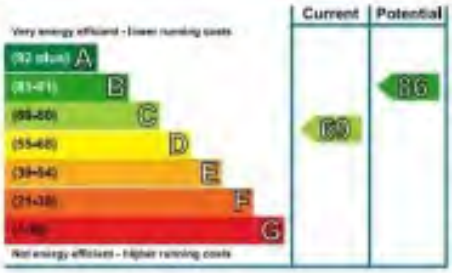
Estimated energy costs of dwelling for 3 years:	**£ 1,854**
Over 3 years you could save	**£ 396**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 150 over 3 years	You could save £ 396 over 3 years
Heating	£ 1,332 over 3 years	£ 1,149 over 3 years	
Hot Water	£ 255 over 3 years	£ 159 over 3 years	
Totals	**£ 1,854**	**£ 1,458**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 198	
2 Low energy lighting for all fixed outlets	£35	£ 102	
3 Solar water heating	£4,000 - £6,000	£ 96	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Section 3 - Conveyancing, Health & Safety and Environmental Matters

3.1 - Conveyancing Related Matters

This information should be highlighted to your conveyancer.

This may not include all relevant issues but is an indication of those matters that were apparent to the surveyor, who is not legally qualified. Legal documents will not have been examined during the course of preparation of this report.

Extensions & Alterations	Extensions: a single story extension has been added to the rear. Plans for the garage and roof space conversion in 1976/7 show an extension as being present at that time. Conservatory: None noted Loft Conversion: the roof space was converted in, it is understood, around 1976/7. New Boiler: A modern condensing boiler has been installed by the current owners. Chimney / Breast Removals: it is likely that a chimney breast was originally present in the house, but has since been removed. Wall Removal: the wall between the kitchen and rear extension has been partially removed. Post 2002 Windows: a number of windows have been replaced by the current owners since they occupied the property in 2009. Log Burner Installation: None noted Electrical Circuits: None noted Renewables: None noted Drainage: None Noted

Wall partially removed between the kitchen and sun room

Access & Rights of way	No issues were noted by the Surveyor.
Easements & Wayleaves	No issues were noted by the Surveyor.
Property Let	No issues were noted by the Surveyor.
Tree Preservation Orders	No issues were noted by the Surveyor.
Party Wall Award	No issues were noted by the Surveyor.
Drainage	No issues were noted by the Surveyor.
Boundaries and Title Deeds	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. No issues were noted by the Surveyor and the boundaries defined around the site were found to be broadly consistent with those identified on the title plan.
Common and Shared Areas	No issues were noted by the Surveyor.

3.2 - Health & Safety related matters

A full Health & Safety risk assessment of the property and grounds was not conducted, however any matters noted during the survey which could increase the risk of accidents or injury are reported here.

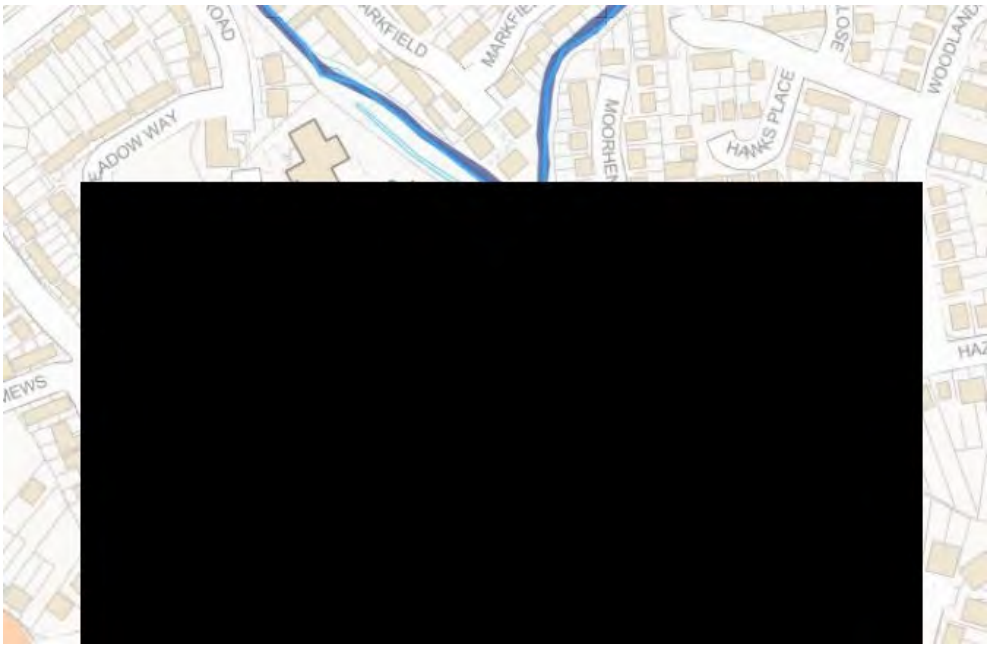
Fire Risk	Although fire alarms are fitted at the property they have not been tested. You should ensure that there are sufficient devices fitted at the property and that they are all in good working order.
Safety Glass	Glazing in the door between the living room and the hall is not marked as being safety glass. This could present a hazard, especially to the very young.
Lead Pipes	No issues were noted by the Surveyor.
Risk of Falls	The wide spacing of the banister rails is a safety risk which could result in a child getting their head stuck.
Unsafe Fittings	No issues were noted by the Surveyor.
Insect and Rodent Infestations	No issues were noted by the Surveyor.
Recent testing of services	No verifiable documentary evidence of recent inspection of the electrical installation was seen at the time of the survey. A receipt was seen for servicing of the boiler in December 2016.
Asbestos	This report is not an asbestos inspection under the Control of Asbestos Regulations 2012 and no specific testing to detect the presence of asbestos has been conducted. Based on a visual inspection only, the Surveyor suspects ....

3.3 - Environmental Matters

A full environmental assessment of the property and grounds was not undertaken. Publicly available information is reproduced herewith, and may be supplemented by a more detailed search which can be commissioned by your conveyancer.

