C&C SURVEYING

RICS®

RICS Level 3 Building Survey

100 Holland Road
Sutton Coldfield
B72 1RE

Client Name:	Abdulrahman Abodarahim
Client Reference:	23-2028
Appointed Surveyor:	Muadh Rehman
Date of Survey:	7th September 2023

Table of Contents

Inspection Information

Inspected By	Muadh Rehman
Status	Occupied

1.0 Introduction

07/09/2023 11:26 (BST)

1.1 Scope of Works

This report is prepared for the sole benefit of the named client and no liability is extended to any third parties. This report must not be reproduced in whole or part without the express written authority of the surveyor.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by specialist testing. Building standards are continually being upgraded and older properties can become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. It is inevitable, therefore, that these homes will probably have higher running costs compared to newly built properties.

We have not exposed the foundations of the property and without doing so, you must accept the risk of unseen defects. However, unless noted within this report, we have not noted any above ground problems which relate to defective foundations or signs thereof. We have not carried out any geological survey or site investigation and cannot confirm the nature or characteristics of the soil with regards to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

The roof is inspected from a ground level unless stated elsewhere in the report, and as such only defects that are visible from the access available are able to be reported on. It is always recommended that any roofs, chimneys, rainwater goods, soffits and fascia's (and parapets where relevant) are inspected from a close quarter by a competent specialist.

It is very important that you read this report as a whole. In the main body of the report, I have given elements a Condition Rating of 1, 2 or 3, I particularly refer you to the section at the end of the report entitled. You must make sure that you have all the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase.

This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of inspection and no liability can be accepted for any deterioration in its condition after that date.

It is also important to note, that we cannot provide advice whether a client should or should not decide to proceed with a purchase. With the condition of the property stated throughout the report, it is ultimately the client's decision if they have allowed for the relevant funds to carry out any works to rectify any, and all defects noted at the time of survey, in addition to a form of reserve, for any defects which may be uncovered at a later date.

1.2 Date of Inspection

7th September 2023

1.3 Related Party Disclosure

We are not aware of any conflicts of interest relating to this instruction.

1.4 Property Status at the Time of the Inspection

The property was fully furnished and occupied at the time of inspection.

Fitted floor coverings were laid throughout accommodation.

1.5 Weather Conditions

The weather at the time of our inspection was 23 degrees Celsius and sunny.

1.0 Introduction (continued)

1.6 Advice

For the purposes of this report, the terms immediate, short, medium, and long are defined as follows:

Immediate term: Within 1 year

Short term: Within 1 – 3 years

Medium term: Within 3 – 5 years

Long term: Within 5 – 10 years

The general condition and particular features of the property are covered, but the Report focuses on the matters which the Surveyor judges to be urgent or significant.

1.7 Categories of Work Recommended

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

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

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

NI - Not inspected

2.0 General Description

2.1 Description of Property

The property is a two bedroom mid-terraced house spanning two storeys.

2.2 Approximate Age

Circa 1900-1929.

2.3 Location

The property is in a residential urban area, surrounded by similar residential properties and is conveniently placed for easy travelling distance to local amenities, where all the usual facilities are available, such as shops, bars, and restaurants.

Local schools:

Holland House Infant School and Nursery
0 miles

Plantsbrook School
0.2 miles

Local station:

Sutton Coldfield
0.5 miles

Wylde Green
0.9 miles

The pollution may increase during periods of variable air pressure and at various times of the day and year.

Gracechurch Shopping Centre, is 0.5 miles away.

Green spaces of Rectory Park & Sutton Park are within the vicinity.

Noise may be a concern from time to time, depending on neighbouring use and clearly, individuals from other houses may have parties or other celebrations which will create noise pollution. You will also need to provide blinds, dependent on your preferences, to block out local streetlights.

2.0 General Description (continued)

2.4 Accommodation

The accommodation was found to be broadly in line with the estate agent's particulars.

(Courtesy of, Chosen Homes)

11/09/2023 16:33 (BST)

2.5 External Areas and Parking

Front public road & pavement
The public road and pedestrian pavement to the front street appear to be fully made up and are believed to be adopted and maintained by the local authority. Parking is restricted.

2.6 Tenure

We understand that the property is freehold. You should ask your legal adviser to check and confirm this and explain the implications.

3.0 External Building Inspection

3.1 Main Roof

Condition Rating 2

The main roof is of a double pitched configuration. There are slate tiles with concrete angled tiles bedded in mortar to the ridge.

We have not noted deflection/bowing to the main roof.

There is some moss growth noted to the main roof.

It should be noted that any roof repairs tend to be relatively expensive as due to Health and Safety legislation it will almost always be necessary to erect scaffolding to carry out any necessary repairs.

We would ideally recommend a full roofing inspection by a competent roofer prior to purchase to ascertain the full extent of the repairs required to the roof and an estimation on its life span.

As viewed externally from ground level using high-powered binoculars the main roof slopes appeared to be free of signs of serious deflection or undulations. The roof covering generally appears in satisfactory and serviceable condition considering its age and type and should benefit from an extended life subject to implementing typical maintenance.

Moss or lichen growth typically occurs in instances whereby the roof tile covering surfaces wear and retain moisture, which is essential for the aforementioned plant growth to take hold as a key. The fibrous roots of the plant can continue extending to nearby areas, eventually causing further damage to the nearby surfaces.

Moss can impede the run-off in rainwater goods, leading to gutter blockage issues as well as water penetration; this in turn may lead to rot or other defects to nearby elements and timbers. The worse affected tiles should be renewed when the roof is overhauled and the remaining areas should be subject to thorough cleaning.

We recommend low pressure washing and sweeping of the roof covering to dislodge organic deposits and prevent standing forms of precipitation from being held onto the tile surface. This can potentially cause degradation of the tile face coats, or alternatively be potentially blown in underneath the tiles in driving horizontal winds, introducing timber rot and degradation issues to the constituent timber elements within the main roof space.

3

07/09/2023 11:26 (BST)

4

07/09/2023 11:45 (BST)

3.0 External Building Inspection (continued)

3.1 Main Roof (continued)

Costs

Moss To Be Cleared Off	£ 700.00	Plus VAT

3.0 External Building Inspection (continued)

3.2 Secondary Roofs

Condition Rating 2

Formed above the bay to the façade is a hipped roof surmounted in slates with adequate flashing against the external wall and hips. Moss is to be cleared off.

At the rear to the kitchen extension and bay is a single pitch surmounted in slate tiles, with an angled ridge embedded in mortar. Elements of this was broken away that is to be repointed. Moss can be cleared off. Against the external wall is adequate flashing applied.

We have not noted deflection/bowing to the secondary roof.

5

07/09/2023 11:27 (BST)

6

07/09/2023 11:29 (BST)

7

07/09/2023 11:46 (BST)

8

07/09/2023 11:46 (BST)

3.0 External Building Inspection (continued)

3.2 Secondary Roofs (continued)

9

07/09/2023 11:46 (BST)

10

07/09/2023 12:31 (BST)

11

07/09/2023 12:35 (BST)

Costs

Moss Cleared Off	£ 200.00	Plus VAT
Ridge To Be Repointed	£ 500.00	Plus VAT

3.0 External Building Inspection (continued)

3.3 Chimney Stack

Condition Rating 2

To the front pitch there is a shared masonry chimney stack finished with render. It is set with 3no flue pots that are capped off.

To the rear pitch there is an additional shared masonry chimney stack with no flues.

You should allow for periodic repointing works to the chimney to ensure water tightness.

Corbelling brickwork has been installed to the stack; this is brickwork that staggers outwards at the top of the main chimney stack often found just before the flaunching, that secures the chimney pots. Its function can be to either add decorative interest, allow the chimney pot bases more room to be fitted internally and/ or to throw rainwater away from the base of the chimney.

The chimney stacks above the roof level appear generally stable and not excessively slender or excessively vulnerable to wind loads (i.e. the height of the stack is less than 4.5 times its width). The mortar pointing, flaunching and flue pots all look satisfactory considering the property age and type and do not require any urgent repairs in the short term.
It should be noted that chimney repairs tend to be relatively expensive; due to Health and Safety legislation, it will almost always be necessary to erect scaffolding to carry out any chimney repairs.

Chimneys are naturally exposed to the elements and adversely affected by rain, snow and frost. They are also exposed to heating and cooling. The brickwork and mortar are particularly susceptible to frost damage which often results in erosion and ‘spalling’ of the brickwork. Porous brickwork absorbs moisture which freezes and expands in cold weather and forces/. We would recommend that a competent roofer inspect all aspects of the chimney stack before proceeding further.

12

07/09/2023 11:27 (BST)

13

07/09/2023 11:27 (BST)

3.0 External Building Inspection (continued)

3.3 Chimney Stack (continued)

07/09/2023 11:49 (BST)

Costs

Chimney Stacks To Be Periodically Repointed X2	£ 750.00	Plus VAT

3.4 Parapet Walls

There are no parapet walls to the property.

3.0 External Building Inspection (continued)

3.5 Rainwater Goods

Condition Rating 2

Below the main roof, there are PVC-u (UPVC) half round profile gutters that appear firmly attached to the fascia boards.

The gutter to the bay is found with algae and moss between the joints. These are to be cleared out and assessed during rainfall. The downpipe discharges onto the ground.

Rainwater pipes discharging onto the ground/hardstanding(s) encourages pooling and splashing of water and detritus local to the base of adjacent walls and could cause damp and localised flooding in high volumes of rainfall. It would be recommended that such pipes are extended into the nearby drains/surface water gullies.

The gutters discharge into PVC-u (UPVC) round profile downpipes that are firmly attached to the walls. The downpipes discharge into gullies.

The gutter drains into a downpipe located on the adjoining curtilage and your solicitor should check whether there are any legal agreements relating to this arrangement.

Plastic PVCu (UPVC) guttering and pipework generally tend to require a lesser degree of maintenance issues when compared with older style cast iron pipework. Plastic rainwater goods will however be expected to suffer from a significant degree of thermal expansion and periodic breaking of the joints should be anticipated at which time remaking of the joints will be necessary. Stained joints can be indicative of early disjointing and the requirement for sealing/re-joining.

We cannot confirm the suitability or serviceability of the system or confirm the water tightness of the joints, unions or connections. These items should be regularly maintained and checked. Gutters can easily get blocked by leaves and debris which can cause overflow resulting in damp walls. The stop ends are particularly vulnerable to leakage. Gullies should also be regularly maintained to ensure no blockages are present and the benching is well maintained.

A cover is recommended that can be removed for cleaning when required. The gutters and downpipes should be checked regularly during rainfall and any leakages repaired as a matter of urgency. The rainwater goods should be cleared through regularly to prevent any overflow and blockages caused by leaves and debris.

Rainwater goods should be inspected by a specialist roofer at the same time as any roof level inspection. As it was not raining at the time of the inspection it was not possible to determine if there are any areas which are leaking.

3.0 External Building Inspection (continued)

3.5 Rainwater Goods (continued)

15

07/09/2023 11:30 (BST)

16

07/09/2023 11:30 (BST)

17

07/09/2023 11:30 (BST)

18

07/09/2023 11:31 (BST)

19

20

3.0 External Building Inspection (continued)

3.5 Rainwater Goods (continued)

07/09/2023 11:47 (BST)

07/09/2023 11:47 (BST)

07/09/2023 11:47 (BST)

07/09/2023 11:47 (BST)

Costs

Downpipe To Be Extended Away From Property	£ 50.00	Plus VAT

3.0 External Building Inspection (continued)

3.6 External Walls

Condition Rating 3

The external walls to the property are as built solid brick walls, to the first floor elevation there are Tudor timber beams set across with render applied.

The timber panels have rotted and dated where they are prone to carry moisture through its cracks. Ideally we would recommend that these are to be completely upgraded and replaced with modern forms of PVC that cannot rot and easier to maintain. You should confirm if there are any legal obligations that will prevent the actions of these through your legal advisors.

Solid masonry walls are inherently vulnerable to penetrating damp issues as they lack a cavity space. Timber degradation, rot and infestation are not uncommon to find with such wall makeups where the ends of timber joists or lintels are embedded into the depth of the walls, thus exposed to moisture from the wall. This is an inherent issue with historic properties with solid walls. Areas, where timber elements would typically be embedded in the thickness of external walls, are largely concealed on site therefore a detailed inspection could not be carried out on such areas. Within the scope of this report, we cannot rule out the possibility of decay or fungal rot within the building. These walls have poor insulation and therefore are more prone to condensation and mould forming on internal surfaces. Ventilation and heating may well need to be increased and controlled more frequently to reduce this risk. The external walls were generally free of significant issues of bowing/distortion.

We recommend that the render be maintained in a watertight condition, i.e., infilling any cracks with similar render to match to prevent precipitation ingress beyond the render which could otherwise become trapped and cause penetrating damp issues as well as early degradation of the underlying brickwork and peeling of the render coat. You could use external sealant as a temporary fine crack filler to keep the render watertight until proper repairs are undertaken.

Outside decorations help keep the property in satisfactory condition. Without a protective finish, parts will quickly deteriorate requiring extensive repairs. To prevent this, the external surfaces should be maintained and redecorated on a regular basis.

Where mortar has broken away we would recommend that these are repointed to ensure watertightness.

Repointing the brickwork involves carefully repacking the mortar between the individual bricks (bed and perpend joints), or stone blocks, that make up the exterior skin of your home. Although many renovators carry our DIY repointing, as working at heights are involved, it is work is best outsourced to a skilled professional.

The use of only cement and sand mortar (Ordinary Portland Cement), in repointing mixes is inappropriate for traditional and older properties (although it is still frequently done), which usually causes deterioration to occur earlier than with lime mixes; damp is potentially more likely to become an issue. Inappropriate repointing mortar is easily noticed by the grey colour, as opposed to a light brown sand colour. Cement mortars are harder, more brittle and inflexible to thermal movement and less porous than lime.

Re-pointing of older properties (generally earlier than 1950s), should always include the correct ratio of cement, lime and sand. In an area subject to normal weather conditions, a typical mortar for repointing would comprise 1 part Portland cement: 1 part lime: 5 or 5.5 parts sand.

3.0 External Building Inspection (continued)

3.6 External Walls (continued)

There are a number of methods or types of pointing. The most common are flush, recessed, tuck, struck (or weather struck).

Cables are to be set with watertight seals.

Spalled bricks are noted sporadically these are to be repaired by mason by cutting out and replacing.

Spalling bricks are primarily caused by water absorption, otherwise known as water ingress. Contrary to popular belief, mineral building materials such as brick, stone and render are all porous meaning they absorb moisture. The more porous the material, the more water it will uptake and ultimately hold over time, leaving the material saturated. When moisture absorbs into brickwork, it can undergo what is known as a 'freeze-thaw cycle'. This is caused when the moisture within the masonry expands when it freezes, leading to movement within the bricks.

This movement causes cracks in the bricks to open up and mortar to crumble, but also can cause the face of the bricks to separate (push away) from the main structure of the brick, leading to spalling. The problem that is created by the spalling is not only that the brick surface is visibly damaged, but the cracks and other defects that open up will allow more moisture to enter the brickwork, causing more movement and leading to further damage with each cycle. These problems can be exacerbated by the quality of the brickwork. Older properties can be more susceptible to spalling due to the fact that over a period of time, bricks can become more porous and thus allow more moisture to be absorbed. This does not mean new-build properties are safe from spalling however, as poor construction or the use of salvaged bricks will start the process of spalling much faster than high-quality bricks and good workmanship.

The likelihood is that at some point, any brickwork will suffer from spalling to some degree, as all unfinished or bare, natural masonry will uptake moisture and eventually become damaged.

At the foundational level there are chemical injected dpc applied where historical damp would have been.

To the rear elevation at the kitchen wall, from the edge of the bay window there is a horizontal crack between the mortar. This is to be patched up by a masonry where possible building movement has occurred to where yhe soil vent pipe drains. A structural engineer is to examine the extent of the crack and monitor movement over time. Beside the rear kitchen window elements of the masonry has already been repointed where historic crack may have formed. And above the kitchen patio doors tbe crack to the brick can be replaced by a mason.

Moss and algae stains, in addition to vines are to be cleared off the brickwork.

3.0 External Building Inspection (continued)

3.6 External Walls (continued)

24

07/09/2023 11:36 (BST)

25

07/09/2023 11:36 (BST)

26

07/09/2023 11:36 (BST)

27

07/09/2023 11:36 (BST)

3.0 External Building Inspection (continued)

3.6 External Walls (continued)

28

07/09/2023 11:36 (BST)

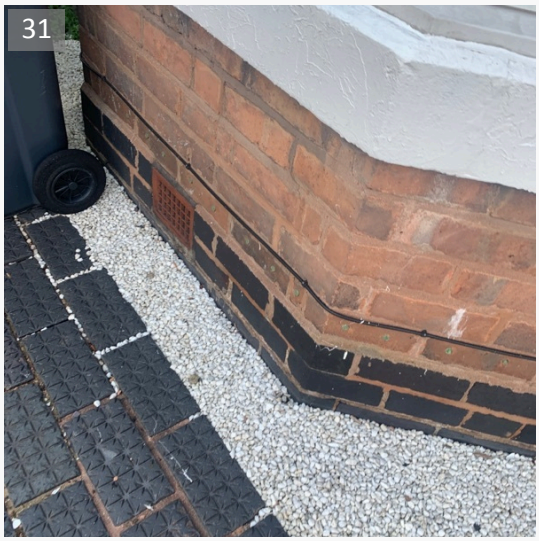
29

07/09/2023 11:36 (BST)

30

07/09/2023 11:36 (BST)

31

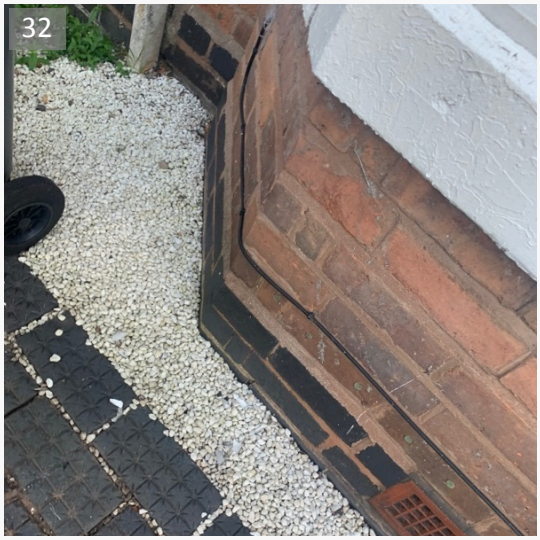


07/09/2023 11:36 (BST)

3.0 External Building Inspection (continued)

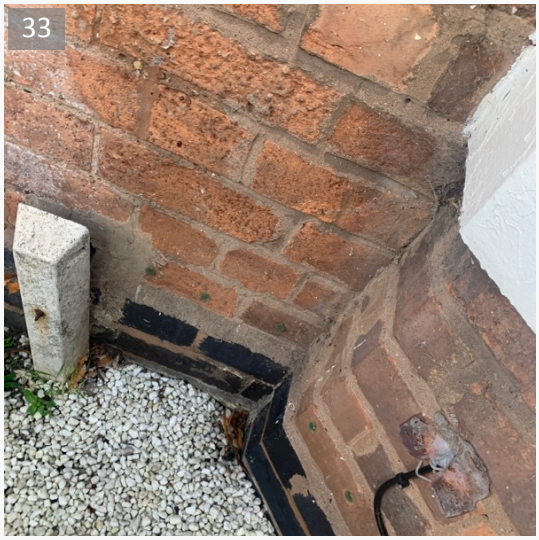
3.6 External Walls (continued)

32



07/09/2023 11:36 (BST)

33

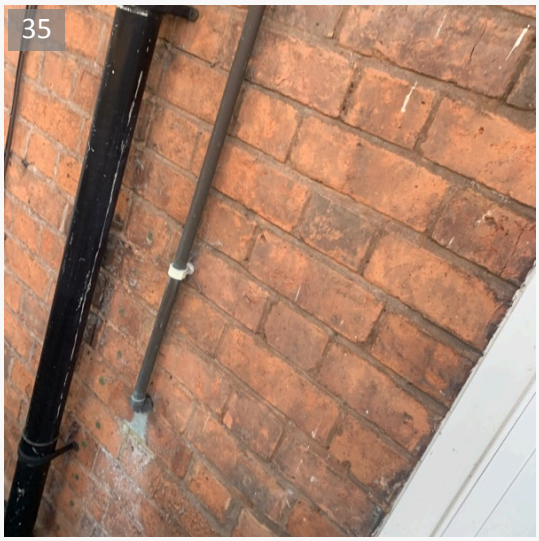


07/09/2023 11:36 (BST)

34

07/09/2023 11:36 (BST)

35



07/09/2023 11:36 (BST)

3.0 External Building Inspection (continued)

3.6 External Walls (continued)

36

07/09/2023 11:36 (BST)

37

07/09/2023 11:36 (BST)

38

07/09/2023 11:36 (BST)

39

07/09/2023 11:36 (BST)

3.0 External Building Inspection (continued)

3.6 External Walls (continued)

40

07/09/2023 11:36 (BST)

41

07/09/2023 11:36 (BST)

42

07/09/2023 11:36 (BST)

43

07/09/2023 11:37 (BST)

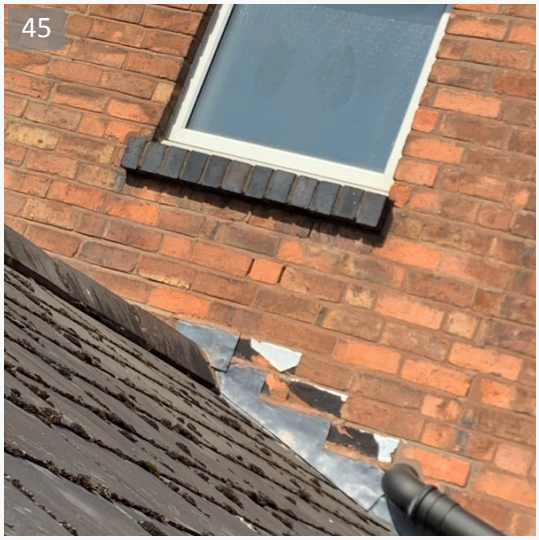
3.0 External Building Inspection (continued)

3.6 External Walls (continued)

44

07/09/2023 11:37 (BST)

45



07/09/2023 11:46 (BST)

46

07/09/2023 11:46 (BST)

47

07/09/2023 11:46 (BST)

3.0 External Building Inspection (continued)

3.6 External Walls (continued)

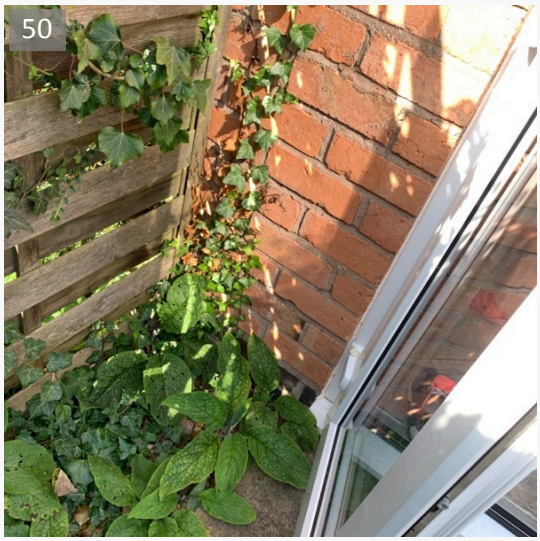
48

07/09/2023 11:46 (BST)