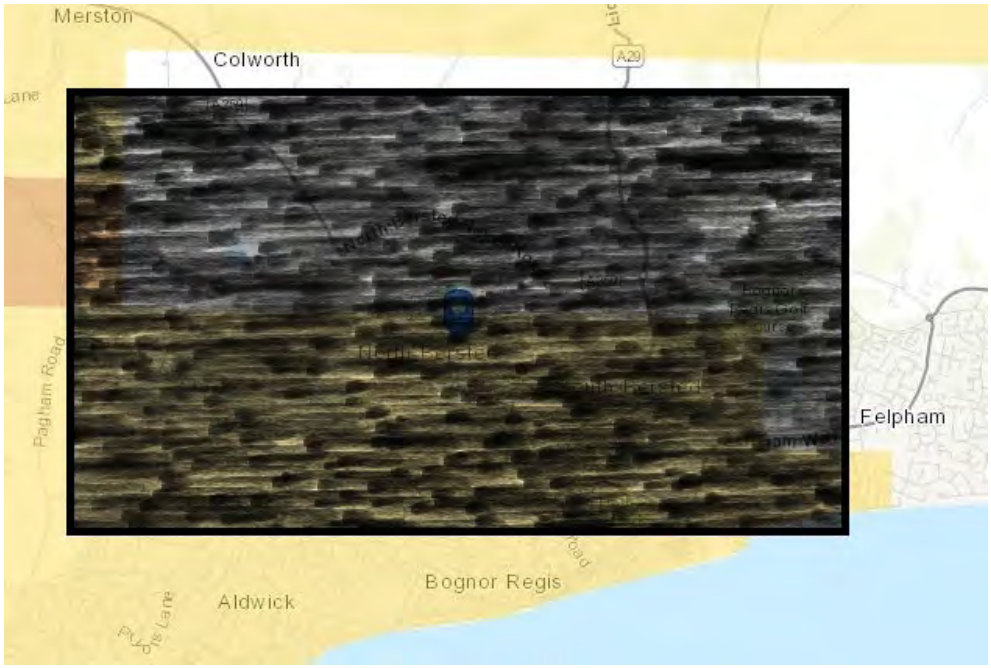
Flood

Based on a postcode search only, the property is not understood to be close to a flood risk area.
Further information can be obtained from the Environment Agency website here



Flood risk low

Geology	The property is located in an area where the ground is based on chalk. However, properties in this area are not normally affected by seasonal movement of the ground.
Radon	It is understood that the property is in a postcode area that may be affected by high levels of naturally occurring Radon Gas emitted from the ground.



Radon medium risk

Fracking	It is understood that the property is located within an area that falls within a block of land offered by the Oil & Gas Authority for applications to obtain a Petroleum Exploration and Development Licence (PEDL). Such licences may include permission to carry out fracking.
Landfill	There is no evidence that the property is located on or immediately adjacent to a former landfill site.
Invasive Species	Information available online suggests that there have been no reported instances of invasive plant species (which can include Japanese Knotweed) identified locally.
Mining	No issues were noted by the Surveyor.

Section 4 - Outside of the Property

Scope of survey

The following was carried out:-

- A visual, non-invasive inspection of the outside of the main building and permanent outbuildings from various points within the boundaries of the property and from public areas such as footpaths and open spaces, without entering neighbouring private property unless permission had been expressly granted.
- High level features were inspected either from points within the property using binoculars, a ladder or other equipment, where safe to do so. A ladder was used to view areas not visible from the ground, or other safe and accessible vantage points, where those areas were no more than 3 metres from ground level.
- Because of the risk of falls or of causing damage, flat roofs were not walked upon.

4.1	**Chimney Stacks**
4.2	**Roof Coverings**
4.3	**Rainwater and Above Ground Drainage Fittings**
4.4	**Walls**
4.5	**Windows and External Doors**
4.6	**External Joinery and Finishes**
4.7	**Conservatories and Porches**

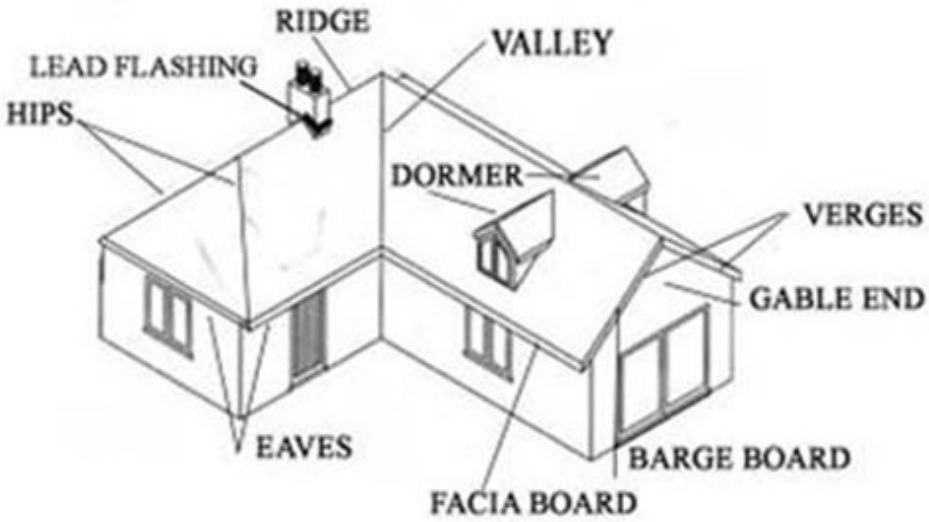
	4.1 Chimney Stacks	Condition rating	1
Construction & Type	There are two chimney stacks at the property. Both are built of brick and each has a single outlet. The flashings at the base of the stacks at the junction with the roof slopes are of lead. The stack to the right side originally served a flue to the kitchen and the opening is topped with a metal terminal. The stack to the left side serves of the fireplace in the living room and the opening is topped with a clay cowl. There is a television aerial attached to this stack.		
Nature of inspection and Limitations	The chimney stacks were examined from ground level with the aid of binoculars for possible defects including undue movement, distortion, chemical or weather related damage, brickwork, render and pointing damage and other evidence of failure.		
Condition	No significant defects were noted and the chimney stacks were found to be structurally stable. No evidence was seen of any unusual cracking or other failure, or of unusual wear of the bricks or mortar pointing between the bricks. The flashings at the base of the stacks are, as far as can be seen, in a serviceable condition.		
Action Required	The chimney stacks should be regularly monitored for any indications of damage, instability or other defects. You should carry out a thorough visual inspection at least once a year, ideally in the Spring, and ideally at roof level, to identify and repair any damage that could have been caused by winter weather. Missing, loose or defective mortar should be repointed as necessary. It is advisable to fit cowls on the top of the pots of any open flues.		