49

07/09/2023 11:46 (BST)

50



07/09/2023 11:57 (BST)

51

07/09/2023 11:57 (BST)

3.0 External Building Inspection (continued)

3.6 External Walls (continued)

52

07/09/2023 11:57 (BST)

53

07/09/2023 11:57 (BST)

54

07/09/2023 11:57 (BST)

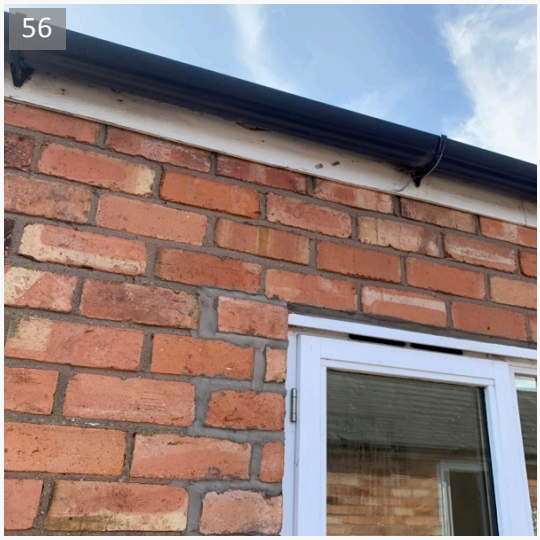
55

07/09/2023 11:57 (BST)

3.0 External Building Inspection (continued)

3.6 External Walls (continued)

56



07/09/2023 11:57 (BST)

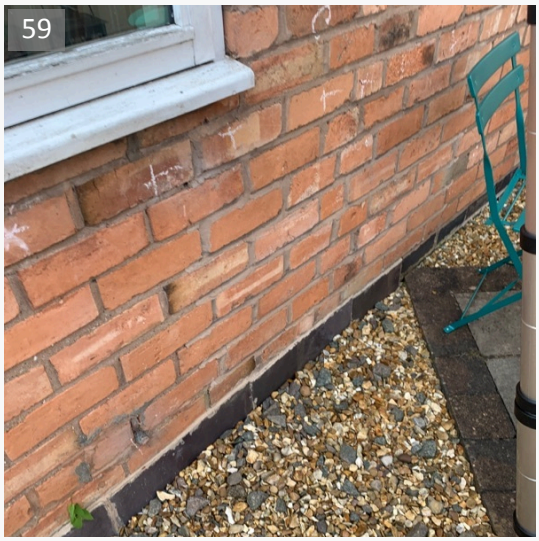
57

07/09/2023 11:57 (BST)

58

07/09/2023 11:57 (BST)

59



07/09/2023 11:57 (BST)

3.0 External Building Inspection (continued)

3.6 External Walls (continued)

60

07/09/2023 11:57 (BST)

61

07/09/2023 11:57 (BST)

62

07/09/2023 11:57 (BST)

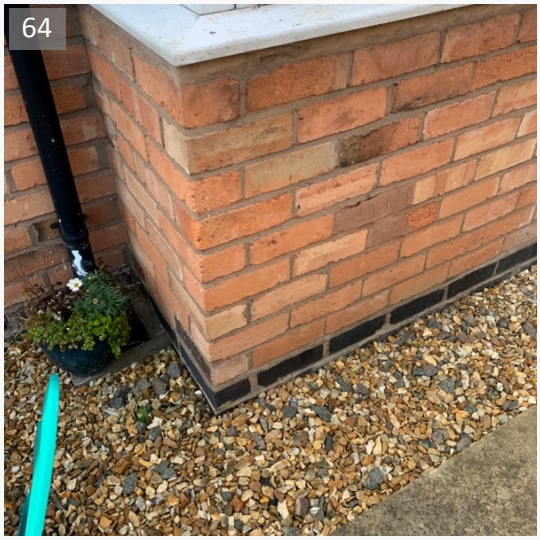
63

07/09/2023 11:57 (BST)

3.0 External Building Inspection (continued)

3.6 External Walls (continued)

64



07/09/2023 11:57 (BST)

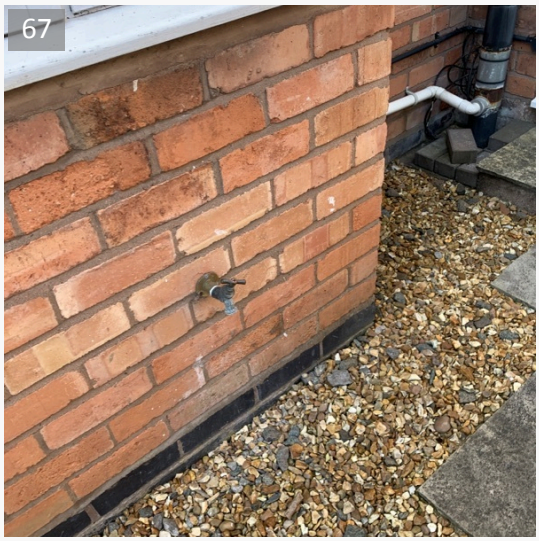
65

07/09/2023 11:58 (BST)

66

07/09/2023 11:58 (BST)

67



07/09/2023 11:58 (BST)

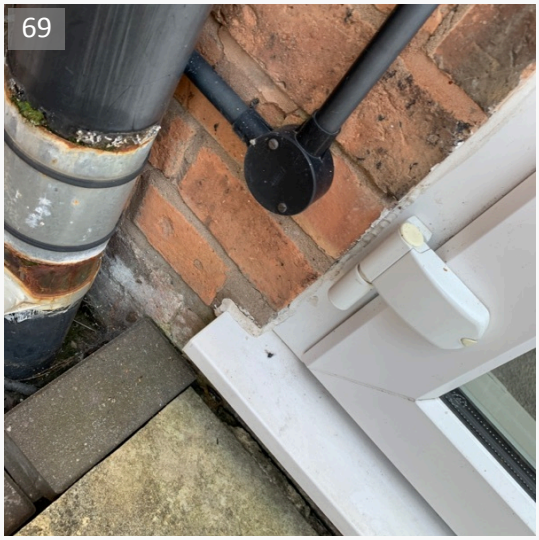
3.0 External Building Inspection (continued)

3.6 External Walls (continued)

68

07/09/2023 11:58 (BST)

69



07/09/2023 11:58 (BST)

70

07/09/2023 11:58 (BST)

71

07/09/2023 11:58 (BST)

72

73

3.0 External Building Inspection (continued)

3.6 External Walls (continued)

07/09/2023 11:58 (BST)

74

07/09/2023 11:58 (BST)

75

07/09/2023 11:58 (BST)

76

07/09/2023 11:58 (BST)

Costs

External Wall Repointed	£ 3000.00	Plus VAT
Spalled Bricks Cut Out And Replaced	£ 1000.00	Plus VAT
Cables And Pipes Set In Watertight Condition	£ 100.00	Plus VAT
General Render Repair And Filling	£ 1000.00	Plus VAT
Timber Mock Tudor Joinery To Be Replaced By PVC	£ 3000.00	Plus VAT
Crack To Be Patched Up By Mason	£ 600.00	Plus VAT
Vines To Be Cleared Off	£ 60.00	Plus VAT

3.0 External Building Inspection (continued)

3.7 Damp Proof Course

Condition Rating 3

The damp-proof course is formed of chemical injections visible to the property.

A damp-proof course (DPC) is a membrane of some impervious material which is laid across the main walls during the course of construction and its purpose is to prevent dampness from migrating through the structure by capillary action or diffusion.

A damp-proof course is normally a layer within the wall approximately 150mm above external ground level which allows masonry below to be wet and masonry above to remain dry. All internal timber structures are therefore formed above the damp proof course so that they are unaffected by water and where render is installed both above and below this it allows a channel for water to rise.

For a damp-proof course to be properly effective, it should be at least 150mm above external ground level but below internal floor level.

We noted a series of previously plugged drill holes at low level to the external walls. This could be indicative of historic, recent or preventative damp that has received chemical injection. Installing a chemical damp-proof course involves in modern times, usually involves injecting a silicone-based formulation into a series of holes formed along the base of a wall that is suffering from the effects of dampness.

Contrary to common belief, a chemical DPC does not create an impervious physical barrier. Instead, chemical damp-proofing is meant to be an effective method of lining the pores along a stretch of a masonry wall with a water repellent silicone resin. The silicone-lined pores neutralise the charge attraction of the masonry particles to the water molecules, thus reducing adhesive attraction to a level compatible with the cohesive force of the liquid. Introducing a chemical DPC system into the bricks or blocks along a stretch of brickwork will not stop the water from migrating through the perpend joints. The mortar usually presents the only continuous passage ascending a wall through which water can climb. Therefore, a mortar bed joint is the only layer able to function as a damp proof course.

Following BS 6576:2005+A1:2012 'Code of practice for diagnosis of rising damp in walls of buildings and installation of chemical damp-proof courses', a DPC should be sited at least 150mm above external ground level and internally beneath ground floor joists, or close to the floor if solid. If the two are incompatible, added measures may be required to protect low-lying areas and flooring timbers. Where a wall extends beyond the new DPC for example, where the wall is part of an extended terrace, there is a requirement for a vertical upstand to stop horizontal migration of moisture from adjoining walls. In order to form a vertical DPC, holes are formed and chemically injected into holes running in a zigzag pattern that follows the mortar line up the wall to a height of at least 1 metre. The 'cream' can be injected from either side of the wall, though for cavity walled brickwork, we recommend injection from both sides.

It is unlikely that damp-proofing chemicals will prove functional in rubble-filled walls, which are effectively cavity walls filled with rubble. The use of an electro-osmotic system in such instances is likely to deliver better results.

Good working practices, would also involve removal of the internal plaster finish if below the floor level and bridging the DPC and above the floor level, as water from underlying soils and rocks holds dissolved salts and

3.0 External Building Inspection (continued)

3.7 Damp Proof Course (continued)

salts migrate out of the original plaster. As the saline liquid evaporates, generally over a 6 to 12 month period, crystallised salts remain both in the wall and on its plastered surface. The accumulation of salt crystals may degrade the masonry, mortar and wall plaster. As salts are typically hygroscopic, they absorb moisture from the air, especially under humid conditions. This salt damp alone can cause the wall and any contacting decorations to remain damp even after the provision of a new DPC.

To comply with BS 6576 fully:2005+A1:2012, replacing salt contaminated wall plaster with a salt resisting plaster mix is an essential requirement in the treatment of rising damp. At least 14 days should elapse between injection of the DPC and the application of new plaster unless using an air-gap membrane to isolate brickwork and salts from the plaster finishes during the drying process.

We would recommend any warranties or guarantees are requested.

77

07/09/2023 11:37 (BST)

78

07/09/2023 11:37 (BST)

79

07/09/2023 11:37 (BST)

80

07/09/2023 12:09 (BST)

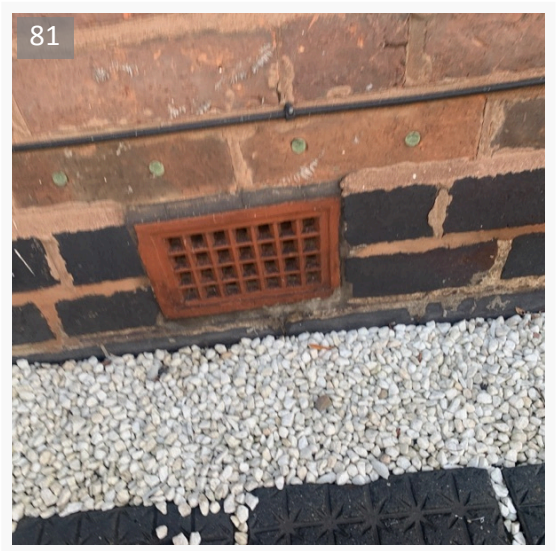
3.0 External Building Inspection (continued)

3.8 Sub Floor Ventilation

Condition Rating 2

Air bricks are visible to the property.

The level of the airbricks at the base of the external walls is notably low in relation to the external hardstanding. This could potentially attract water into the ground floor zone and produce environments conducive to rot and dampness to the ground floor timbers. Ideally, introducing periscopic ducts is recommended, to raise the level of the airbrick up away from the external patio (i.e. provide a vertical clearance of 75mm minimum), or reduce the finished ground level. This is in order to avoid the airbrick acting as an open gully, attracting damp and moisture into the floor zone and the surrounding wall structure, whilst still maintaining ventilation to the ground floor timbers.



07/09/2023 11:38 (BST)

Costs

Periscopic Ducts To Low Air Bricks	£ 700.00	Plus VAT

3.0 External Building Inspection (continued)

3.9 Windows

Condition Rating 2

The windows to the property are generally UPVC composite casements, fitted with double-glazed panels and some with trickle vents.

Some vents are noted to the window heads, which purpose is to serve as a means of passive ventilation, to help reduce internal condensation, which can lead to mould growth around the internal frames, reveals and gaskets.

Periodic maintenance of these type of windows is required such as cleaning internally and externally and lubrication of the locking systems and hinges is also recommended. The handles may also require periodic tightening. The sealant, both internally and externally will require periodic renewal to ensure water tightness.

At the kitchen to the bay and further window there are timber double glazed casements. These are in poor condition as the frames have rotted and are in need of upgrading. The window although were found to open and close well.

Timber framed windows require regular maintenance and periodic redecoration. This is essential to ensure that the windows remain in a serviceable order. It has been our experience that they can be affected by wet rot due to rainwater penetration. Such defects can be prevented if detected early.

The windows are assumed to be “as built” and period in nature there may be restrictions imposed by the local authority as to what repairs/replacements can be made/installed to maintain the aesthetic appearance of the property. Further investigations should be made with the Local Authority to see if any constraints are in place and whether the property is in a Conservation Area. It was noted that some other neighbouring properties had different types of double-glazing installed but investigations with the relevant authority should be carried out regardless.

Any mould around the internal reveals is generally due to poor ventilation and as such windows should be opened regularly to ventilate the rooms, especially in the bedrooms after sleeping.

The age of the windows could not be confirmed and a FENSA certificate should be requested.
Since 2002, double glazing should have either building regulation approval or should have been installed by a contractor registered with an association such as FENSA, CERTAS or BM Trada which has been recognised by the Government under the 'Competent Person Scheme'. Your legal adviser should check this.

If the double glazing was installed before April 2002, enforceable guarantees for the installation should be available although these may well have expired by now. Although we found no disrepair with the double glazing, if no approvals or guarantees are available and if a registered firm was not involved in the installation, then the glazing should be considered suspect.

Over time, double-glazing seals can deteriorate allowing moisture to form between panes thus causing misting. The presence of such moisture depends upon certain atmospheric conditions which can vary from time to time. Therefore, this problem cannot always be seen during a single visit.

With older properties often the brickwork above windows and doors is supported by sturdy frames. If these are then replaced with modern lightweight materials, such as UPVC, additional support should be provided in the form of a lintel or reinforced frames. Whilst there were no signs of cracking or movement to the surrounding brickwork, we cannot confirm whether or not any replacement windows have been installed with adequate lintel/frame supports.

The external joints and seals surrounding the window frames will be vulnerable to moisture penetration, particularly in driving rain. The joints and seals should therefore be kept in good order to prevent this. If you notice any cracked pointing or defective seals these should be replaced as a matter of urgency.

3.0 External Building Inspection (continued)

3.9 Windows (continued)

82

07/09/2023 11:38 (BST)

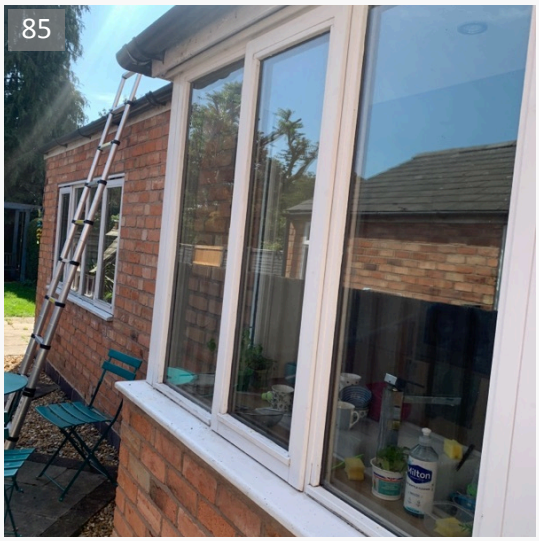
83

07/09/2023 11:38 (BST)

84

07/09/2023 11:54 (BST)

85



07/09/2023 11:54 (BST)

3.0 External Building Inspection (continued)

3.9 Windows (continued)

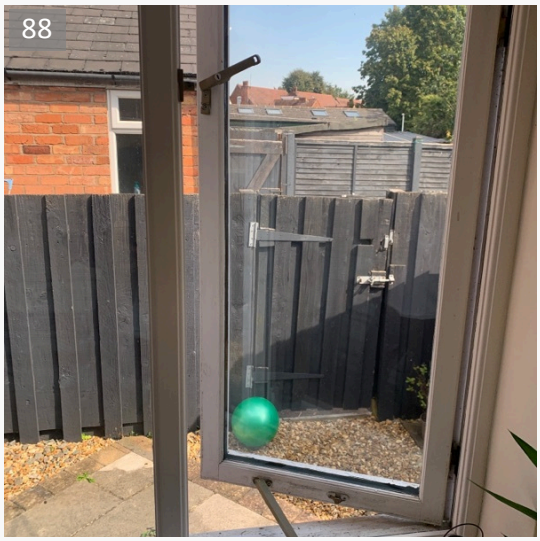
86

07/09/2023 11:54 (BST)

87

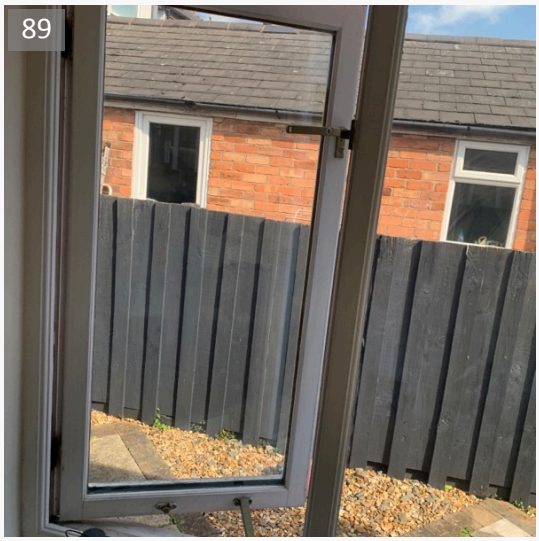
07/09/2023 11:54 (BST)

88



07/09/2023 12:12 (BST)

89



07/09/2023 12:12 (BST)

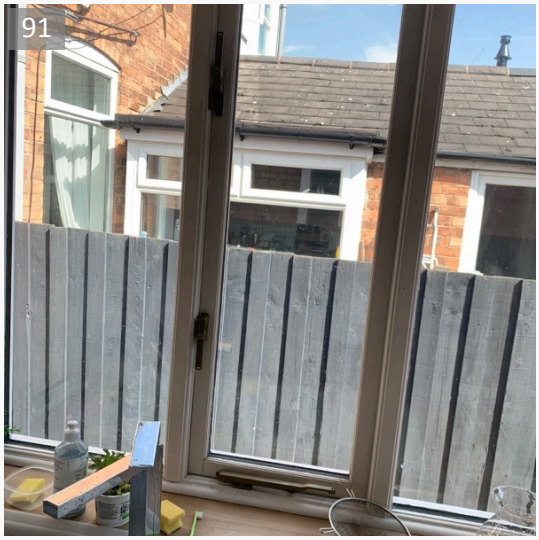
3.0 External Building Inspection (continued)

3.9 Windows (continued)

90

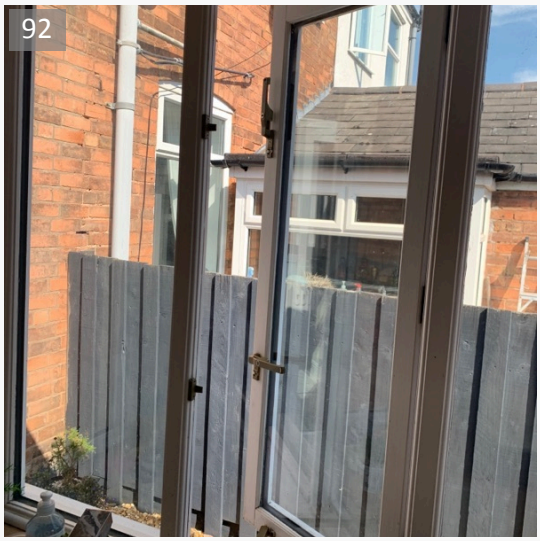
07/09/2023 12:12 (BST)

91



07/09/2023 12:16 (BST)

92



07/09/2023 12:16 (BST)

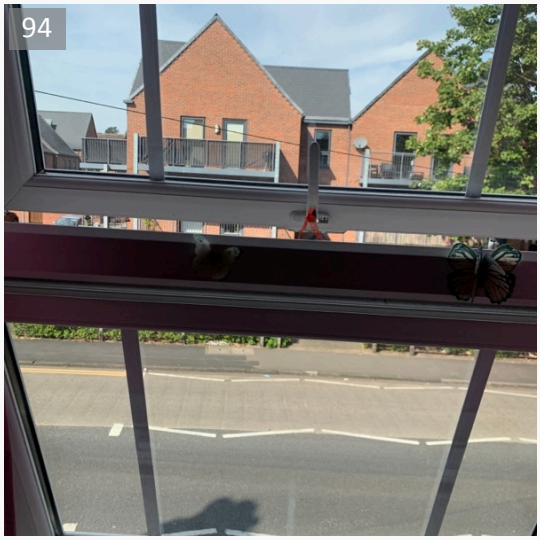
93

07/09/2023 12:26 (BST)

3.0 External Building Inspection (continued)

3.9 Windows (continued)

94



07/09/2023 12:31 (BST)

95

07/09/2023 12:32 (BST)

96

07/09/2023 12:34 (BST)

Costs

Timber Framed Windows To Be Upgraded	£ 2500.00	Plus VAT

3.0 External Building Inspection (continued)

3.10 External Doors and Joinery

Condition Rating 2

The external doors are generally robust and serviceable without major defects.

The main entrance door is a UPVC composite casement, fitted with a multipoint locking system, operated by lifting the handle and a key-operated mortise deadlock. Double-glazed panels are fitted. This door was found to open and close well.

To the rear a pair of PVC double glazed door is set from the kitchen and an additional similar door to the rear reception with multipoint locking mechanism. Both of these doors opened and closed well.

Timber fascia boards and soffits are fitted to the main roof. Some paint delamination and flaking is noted and it would be beneficial to have these sanded down and repainted; this may require erecting a scaffolding for health and safety. In the future, you may wish to upgrade these to UPVC, as these do not rot and have a longer life span, requiring less ongoing decorations.