Rear stack viewed from the rear

Central stack viewed from the front

	4.2 Roof Coverings	Condition rating	1
Construction & Type	The roof is formed from a single ridge running across the width of the property, with pitches to the front and rear and with a hip to the left side. The main roof pitches are covered with interlocking concrete tiles. The roofs of the front and rear dormers and the sun room extension are flat and covered with bituminised (also known as “torched”) felt.		
Nature of inspection and Limitations	The roof was examined from ground level with the aid of binoculars where necessary for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.		
Condition	No significant defects were noted and the main roof was found to be structurally stable. No evidence was seen of unusual sagging or other movement which might indicate that the structure is failing. No evidence was seen of any unusual amounts of moss growth, or of slipped, chipped or cracked tiles.		
Action Required	Carry out normal maintenance including removal of moss build-up. 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.		
	 Front roof and dormer		

Rear roof pitch



Roof terminology

	4.3 Rainwater and Above Ground Drainage Fittings	Condition rating	2
Construction & Type	The rainwater gutters and downpipes are plastic. Gullies and downpipes for rainwater are provided around the property and these drain to ground soakaways or into the mains drainage system.		
Nature of inspection and Limitations	An inspection was carried out from ground level with the aid of binoculars where necessary to look for possible areas of leakage, misalignment, overflow and other defects. As it was dry at the time of survey no assessment could be made as to the effectiveness of the rainwater fittings.		
Condition	No significant defects were noted. No evidence was seen of excessive staining of the walls or adjacent areas, which might indicate that significant leaks have been occurring. However, it was noted that the gutter at the front is sagging slightly in the area above the satellite dish, which may mean that it leaks. From a purely visual inspection it is impossible to determine whether water from the gutters and downpipes is directed into the mains drains or into soakaways as all of these elements would be under the ground in any case.		
Action Required	The gutter at the front should be repositioned to ensure that it is not sagging or leaking. This is not considered to be work of an urgent or major nature, but should be carried out as soon as possible to prevent further damage to the building. Gutters and downpipes should be cleaned and inspected		

Sagging gutter at the front

	4.4 Walls	Condition rating	1
Construction & Type	The outside walls of the main house are brick-faced and of cavity construction. The external leaf of brickwork is laid in a stretcher bond style consistent with this type of construction. The outside walls of the rear sun room extension are brick faced and are believed to be partly of solid construction, and, possibly, partly of cavity construction.		
Nature of inspection and Limitations	The walls were examined from ground level with the aid of binoculars where necessary 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, render and pointing, cracking, indications of subsidence and land failure and other defects. Parts of the external walls are obscured by foliage and cannot be examined in detail. Where walls are covered with finishes such as PVC or hanging tiles, the wall surface beneath cannot be directly viewed and it is assumed that no unusual defects exist within these concealed areas.		
Condition	No significant defects were noted and the walls were found to be structurally stable. No evidence was seen of any cracking which might indicate that the property is subject to subsidence, unusual settlement, or other exceptional movement of the ground. There is no evidence of unusual wear of the brickwork or mortar pointing between the bricks. At the front, there is some plastic trim in the areas beneath the windows, part of which is loose. In most walls there is a damp proof course (DPC) just above ground level..... ..... There is evidence that the wall cavities have been filled with insulation (cavity wall insulation), though the exact nature, quality, and quantity of insulation inserted can only be determined by an invasive examination with the use of cameras. The evidence is a series of filled drill holes, for example at the top of the wall near to the front downpipe. Wall ties are metal linking plates .... The walls of a house are normally supported on foundations		
Action Required	Walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent. 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. The plastic trim at the front should be repositioned.		

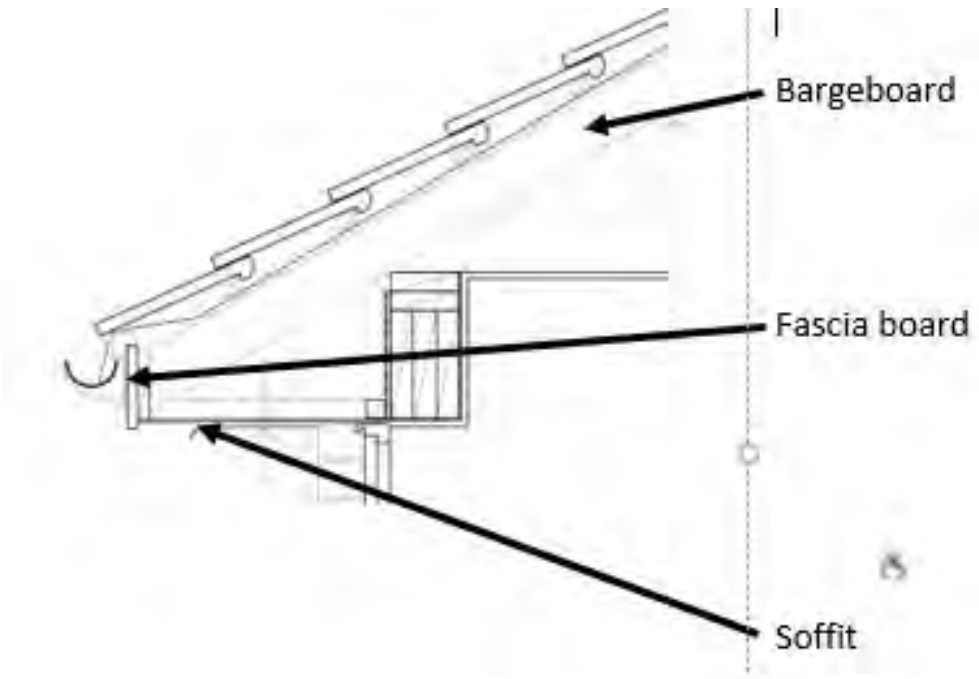
Loose plastic trim at the front

	4.5 Windows and External Doors	Condition rating	2
Construction & Type	The windows are double glazed with uPVC frames. All of the windows checked were fitted with individual key operated locks. The front door (to the left side of the house) is of a composite construction and fitted with a multipoint locking system. The French doors leading from the sun room have PVC frames with double glazing and are also fitted with a multipoint locking system.		
Nature of inspection and Limitations	Windows were examined for general signs of degradation and failure including blown double glazing units. A selection of windows was opened and checked for normal operation. The fine and dry weather at the time of survey could disguise evidence of blown double glazed units. Window and door locks were not checked for operation or security. You should ensure that keys are available for all locks. External doors were checked for normal operation and signs of failure or damage. Some windows could not be accessed due to the presence of furniture and other possessions.		
Condition	No significant defects were noted and most of the windows and doors checked were found to operate normally. However, some were found to be quite difficult to operate, probably due to a lack of lubrication of locks and hinges. The handle of the bathroom window on the ground floor is stuck in the open position. A failed sealed window unit was noted in bedroom 1, and other weather conditions may highlight the presence of more. This occurs		
Action Required	Under normal circumstances sealed double glazed units can be expected to last between 15-20 years before the seals begin to .... Failed sealed 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. Normal maintenance of frames, hinges and locks is required. This includes repair of the bathroom window and the bedroom 1 seal and frame.		

Bedroom 1 casement window panel blown

Damage to frame and seal in bedroom 1

	4.6 External Joinery and Finishes	Condition rating	3
Construction & Type	This includes such items as woodwork at the roof edges, trim panels and any timber porch/canopy. Soffits are the horizontal timbers joining the fascia boards to the house walls. Fascia boards are the vertical timbers to which the gutters are normally fixed. Barge boards are the diagonal boards at the roof edge on the gable end of the house.		
Nature of inspection and Limitations	All such materials were examined from ground level and with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. Decorations were examined for indications of poor maintenance, rot and other defects.		
Condition	Widespread evidence was found of rot in the external joinery, including both the facias at the front and the soffits at the back. The timber is failing and what we have spread to other parts of the building.		
Action Required	Urgent repairs are required to replace rotten timbers around the edges of the roof. Although some areas of rot were identified, others may be present, and it is possible that the ends of the roof rafters may have been affected. A thorough investigation should be carried out to identify all rotten timber, which should be cut out and replaced. This work is considered to be of an urgent nature and should be carried out immediately upon occupation of the property.		
	 Rot in the fascia at the front		



External joinery detail

	4.7 Conservatories and Porches	Condition rating	NA
Construction & Type	Not applicable – none at the property.		

Section 5 - Inside the Property

Scope of survey

The following was carried out:-

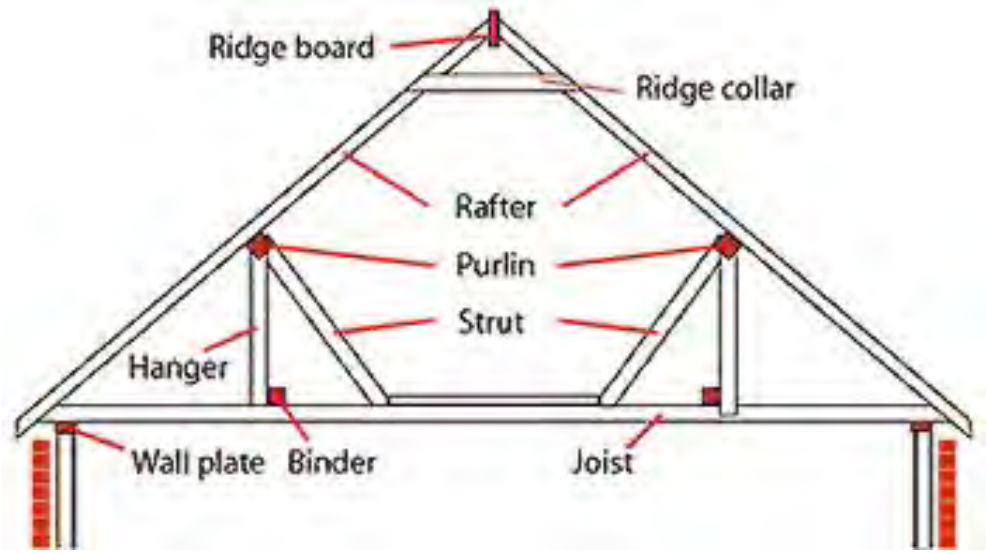
- A visual, non-invasive inspection of all the parts of the property that can be seen without causing damage to the fabric or any fixtures, fittings or furnishings present at the time of inspection.
- Checks for damp using a moisture-measuring meter where possible.
- Inspection of the roof structure from inside the roof space where it was safe to access and move around the roof space, but insulation material, stored goods and other contents were not moved or lifted.
- Floor surfaces were inspected where readily and safely accessible, but fitted floor coverings and heavy furniture were not moved.
- Sound insulation or noise is not commented on.
- Personal possessions, including those within cupboards and wardrobes, for example, pictures, mirrors, furniture, and other items were not moved.

5.1	**Roof Spaces**
5.2	**Ceilings**
5.3	**Walls**
5.4	**Floors**
5.5	**Chimney Breasts, Fireplaces and Flues**
5.6	**Built-In Fittings**
5.7	**Internal Joinery**
5.8	**Bathroom and Sanitary Fittings**

	5.1 Roof Spaces	Condition rating	1
Construction & Type	The bulk of the rear space has been converted into living accommodation. Copies of plans seen at the time of the survey suggest that this conversion work was carried out in 1976/7. Part of the conversion included provision of some storage cupboards within the eaves, both to the front and the back, and within these cupboards hatches lead to the edges of the eaves. In both cases, though, stored possessions prevented any direct access, however as far as can be seen, no parts of the roof structure are visible, with all areas being covered by panelling or other materials.		
Nature of inspection and Limitations	The roof space was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, ...		
Condition	No significant defects were noted during my inspection and the roof was found to be structurally sound. No evidence was seen of any unusual movement or stress of the supporting timbers within the roof, and there have been no obvious significant alterations to the structure which might have resulted in it becoming substantially weakened. The roof space is laid with 200-300mm of .... High moisture levels within roof spaces are responsible for the promotion of the development of timber defects such as rot and infestations by wood boring insects (commonly known as woodworm). Wood moisture content readings taken were found to be well within normal limits and below the levels normally required for this type of defect.		
Action Required	Although no evidence of active infestations of wood boring insects was identified, it is important to remain vigilant and be aware that such infestations can become active after long periods of inactivity.		

Looking towards the right

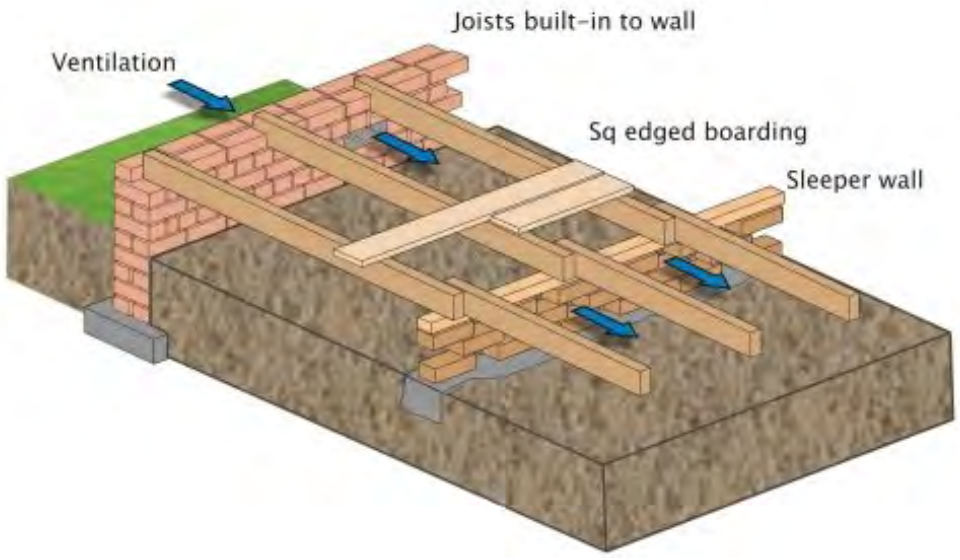
Normal moisture reading in roof timber



Traditional roof construction

	5.2 Ceilings	Condition rating	1
Construction & Type	The ceilings are constructed from plasterboard.		
Nature of inspection and Limitations	They were examined for signs of bowing, cracking, staining and other defects.		
Condition	No significant defects were noted. Some cracking of the ceiling finishes was noted, for example in bedroom 1. These cracks are primarily along the lines of plasterboard joints and are unlikely to be symptomatic of undue movement of the property.		
Action Required	Normal maintenance is required, including filling and redecorating cracks as necessary.		
	 Straight cracks on the bedroom 1 ceiling		