It is now considered good practice to provide ventilation to roof voids by way of proprietary soffit, slope or ridge ventilators in order to minimise the risk of condensation within the roof space and we would recommend such vents be provided.

Ventilation should improve the evaporation and discharge of condensing moisture from the rafters and other timbers to reduce the chance of mould and preserve the life of the roof materials.

Outside decorations help keep the property in satisfactory condition. Without a protective finish, parts will quickly deteriorate requiring extensive repairs. To prevent this, the external surfaces should be maintained and redecorated on a regular basis.

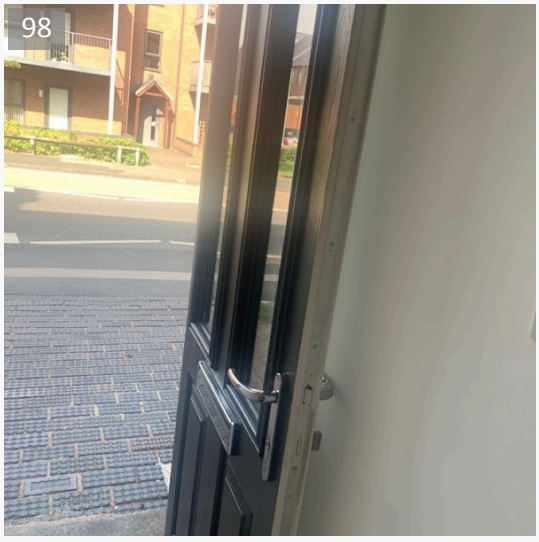
You should ensure the junctions of the doorframes and masonry are sealed and kept in good order. If the seals become cracked or damaged, then water penetration can occur in bad weather.

As with the windows, the age of the doors could not be confirmed and a FENSA certificate or similar warranty should be requested.

97

07/09/2023 11:39 (BST)

98



07/09/2023 11:43 (BST)

3.0 External Building Inspection (continued)

3.10 External Doors and Joinery (continued)

99

07/09/2023 11:54 (BST)

100

07/09/2023 12:11 (BST)

101

07/09/2023 11:54 (BST)

102

07/09/2023 12:19 (BST)

103

104

3.0 External Building Inspection (continued)

3.10 External Doors and Joinery (continued)

07/09/2023 11:39 (BST)

07/09/2023 11:39 (BST)

07/09/2023 11:40 (BST)

07/09/2023 11:40 (BST)

07/09/2023 11:54 (BST)

07/09/2023 11:54 (BST)

3.0 External Building Inspection (continued)

3.11 Foundations and Building Movement

Condition Rating 3

We noted large cracks to the external walls.

To the rear elevation at the kitchen wall, from the edge of the bay window there is a horizontal crack between the mortar. This is to be patched up by a masonry where possible building movement has occurred to where yhe soil vent pipe drains. A structural engineer is to examine the extent of the crack and monitor movement over time. Beside the rear kitchen window elements of the masonry has already been repointed where historic crack may have formed. And above the kitchen patio doors tbe crack to the brick can be replaced by a mason.

You should note that we were not able to excavate or expose the existing foundations of the building and therefore we cannot comment upon their condition or configuration.

As a precautionary measure, we would recommend that your legal adviser investigates any subsidence insurance claims related to subsidence or ground issues to the property and within the area.

The exact strata of the under-lying subsoil is unknown; however, a mixture of clay, silt, wet and acidic soils are known to be found within the surrounding locality. The seasonal desiccation and subsequent rehydration of such cohesive shrinkable soils has been known to cause some degree of structural movement in buildings with inherently shallow foundation systems (typically historic low-rise properties). Changes in groundwater levels in cohesive soils cause volume changes to the soil and thus ground movement.

Building of this age and type would typically have suffered some degree of movement over the years since construction and this is typically due to historic foundations found upon a shrinkable soil such as or containing pockets of clay. Such ground movement has been known to cause some degree of distortion in walls and openings (weak points in walls) and can manifest as cracking damage at weak points such as around openings.

We did not note ongoing significant movement to the property at the time of the survey. We advise that surrounding vegetation and foliage be subject to control measures such as periodic pollarding to control their heights and thus their influence on the moisture content of the surrounding that anchors the building. Drainage goods and hardstandings pertaining to the subject property should be subject to ongoing upkeep and maintenance as leaking drains and unmaintained patio hardstandings could encourage water towards the building foundations causing soil volume changes locally.

We recommend that you confirm that adequate ‘all risks’ building insurance has been taken out and maintained in relation to the property at all times and that should include any damage occasioned by future movement.

Costs

Structural Engineer To Examine Crack At Rear Elevation	£ 350.00	Plus VAT

3.0 External Building Inspection (continued)

3.12 Fire Protection and Means of Escape

Condition Rating 3

Battery operated smoke detectors are fitted.

A fully comprehensive mains linked or radio controlled system of smoke/heat/carbon monoxide detection should now be fitted and a carbon monoxide must in particular be installed to the rear bedroom where the boiler is located.

A carbon monoxide detector should be installed where the boiler is located.

The property has adequate means of escape via the doors and most windows (for emergency evacuation) to the front and rear. The escape routes are satisfactory, as the internal doors open onto the hallway, leading to a suitable exit.

The windows generally have openings sizes of feasible escape dimensions.

In accordance with Approved Document B, escape windows must have an unobstructed clear, openable area.

The minimum dimensions are:
Exit free area: 0.33m2
Minimum width: 450mm
Minimum height: 450mm

A basic rule is, if the opening is 450mm wide, the height must be at least 750mm, which will create an open area of 0.33m2.

Fire is always a danger but we see no extraordinary risk in this property.

You should maintain the prevalent smoke alarms and test them each month. The batteries should be replaced annually. Doors should be kept closed and electrical appliances should be switched off at night as far as possible. All cigarettes and candles should be put out safely with matches and lighters kept away from children. You should work out a fire action plan and make certain that your family is familiar with it.

The above opinion set out in this report reflects the opinion of the surveyor whom conducted this site visit and other building surveyors/ officers would potentially have other requirements to improve the situation. You should consult your Local Authority Building Control for further guidance on fire safety in your building.

109

07/09/2023 12:23 (BST)

110

07/09/2023 12:29 (BST)

3.0 External Building Inspection (continued)

3.12 Fire Protection and Means of Escape (continued)

Costs

Mains Connected Fire Alarms To Be Implemented	£ 480.00	Plus VAT

3.13 Security

Condition Rating 3

There are security badges set to the property with the rear case damaged, no internal alarms are fitted.

There are always ways to improve the security of your property. Burglars like to operate under cover of darkness and by installing external motion sensor floodlights, these act as a deterrent. Intruder alarms are a good way to improve security and reduce your insurance premium, these should be serviced annually.

Patio doors can be protected by fitting purpose-made locks or a security bar. Window locks that pull the window into the frame with a key are stronger than normal locks.

07/09/2023 11:41 (BST)

07/09/2023 11:58 (BST)

Costs

Security Alarms To Be Set	£ 600.00	Plus VAT

4.0 Internal Building Inspection

4.1 Roof Void

Condition Rating 2

The main roof void space is accessed via a hatch off the top landing. There is a retractable ladder for ease of access into the roof void space; the loft floor is partially boarded. Insulation is fitted between the joists. Lighting is fitted although not operational at the time. Bitiminous felt underlay is fitted to the underside of the main roof.

The inspection was limited to a head and shoulders inspection due to the ladder not being stable.

These roof coverings have a limited life span of approximately 15 years. The exact life span of these roof coverings depends on several factors including but not limited to how well the roof has been laid in the first instance i.e. workmanship of installation coupled with the quality of the materials used and the degree of exposure suffered by the roof overall. Based on the fact that the flat roof is an enclosed construction, we therefore cannot comment on the presence of adequate ventilation, insulation or a vapour barrier nor of their correct positioning.

Sun rays on such type of roof coverings can lead to fine cracks developing on the surface, these would facilitate water penetration. The water then becomes unable to escape the flat roof zone and rises via condensation action leading to manifestation of humping or bubbling to the surface of the flat roof. In the cold freezing winter months, the water then freezes, this further widens the cracks leading to further water ingress. The process then continues until the lower layers are similarly penetrated and leakage to the ceiling below manifests. You should allow for possible patch repairs over the coming years.

Inside the loft the roof was found to be of traditional timber framed construction consisting of rafters supported on purlins, which span between the external side walls.

Where inspected the roof structure was found to be generally sound with only slight deflection on the underside of the original timber rafters which we feel is within tolerable limits. The roof slopes are generally even. Where they are undulating, this is on a small scale and there is no evidence to suggest the distortion will get worse.

Most of the structural members are adequately sized. The ceiling joists are adequately connected to the base of the rafters and where they are not, roof spread is not a problem. Any struts and other supports are taken to load bearing walls. The loft was found to be dry with no evidence of leaks.

There were no apparent signs of timber rot or degradation to the visible representative constituent timber elements within the main roof void space.

The purlin ends are built close to or into the party wall and may suffer from the presence of moisture and condensation effects from the air in the roof void and from the brickwork to the party wall. It is recommended that the timbers are preservative treated.

There are some holes within the party wall, which should be filled, together with any other spaces and openings to provide a fireproof barrier.

Ideally, the purlins would be temporarily supported and cut back where they meet the party walls and then re-supported via masonry type joist hangers with screw fixings to mitigate fire spread between the properties. In doing so you should ensure any incoming neighbouring purlin has sufficient support retained and does not cross into the subject property loft space to mitigate fire spread between the properties.

4.0 Internal Building Inspection (continued)

4.1 Roof Void (continued)

The loft floor insulation thickness appears to fall below modern standards and you may wish to upgrade this to 300mm thickness of quilt type insulation, although I refer you to the EP Certificate for the performance of the building overall. Insulation quilting should not cover downlighters (or other electrical installations) to avoid wiring overheating risks.oul We have identified some white surface mould growth within the roof void. Roof structures of this nature are intended for little or no insulation or underfelt. This is more than likely caused by condensation. White mould tends to grow in high humidity environments rather than areas suffering from total saturation.

It would be recommended to further monitor the situation and if necessary, contact a roofing specialist regarding further ventilation to the void (crossflow is needed by fitting eaves, roof and soffit vents). Care needs to be taken as certain factors can result in the situation becoming worse.

White mould on roof timbers can be treated with a proprietary boric acid antifungal spray, which is usually non-toxic to occupants.