	5.3 Walls	Condition rating	1
Construction & Type	The internal faces of the external walls walls are primarily of plaster applied directly to the internal leaf of masonry. Internal room dividing walls on the ground floor are primarily of masonry. On the first floor, all of the walls are of timber stud construction.		
Nature of inspection and Limitations	The walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage. Moisture meter readings were taken at regular intervals where access and wall construction/location permitted. Readings are normally taken at approximately one metre intervals horizontally and vertically, where access allows. It should be noted, however, that the very full nature of the house, with large quantities of furniture and other possessions, significantly limited views and access to the internal faces of the external walls, limiting the extent of moisture readings that could be recorded.		
Condition	No significant defects were noted during my inspection and the internal walls were found to be structurally sound. No evidence was seen of any cracking which might indicate that the property is subject to subsidence or other unusual ground movement. Where moisture meter readings could be recorded, they were all found to be within a normal range, indicating that, in those areas checked, the walls are not affected by rising or penetrating damp. A wall has been partially removed between the kitchen and sun room and from a visual inspection only it		
Action Required	Normal maintenance is required, including filling and redecorating cracks as necessary. As part of the legal process, your legal adviser should contact building control and obtain any records of any notifiable works completed.		

	5.4 Floors	Condition rating	3
Construction & Type	The floors on both ground and first floors are of suspended timber construction, except for the sun room extension which has a solid concrete floor.		
Nature of inspection and Limitations	Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings in most rooms prevented direct examination of the floor surfaces.		
Condition	Floors on the ground floor were found to be unusually springy and bouncy when walked upon. This can often indicate that the substructure of the floor has become affected by rot or other timber defects, often as a result of a lack of ventilation of the subfloor void. Although it was not possible to gain access to the space beneath the floors, it is anticipated that timbers will be found to have become weakened and possibly broken.		
Action Required	Further investigations are required to explore the sub floor void, particularly in the living room, as the unusual springiness of the floors suggests that some significant timber defects are present. This will require the floor coverings to be lifted and floorboards released. It is thought likely that the supporting timbers joists will require replacement. These works are of a disruptive and major nature and should be carried out immediately upon occupation of the property.		
	 Suspended timber floor construction		

	5.5 Chimney Breasts, Fireplaces and Flues	Condition rating	3
Construction & Type	There are two chimney breasts the property, associated with the two chimney stacks visible on the roof. To the left side of the building the chimney breast rises from the living room. An electric fire has been installed in the fireplace. To the right side of the building the chimney breast rises from the kitchen and up through the roof space.		
Nature of inspection and Limitations	The chimney breasts were examined for indications of dampness, lack of support, failed lining and other defects. It is impossible to investigate the condition or serviceability of chimney flues for use with fixed or open fires during a survey of this type. It is recommended that chimneys are swept and carefully checked before they are used. It was not possible to access the left side chimney breast within the roof space, and the electric fire prevented any views of the flue within this chimney breast.		
Condition	Although no specific evidence of any structural defects was identified, it is possible that some changes have been made to the right side chimney breast which have the potential to lead to structural failure. Within the kitchen there is no lower part to the chimney breast. Although this type of arrangement is not unusual and was usually accompanied by a flue pipe leading to a boiler or stove beneath, without knowing the history of the building it is impossible to confirm that this is how it was constructed and that is not been altered. In the roof space above there is some light cracking of the chimney breast, and although it is unlikely that this is due to any structural failure, from a single visual inspection it is impossible to be completely sure that this is the case. The left side chimney breast, serving the fireplace in the living room is, as far as can be determined, in a stable condition.		
Action Required	Enquiries should be made to determine whether any alterations have been carried out to the chimney breast in the past. A structural engineer.....		

Light cracking of the right side chimney breast in the roof space

Right side chimney breast in the kitchen has been truncated

	5.6 Built-In Fittings	Condition rating	2
Construction & Type	The kitchen fittings include wall and base units, drawers, sink and worktops. Other built-in fittings include wardrobes and cupboards.		
Nature of inspection and Limitations	The kitchen units were examined for general condition. A selection of cupboards and drawers were checked for normal operation and no significant defects were noted. Built-in appliances were not checked for operation or safety. Fitted wardrobes (and walk-in cupboards) were checked for general condition and door operation. No significant defects were noted but some modernising and updating may now be required.		
Condition	The kitchen fittings are of a modern style and in a serviceable condition. It is understood that they were installed by the current owners. The flow of water at the sink was checked and was within a normal range and considered to be suitable for the intended use. Hot water was obtained from the kitchen hot tap. Fitted cupboards and wardrobes are of a basic style and, generally in a serviceable condition. The cooker hood was found to be noisy in operation. The edge of the kitchen sink is cracked and will require repair.		
Action Required	Maintain, repair or replace units as necessary. The fan within the cooker hood should be replaced. The kitchen sink will require replacement as it is cracked.		
	 Cracked edge to the kitchen sink		

	5.7 Internal Joinery	Condition rating	2
Construction & Type	The internal woodwork includes such items as doors, frames, skirting, banisters and staircases.		
Nature of inspection and Limitations	A selection of internal doors was checked for normal operation and other woodwork 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, and general condition and usage.		
Condition	The fittings were found to be in a serviceable condition and with no significant defects. All doors within the property were found to open and close without fouling on their frames, suggesting that no unusual movement of the structure has occurred since the doors were installed. It was noted, however, that a number of the door handles are broken and inoperative, for example in bedroom 1.		
Action Required	Door hinges and locks should be regularly lubricated. Internal timbers should be inspected regularly for evidence of bowing or distortion, woodworm and other defects. Defective handles and locks should be replaced to ensure safe exit from rooms, particularly in the event of an emergency.		

	5.8 Bathroom and Sanitary Fittings	Condition rating	1
Construction & Type	The sanitary fittings in the bathroom and WC include such items as bath with mixer shower and curtain, basins and WCs.		
Nature of inspection and Limitations	As far as was practical, all of the sanitary fittings were checked for normal operation.		
Condition	All of the fittings checked were found to operate normally. They are of a basic style and in a serviceable condition. The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use. Hot water was obtained from all hot tap outlets, except for the first floor WC hand basin when no hot supply was available. It is not known if one is connected. It was also noted that water was slow to drain from this basin. The reason for this is not known.		
Action Required	Maintain, repair or replace units as necessary.		
	 First floor WC basin has no hot flow and poor drainage		

Section 6 - Services

Scope of survey

A visual, non-invasive inspection of the services was carried out, but specialist tests were not conducted. If any services (such as the boiler or mains water) were turned off, they were not turned on for safety reasons and the report will state that to be the case.

The reports only comments on the services covered in this section (electricity, gas, oil, water, heating and drainage).

All other services and domestic appliances are not included in the inspection: for example security and door answering systems, smoke alarms, television, cable, wireless and satellite communication systems, cookers, hobs, washing machines and fridges (even where built in).

Competent Person Schemes

Competent person self certification schemes (commonly referred to as competent person schemes) were introduced by the Government in 2002 to allow registered installers (i.e. businesses, mostly small firms or sole traders), who are competent in their field, to self-certify certain types of building work as compliant with the requirements of the Building Regulations.

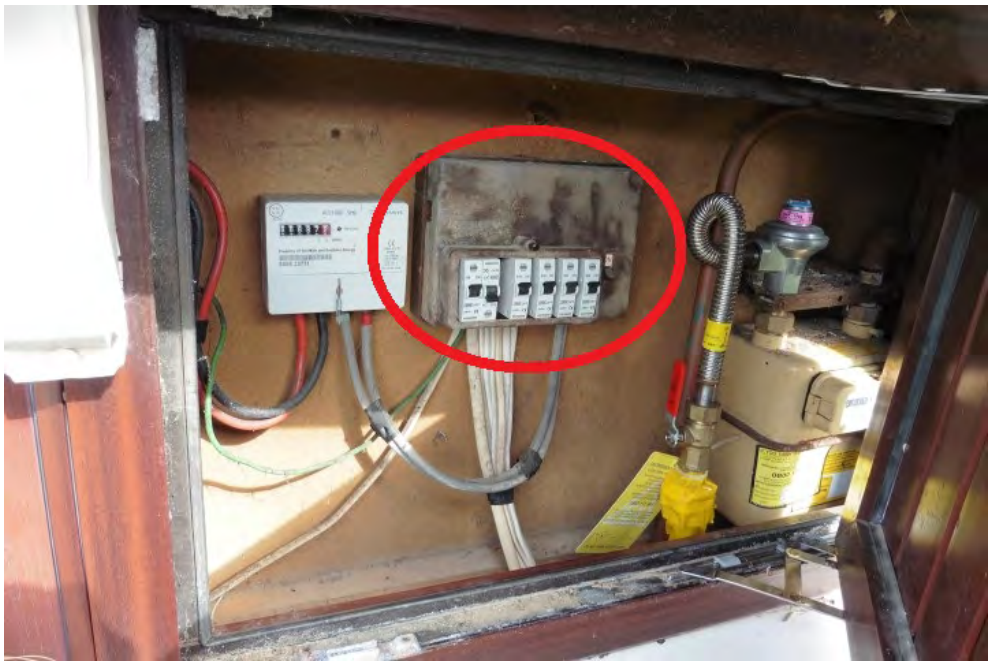
These schemes offer benefits to the building industry and consumers:
- scheme members save time by not having to notify in advance and use a building control body (i.e. a local authority or a private sector approved inspector) to check/inspect their work
- consumers benefit from lower prices as building control charges are not payable.

The schemes help to tackle the problem of cowboy builders by raising standards in the industry and enabling consumers to identify competent installers. They also allow building control bodies to concentrate their resources on areas of higher risk.

Any works undertaken to these services should be carried out only by a suitably qualified competent person.

6.1	**Electricity**
6.2	**Gas / Oil**
6.3	**Water**
6.4	**Heating and Cooling**
6.5	**Drainage**
6.6	**Other Services**

	6.1 Electricity	Condition rating	3
Construction & Type	There is a mains electrical supply and the meter and fuse board are located in an external cupboard at the front of the house under the living room window. A single rate meter is installed. The fuse board is of an older style that uses hardwired cartridge fuses, though the cartridges have been replaced with micro circuit breakers. The main fuse is rated at 100amps.		
Nature of inspection and 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 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. No testing of the installations or appliances was carried out other than operation in normal everyday use.		
Condition	The fuse board is of an older type without the more modern RCD protection devices installed, suggesting that it has not been upgraded recently. It must be assumed, therefore, that much of the installation dates from the 1970s or before and is, therefore, out of date. Although it was impossible to see most of the sockets in the rooms around the house, extension leads suggests that there are insufficient outlets for modern purposes. Power supplies to the sheds within the garden are, clearly, of an amateur nature and unlikely to meet reasonable safety standards. These supplies were noted to be of non-armoured cable.		
Action Required	The NICEIC recommends that electrical installations are subjected to an Electrical Installation Condition Report (EICR) by a competent person at least every		



Fuse board

Poorly managed wiring in shed 4

	6.2 Gas / Oil	Condition rating	1
Construction & Type	There is a gas supply and the meter and regulator valve are located in an external housing on the front of the house, adjacent to the electricity meter and fuse board.		
Nature of inspection and Limitations	The system was inspected for any obvious signs of damage or leakage.		
Condition	No significant defects were noted but see also recommendation in 6.4 Heating with regard to a full test and inspection.		
Action Required	Monitor the meter and valve for signs of corrosion or degradation.		

	6.3 Water	Condition rating	1
Construction & Type	There is a mains water supply. The visible pipework is copper and the internal stop valve is in the the boiler cupboard in the bathroom The supply to the property includes a water meter which is located under a flap in the footpath at the front. As the property is fitted with a combination boiler there are no hot or cold water tanks used with the system.		
Nature of inspection and Limitations	The installation was inspected for any obvious signs of damage or leakage.		
Condition	No significant defects were noted.		
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 and under sinks.		
	 Location of water meter		