113

07/09/2023 12:29 (BST)

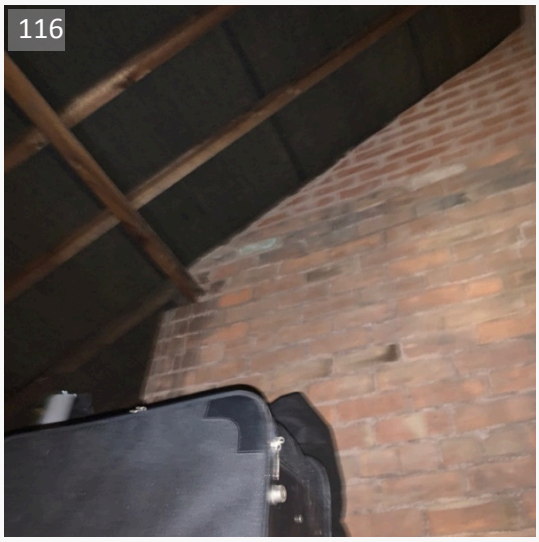
114

07/09/2023 12:29 (BST)

115

07/09/2023 12:37 (BST)

116

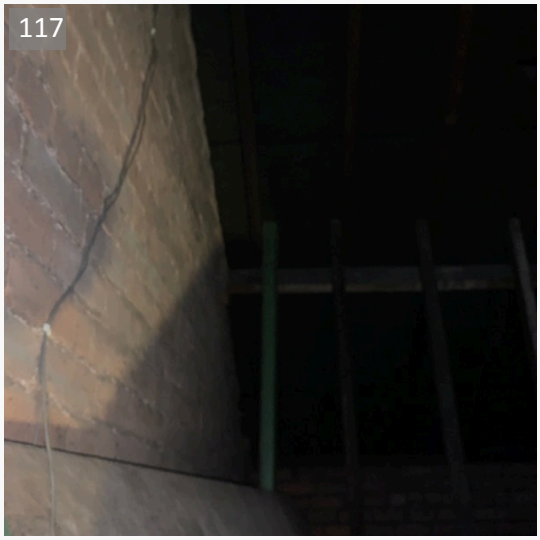


07/09/2023 12:37 (BST)

4.0 Internal Building Inspection (continued)

4.1 Roof Void (continued)

117



07/09/2023 12:37 (BST)

118

07/09/2023 12:37 (BST)

119

07/09/2023 12:37 (BST)

120

07/09/2023 12:37 (BST)

4.0 Internal Building Inspection (continued)

4.1 Roof Void (continued)

121

07/09/2023 12:37 (BST)

122

07/09/2023 12:37 (BST)

123

07/09/2023 12:37 (BST)

124

07/09/2023 12:38 (BST)

4.0 Internal Building Inspection (continued)

4.1 Roof Void (continued)

125

07/09/2023 12:38 (BST)

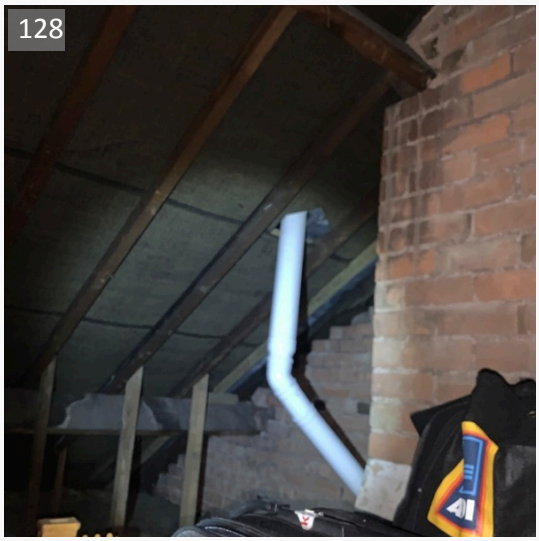
126

07/09/2023 12:38 (BST)

127

07/09/2023 12:38 (BST)

128



07/09/2023 12:38 (BST)

4.0 Internal Building Inspection (continued)

4.1 Roof Void (continued)

07/09/2023 12:38 (BST)

07/09/2023 12:39 (BST)

Costs

Party Wall Gaps To Be Closed Off	£ 600.00	Plus VAT
Insulation Upgraded	£ 900.00	Plus VAT
Additional Ventilation Implemented	£ 1000.00	Plus VAT
Roofer To Further Inspect Limited Areas	£ 300.00	Plus VAT

4.0 Internal Building Inspection (continued)

4.2 Ceilings

Condition Rating 2

Most of the ceilings appear to be formed of modern plasterboard finished with a skim coat of plaster and lined and/or painted with emulsion. Some minor miscellaneous cracking was noted. This was not thought to be structurally significant and due to general shrinkage. You should allow for general filling and making good at the time of redecoration.

Due to the age of the property, you should budget for plaster repairs at the same time as any decoration works as invariably a property of this age will have pockets of live and damaged plaster.

There are some textured finishes that resembles Artex which may contain asbestos.

Artex is a trade name (along with Wondertex, Suretex, Newtex, Pebblecoat and Marblecoat), which has come to be used to describe all thick plaster like paints that were used to create decorative effects, most commonly on ceilings, but often on walls too. Within the building trade, these are referred to as textured coatings and the non-asbestos versions are still used to this day. Up until 1984, the manufacturers (or even the 'Artexers' themselves) added small amounts (3-5%) of Chrysotile ('white asbestos') to their decorative paints. The fibres gave strength and consistency to the compound and made it much easier to apply.

Textured coatings containing asbestos, were extensively used during the 1960s, '70s, '80s and '90s when asbestos was still legal in the UK, up until 2000.

There are no overwhelming safety reasons to remove Artex because it's perfectly safe when left in situ and undisturbed (i.e. refraining from any invasive work such as sawing, sanding, drilling, cutting, etc.). In fact, the opposite is true because the removal process (through scraping) disturbs the material and causes fibre release.

Up until 2006 contractors required a license to remove this material but this is no longer true. However, it is always recommended to use a specialist prior to any planned invasive works because they use techniques to prevent fibre release.

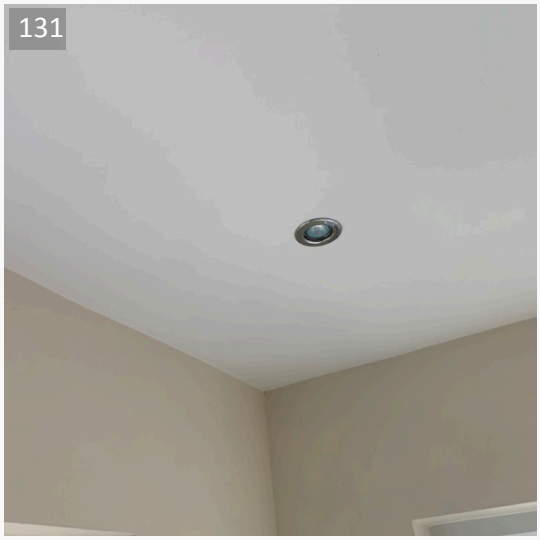
There are specialist products available that soak into the paint and turn it into mulch that can be easily scraped off. This is not recommended, as these products contain some pretty unpleasant chemicals. Adequate protective clothing against splashing and contact with the skin and eyes would be required to be worn.

Covings are set across the perimeter to some of the ceilings. Coving is a decorative joint between the wall and the ceiling of a room; its purpose was originally to conceal fine cracking at ceiling/ wall junctions. Coving comes in a large variety of styles to suit both traditional and more contemporary décor.

4.0 Internal Building Inspection (continued)

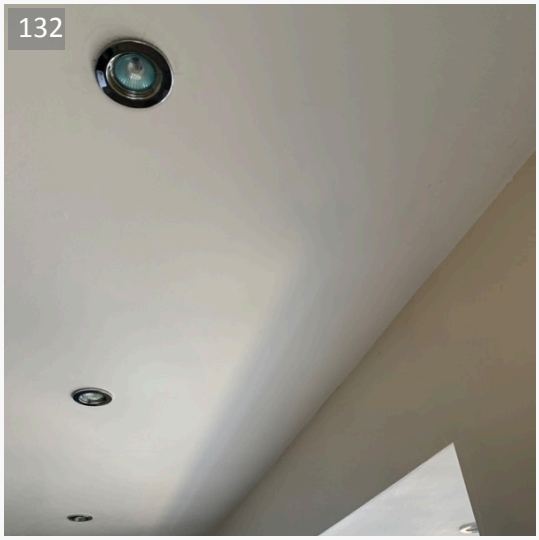
4.2 Ceilings (continued)

131



07/09/2023 12:12 (BST)

132

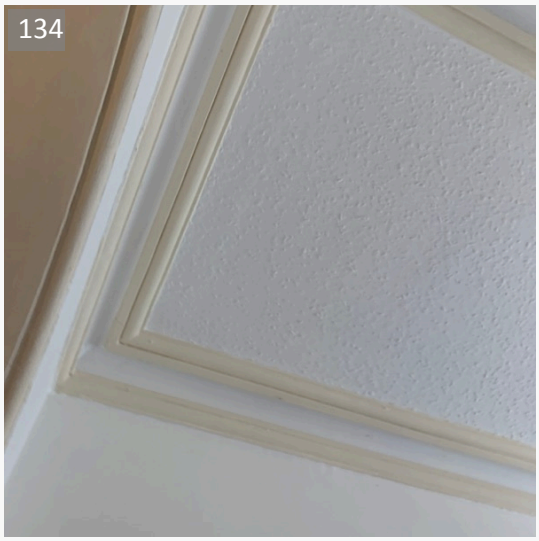


07/09/2023 12:14 (BST)

133

07/09/2023 12:20 (BST)

134



07/09/2023 12:22 (BST)

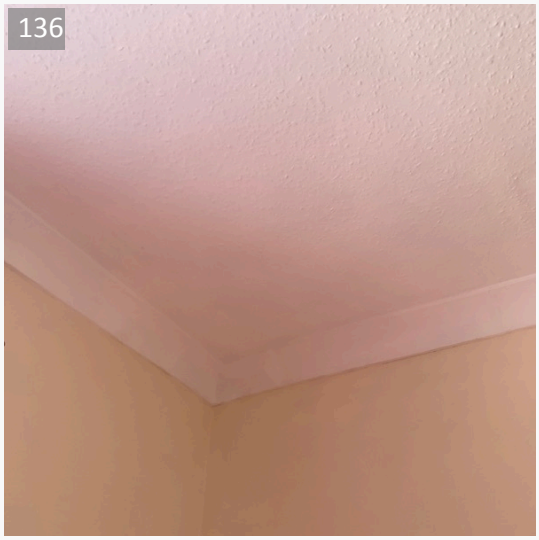
4.0 Internal Building Inspection (continued)

4.2 Ceilings (continued)

135

07/09/2023 12:24 (BST)

136



07/09/2023 12:30 (BST)

137

07/09/2023 12:33 (BST)

Costs

Artex To Be Removed By Specialist	£ 1500.00	Plus VAT
Budget For Ceiling Plaster Repair	£ 500.00	Plus VAT

4.0 Internal Building Inspection (continued)

4.3 Internal Walls and Partitions

Condition Rating 3

The internal partitions are formed of a combination of solid masonry and timber framed construction/ plasterboard; these have plastered and painted finishes.

Due to the age of the property, you should budget for plaster repairs at the same time as any decoration works as invariably a property of this age will have pockets of live and damaged plaster.

Some of the walls in the subject property are covered with wallpaper coverings and this will need to be removed so a true assessment of the substrate can be carried out. Where the walls have been lined with paper, this can potentially conceal or hide defects, such as condensation mould that would have otherwise been noted. Care should be taken if you wish to remove the paper so as not to damage the wall finish below.

At ground floor level some of the original external walls have been removed to open up and join rooms. These were load-bearing walls and would have required the insertion of steel joists or beams to support the loads above. We could not open up the structures and cannot confirm that such beams have been installed, but there appear to be no indications of any distress or distortion to the floor above to indicate this is not the case.

You should ask your legal adviser to check whether the relevant authority has granted Building Regulation approval (Building Control Certification) for this work and/ or whether a guarantee or warranty exists. If this does not exist, then ideally you should ask an appropriately qualified person to investigate whether the building is properly supported. This will involve removing parts of the floor and wall; you should discuss this with the current owner.

There are elevated damp readings noted to the ground floor internal wall of the subject property these are to be assessed by a damp and timber specialist to provide adequate remediation.

It should be noted that a number of areas are unable to be fully viewed, due to heavy items of furniture and personal possessions preventing access and obscuring the view.

We have inspected the visible uncovered parts of the representative internal partition walls and note that these were found to be free of significant defects or excessive distortions. Areas of minor cracking limited to the finishes should be subject to making good decorative works considering the use of PVA bonding and filler before sanding the dry filler to achieve a flush surface and painting/decorating to match the surrounding area.

Cracks in plaster often occur due to the general ageing of plaster, slight movement between sheets of plasterboard and normal shrinkage over time but this is not considered serious or significant. If the cracks are repaired and filled, they may re-occur from time to time.