	6.4 Heating and Cooling	Condition rating	HS
Construction & Type	The heating and hot water is provided by a gas-fired condensing combination boiler which is located in a cupboard in the bathroom. The boiler is a Glow-worm Ultracom 30 cxi. On the SEDBUK seasonal efficiency database this boiler is shown as having a SAP 2009 annual efficiency rating of 88.5%. It is believed that this model was first manufactured in 2007. It is understood that the boiler was fitted in 2009. Heating is distributed by radiators in most rooms. The heating is controlled by a programmer located on the boiler, a wall thermostat in the ground floor hall and thermostatic valves on some radiators.		
Nature of inspection and Limitations	At the time of the survey the heating was checked and the boiler appeared to fire up normally. The operation of any heating controls such as thermostats could not be checked. It is not possible to fully assess the condition and safety of a gas installation on the basis of a visual inspection only. A visual inspection was carried out of the radiators, pipework and boiler to detect leaks, corrosion and other common defects.		
Condition	Documentary evidence was seen to indicate that the boiler was serviced in December 2015 and that checks confirm that the contractor is Gas Safe registered. The seller indicated that the boiler had been installed in 2009. This means that it is approximately eight years old and, therefore, around half way through its normal expected service life, subject to regular maintenance. At the time of the survey the heating was checked and the boiler		
Action Required	Gas Safe recommends that all gas appliances and boilers are inspected and serviced according to manufacturer's guidance, but at least once a year. A gas installation can look to be in a safe condition, but serious defects may be hidden, some of which can kill. It is therefore considered to be essential that you commission an inspection of the gas/heating installation prior to purchase of the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by a competent person.		

Boiler

	6.5 Drainage	Condition rating	1
Construction & Type	The property is understood to be connected to mains drainage. Your conveyancer should confirm this to be the case and advise the water authority to whom fees are payable in respect of sewerage. Two drainage inspection chambers were identified at the property, one to the rear and one to the front		
Nature of inspection and Limitations	The lids of both inspection chambers were lifted, all taps were run and WC's flushed, and water was observed running through the chambers. It should be noted that the underground drainage network was not inspected with the use of cameras and therefore no assessment could be made of the condition of the drains other than at the inspection chambers described above.		
Condition	From the inspection carried out it is apparent that waste water is firstly directed to the rear the property whereupon it is directed under the right side path, through the chamber at the front, and from there into the main sewer road. Toilet flush and tap water was seen to run through the drains without any apparent blockages, and the rate of flow suggests that there is sufficient fall on the drains to reduce the risks of blockages.		
Action Required	Drains should be regularly inspected to ensure they remain free from blockages, tree root damage or other obstructions.		
	 Inspection chamber to the rear		

Inspection chamber to the front

	6.6 Other Services	Condition rating	1
Construction & Type	There is a television aerial mounted on the rear roof pitch. There is a satellite dish mounted on the front wall. There is no alarm system installed at the property.		
Nature of inspection and Limitations	A visual inspection was made to locate television aerials and satellite dishes at the property. They 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 or dishes or their effectiveness of providing a signal.		
Condition	No significant defects were noted. Ensure TV and Radio reception is possible if these are desired services.		
Action Required	Examine all fittings regularly to ensure that they are secure.		

Section 7 - External Elements

Scope of survey

The condition of the boundary walls and fences, outbuildings and areas in common (shared) use was inspected from within the grounds and any public areas, but not from neighbouring private property.

The report provides a summary of the general condition of any garden walls, fences and permanent outbuildings. Buildings containing swimming pools and sports facilities are treated as outbuildings, but the report does not comment on the leisure facilities, such as the pool itself and its equipment.

7.1	**Garaging**
7.2	**Outbuildings and Sheds**
7.3	**Grounds**
7.4	**Common and Shared Areas**
7.5	**Neighbourly Matters**

	7.1 Garaging	Condition rating	1
Construction & Type	There is a detached double garage to the front of the house. It is of brick construction under a pitched and tiled roof. The floor is of concrete. The internal roof structure is of preformed timber trusses. At the front are twin metal up and over style vehicle access doors, and there is a timber personnel door on the side nearest the house.		
Nature of inspection and Limitations	It was examined from ground level, and with the aid of step ladders where necessary, for signs of bowing or leaning of walls, damaged brickwork, render and pointing, internal defects, and the condition of the roof both internally and externally. It was not possible to access the external right side of the garage as it falls within the curtilage of the neighbours property.		
Condition	The garage was found to be in a stable condition with no evidence of any cracking of the walls of floor which might indicate that it is subject to unusual structural movement such as subsidence or settlement. The roof covering is in a good condition without any undue numbers of slipped or missing tiles. All of the doors were found to operate normally.		
Action Required	Normal maintenance, including regular retreatment of external joinery, is required. Foliage and debris should be removed from the outside walls.		
	 Garage		

Garage internal review

	7.2 Outbuildings and Sheds	Condition rating	1
Construction & Type	There are a number of outbuildings and sheds within the grounds:- 1. A lean-to having been constructed between the house and left side boundary fence, with timber double doors to the front, a partial brick wall and gates to the rear, and a roof covered with polycarbonate sheets. 2. Shed 1 built within the lean-to and sharing the same polycarbonate roof. The walls are of shiplap timber. 3. Shed 2 immediately to the rear of shed 1, built of shiplap timber with a flat roof covered in felt.		
Nature of inspection and Limitations	The sheds and outbuildings were assessed for general condition and were examined externally and internally to identify areas of rot, damage, leaks and other defects. All of the structures to the left side of the grounds are inaccessible from the left side. All of the structures were found to be very full of stored tools, equipment and other possessions, significantly limiting the extent of any internal inspections.		
Condition	As far as could be determined from the limited inspections possible, all of the structures were found to be in a generally stable condition though they do show signs of wear. In the lean-to adjacent to the house, staining on the roof timbers to the left side could indicate that some rot is present. In shed 2, again, staining under the roof could indicate that leaks have occurred, though at the time the survey the areas were found to be generally dry.		
Action Required	Normal maintenance, including regular retreatment of the walls, is required. Foliage and debris should be removed from the outside walls. Compared to traditional coverings such as tiles and slates, most felt roofs have		

	 Possibly rotten timbers in the lean-to
	 Shed 1

Shed 2

Staining on the underside of the roof of shed 2

	7.3 Grounds	Condition rating	1
Construction & Type	There are gardens to the front and rear which are mostly lawned with surrounding borders. There are paths, a patio and other paving around the property which are of concrete, concrete slabs and brick paviors. The driveway is to the front of the property and is laid with concrete. The boundaries around the back of the house are defined by a mixture of timber fencing. There are no boundary fences and walls around the front garden.		
Nature of inspection and Limitations	The grounds around the house 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. 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. Some parts of the grounds are overgrown with foliage and could not, therefore, be examined in detail. In particular, much of the fencing around the back garden is obscured due to dense foliage growth.		
Condition	The seller indicated that she was unaware of any arrangements in respect of maintenance of the boundaries, but thought that they may be responsible for that to the left side of the house. Although the boundary fences could not, for the most part, be inspected, there is some evidence that the fence to the rear boundary is leaning somewhat. No obvious evidence of subsidence or other unusual ground movement was seen. Paving is generally level and stable though there is some general age-related cracking, for example in the drive at the front.		
Action Required	Normal maintenance of the grounds is required.		