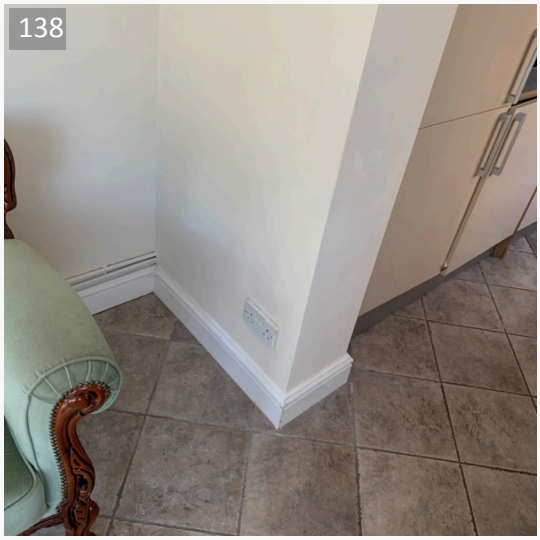
It is essential that any wall tiling grouting is kept in good order to prevent moisture penetration from wet areas, such as shower cubicles and baths so moisture cannot pass through the tiled wall surfaces to the other side. It is also important that all mastic seals and alike between sanitary appliances such as shower trays and bath edges are maintained. This is to prevent shower/bath overspill from penetrating into the voids beneath affecting other hidden structures over time.

Any requirement for invasive opening up works is to be agreed with the client with permissions to do so to be arranged by the client. The engineer will let the client know once the survey is done whether opening up is required and this is to be done by a builder or handyman with relevant experience under the guidance of the engineer.

4.0 Internal Building Inspection (continued)

4.3 Internal Walls and Partitions (continued)

138

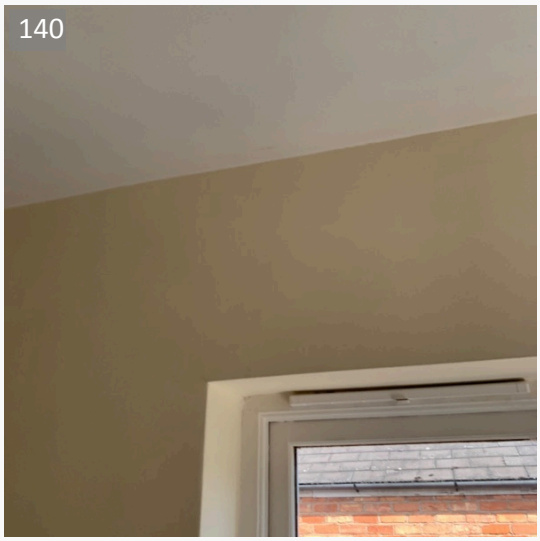


07/09/2023 12:12 (BST)

139

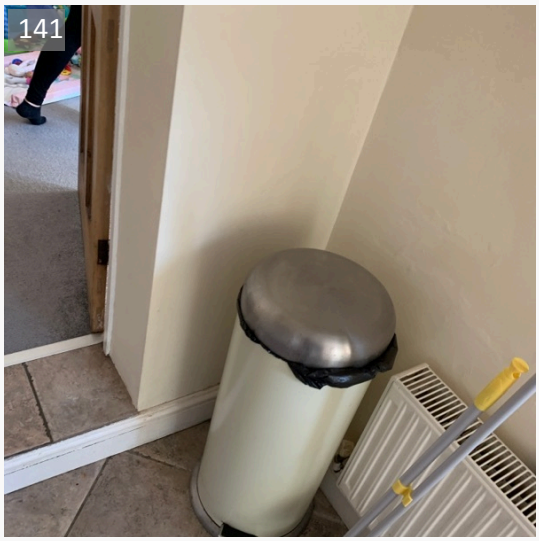
07/09/2023 12:12 (BST)

140



07/09/2023 12:13 (BST)

141

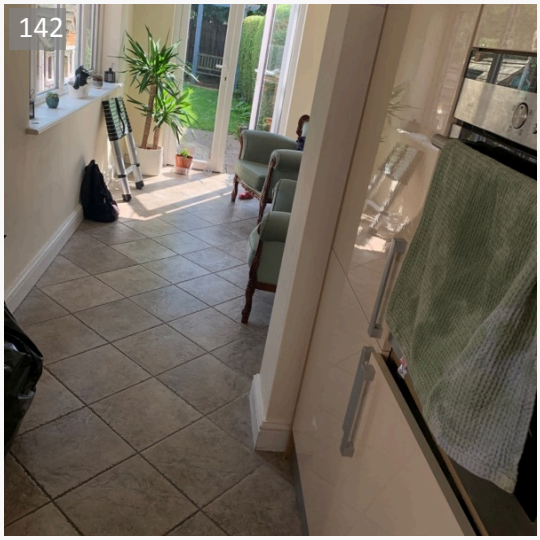


07/09/2023 12:14 (BST)

4.0 Internal Building Inspection (continued)

4.3 Internal Walls and Partitions (continued)

142

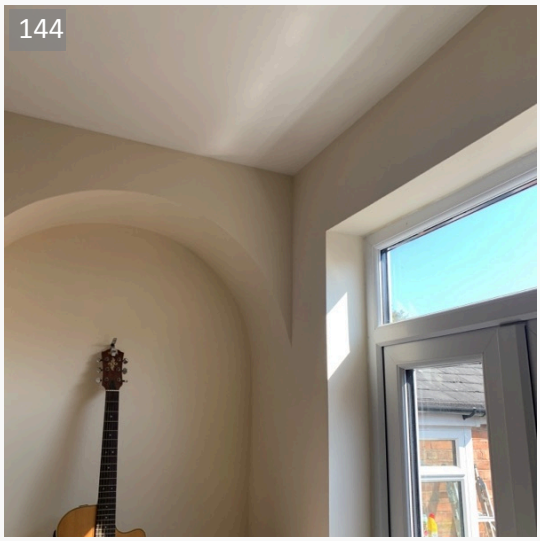


07/09/2023 12:15 (BST)

143

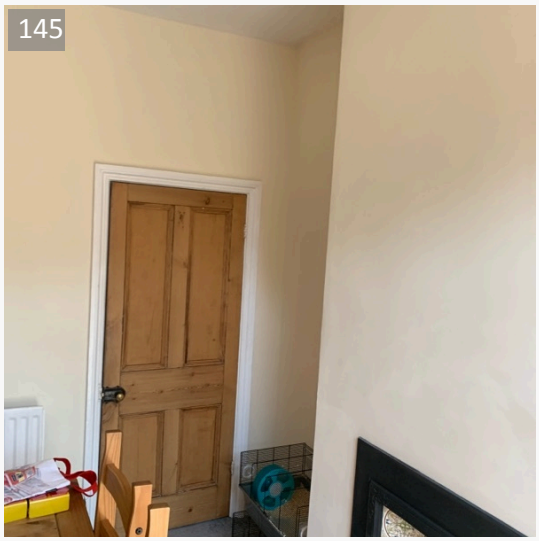
07/09/2023 12:18 (BST)

144



07/09/2023 12:18 (BST)

145

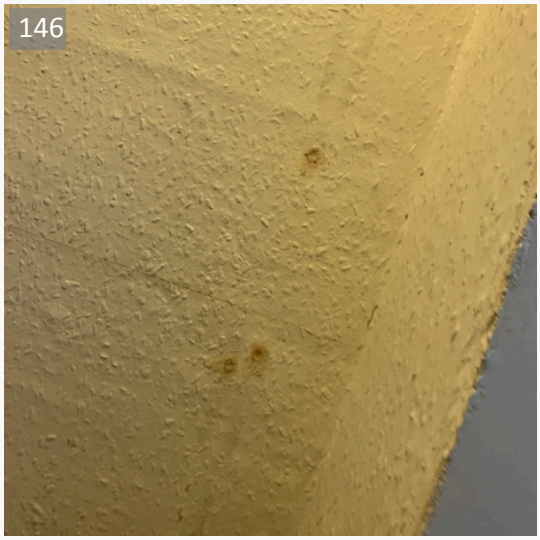


07/09/2023 12:18 (BST)

4.0 Internal Building Inspection (continued)

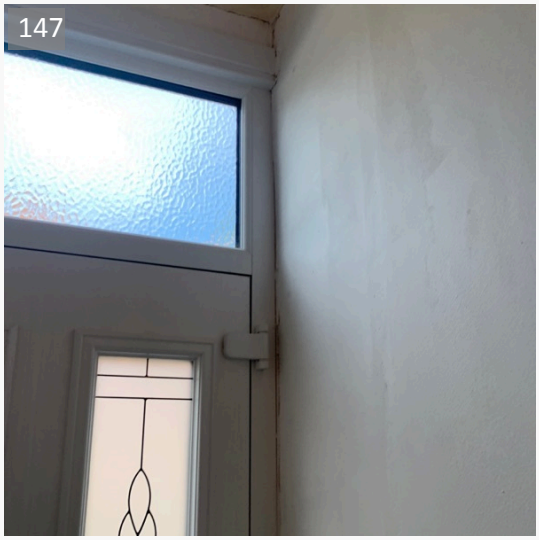
4.3 Internal Walls and Partitions (continued)

146



07/09/2023 12:20 (BST)

147

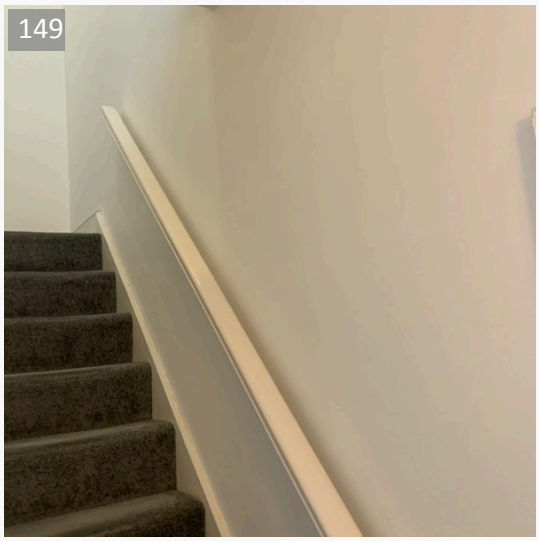


07/09/2023 12:23 (BST)

148

07/09/2023 12:23 (BST)

149



07/09/2023 12:23 (BST)

4.0 Internal Building Inspection (continued)

4.3 Internal Walls and Partitions (continued)

150

07/09/2023 12:25 (BST)

151

07/09/2023 12:25 (BST)

152

07/09/2023 12:25 (BST)

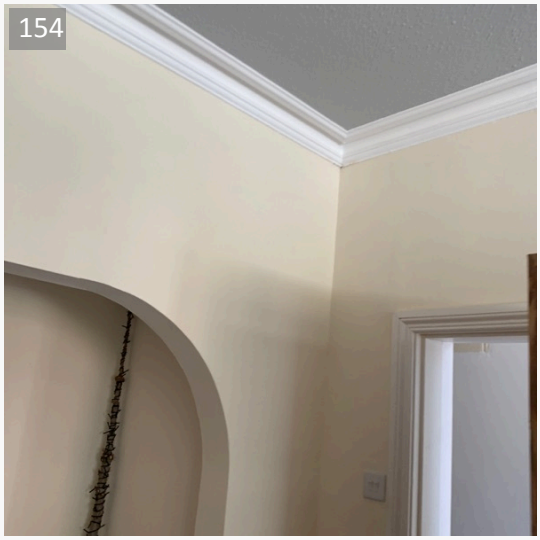
153

07/09/2023 12:25 (BST)

4.0 Internal Building Inspection (continued)

4.3 Internal Walls and Partitions (continued)

154



07/09/2023 12:25 (BST)