Cracking in the front drive

Rear boundary fencing maybe loose

	7.4 Common and Shared Areas	Condition rating	NA
Construction & Type	Not applicable – none at the property.		

	7.5 Neighbourly Matters
Nature of inspection and Limitations	A general unspecific overview of the immediate local area was carried out during the course of the survey, to identify issues that might affect the normal enjoyment of the property.
Condition	No obvious causes of concern were noted however it cannot be known if issues are present at other times.
Action Required	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.

Section 8 Addendum
8.1 - About your Surveyor

Surveyor	A Surveyor			
Address	A Surveying Company 10 Acacia Avenue, Anytown TN1 1NT			
Contact Details	Telephone	01234 567890		
	Mobile	07234 567890		
	Email	email@email.co.uk		
Signed (electronic signature)			Date Finalising Report	19 Jan 2018

8.2 - Maintenance advice

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. 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 downpipe 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.

8.2 - Maintenance advice (contd)

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.

8.2 - Maintenance advice (contd)

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.

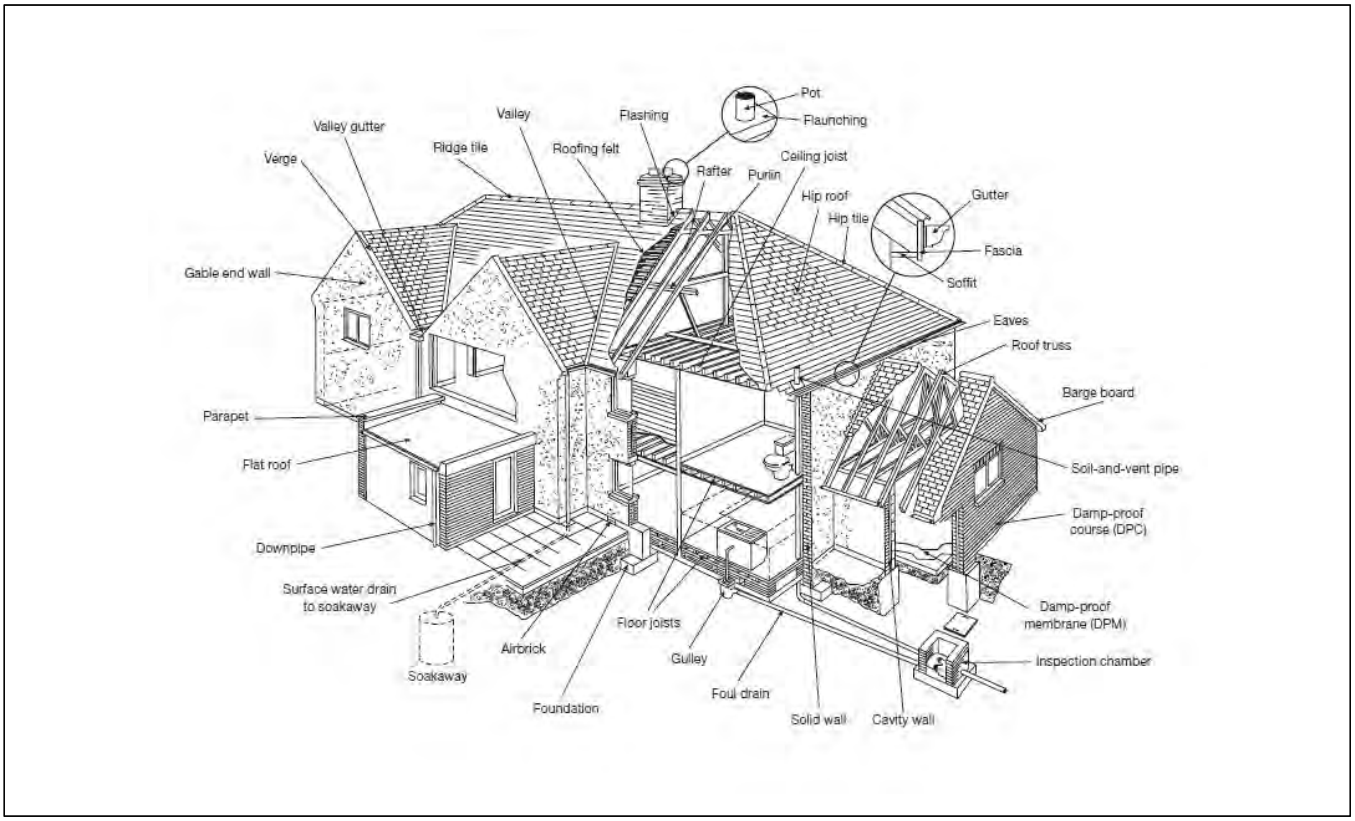
3. Ensure that the guttering and rainwater handling systems are in a well maintained and fully operative condition. Very significant damage can be caused in a very short period of time due to simple leaking gutters, downpipes, hoppers and other elements of the rainwater handling systems. It is therefore 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 downpipes, 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.


Pot
Flaunching
Flashing
Valley
Valley gutter
Ridge tile
Roofing felt
Verge
Rafter
Purlin
Ceiling joist
Hip roof
Hip tile
Gutter
Fascia
Soffit
Gable end wall
Eaves
Roof truss
Barge board
Parapet
Flat roof
Soil-and-vent pipe
Damp-proof course (DPC)
Downpipe
Surface water drain to soakaway
Damp-proof membrane (DPM)
Floor joists
Airbrick
Gulley
Inspection chamber
Soakaway
Foundation
Foul drain
Solid wall
Cavity wall

8.3 – Complaints Procedure

Policy Statement - Our commitment to you

At A Surveying Company our aim is to provide the best level of service possible and we go to very great lengths to ensure that the survey report we have prepared for you is as accurate, informative and complete as possible.

It is possible, however, that for some reason we have not met your expectations in some way and that you wish to complain.

A complaint is an expression of dissatisfaction, however made, about the standard of service, actions or lack of action by the Company, or our staff, affecting an individual customer or group of customers.

We will treat complaints positively and recognise that they are a means of identifying improvements which can be made to our service delivery standards.

We will deal with complaints quickly and will take prompt action to resolve the complaint and take steps to ensure that complaints of a similar nature do not arise in the future.

How to Register a Complaint

A Surveying Company has published this complaints procedure to ensure that you have access to your rights.
There are several ways in which you can register your complaint:
- You can call us by telephone - 01234 567890
- You can email us at email@email.co.uk
- You can write to us at our office, A Surveying Company, 10 Acacia Avenue, Anytown TN1 1NT