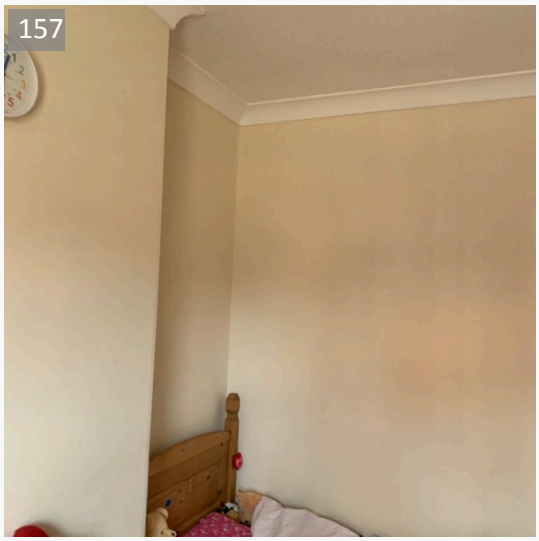
155

07/09/2023 12:27 (BST)

156

07/09/2023 12:30 (BST)

157



07/09/2023 12:30 (BST)

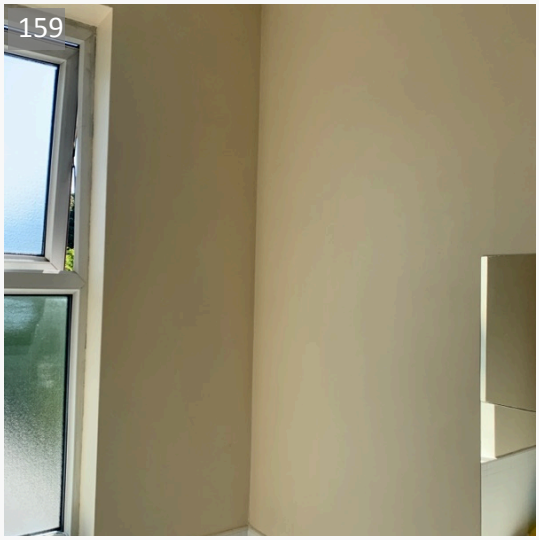
4.0 Internal Building Inspection (continued)

4.3 Internal Walls and Partitions (continued)

158

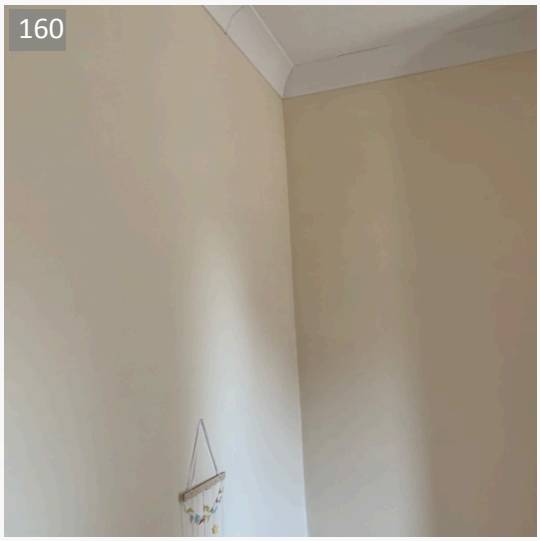
07/09/2023 12:30 (BST)

159



07/09/2023 12:31 (BST)

160



07/09/2023 12:35 (BST)

Costs

Budget For General Plaster Repair	£ 750.00	Plus VAT
Damp To Be Assessed By Specialist	£ 350.00	Plus VAT
Structural Engineer To Assess Openings Of Kitchen Extension	£ 300.00	Plus VAT

4.0 Internal Building Inspection (continued)

4.4 Floors

Condition Rating1

The floors are formed of a combination of suspended timber joists and solid poured concrete to the ground floor, with suspended timber joists to the first floor.

Due to the presence of the vendors' fitted floor coverings, no view of the floor structures could be obtained, and we cannot advise on their condition. It is often impractical to ask vendors to lift fitted floor coverings as this may prove disruptive and costly. As such, there is a risk that defects may be hidden beneath the floor coverings. When the floor coverings are next exposed, we recommend you instruct an appropriate person to inspect and report on the condition of the floors.

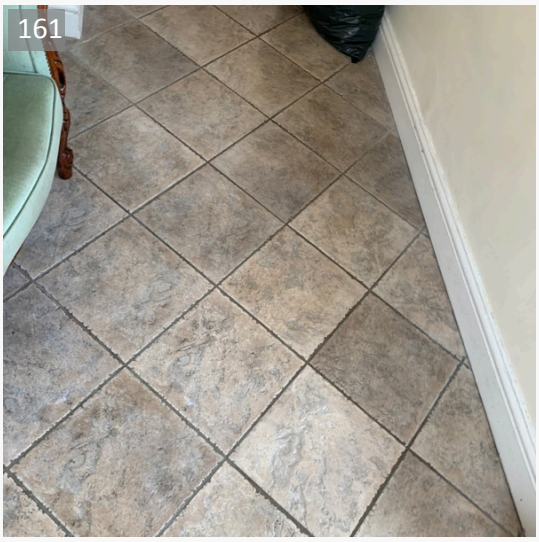
The accessible and readily inspectable suspended timber floors are in overall satisfactory condition. The floors are serviceable and do not suffer significant deflection underfoot upon conducting site tests such as 'the drop heel test'. The floorboards/panels are not excessively damp. There are no suggestive signs of wood rot or infestation/wood-boring insects.

Where floors are springing, the movement is not sufficient or serious enough to warrant the expense and disruption of removing the finishes and strengthening the floor structure. Nevertheless, care should be taken when furnishing rooms which suffer from such movement.

The floors are formed of solid concrete construction, which we presume consists of a slab finished with a screed. The floors appeared sound and level underfoot with no evidence of deflection or distortion although our inspection was severely limited due to floor coverings and fittings.

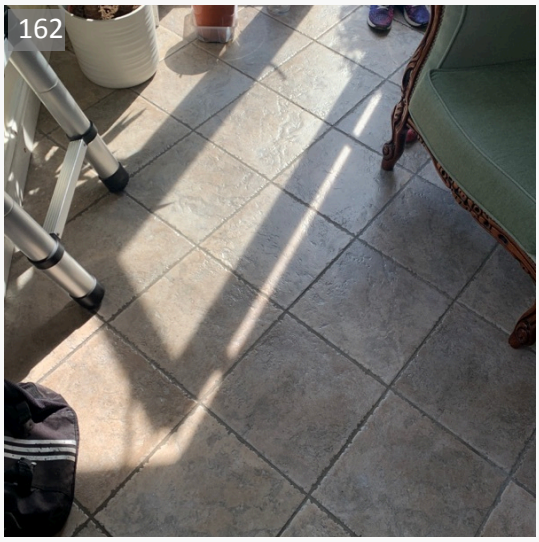
The floor finishes throughout were of fair condition.

161



07/09/2023 12:12 (BST)

162



07/09/2023 12:12 (BST)

4.0 Internal Building Inspection (continued)

4.4 Floors (continued)

07/09/2023 12:18 (BST)

07/09/2023 12:22 (BST)

07/09/2023 12:22 (BST)

07/09/2023 12:24 (BST)

4.0 Internal Building Inspection (continued)

4.4 Floors (continued)

167

07/09/2023 12:24 (BST)

168

07/09/2023 12:27 (BST)

169

07/09/2023 12:29 (BST)

170

07/09/2023 12:31 (BST)

4.0 Internal Building Inspection (continued)

4.4 Floors (continued)

171

07/09/2023 12:34 (BST)

4.0 Internal Building Inspection (continued)

4.5 Internal Joinery

Condition Rating 2

As anticipated, there is some degree of wear, tear and marking to the internal joinery but generally it is in satisfactory condition.

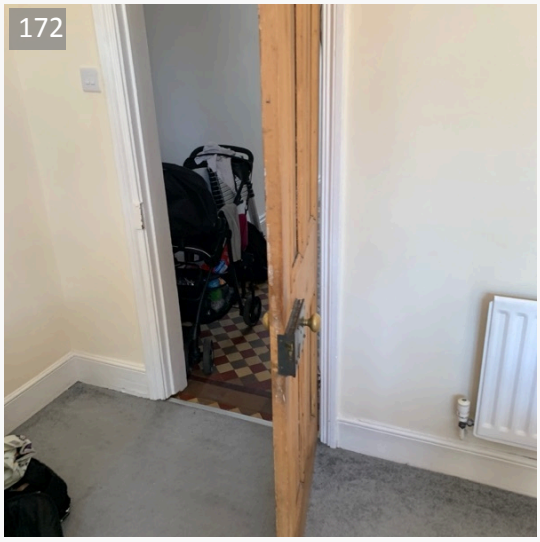
The internal doors are of timber these are in dated condition where the handles were loose which can be tightened. Some handles can be replaced.

No fire doors could be confirmed being fitted to the property, so compliance with “Approved Document Part B - Fire would be unlikely. At the time of construction/ conversion, this may not have been a requirement but should be noted nonetheless, as it is good practice to fit FD30-rated doors (offering 30minutes of fire protection) to all habitable rooms that open onto the main route(s) of escape. The fire plan for the building should be disclosed and muster/ safe refuge areas identified.

Surrounding the doors and at the base of the walls there are timber architraves, door linings and skirting boards, respectively. These are generally in a robust condition however may benefit from being sanded down and repainted when decorative works are being carried out. We recommend that any small voids are caulked in (deeper dents filled) to ensure that the surfaces remain flush.

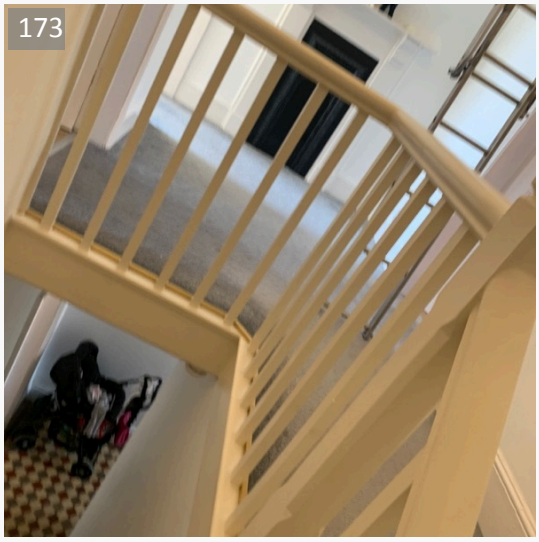
The main staircase comprises of a series of straight flights and winders to the landing areas. The staircase comprises of timber framing elements; these appear to be adequately framed and wedged together in the first instance, with no significant buckling underfoot when traversed.

172



07/09/2023 12:19 (BST)

173

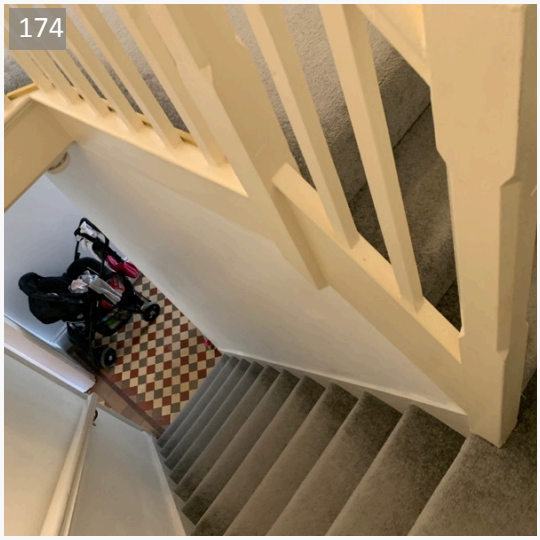


07/09/2023 12:28 (BST)

4.0 Internal Building Inspection (continued)

4.5 Internal Joinery (continued)

174

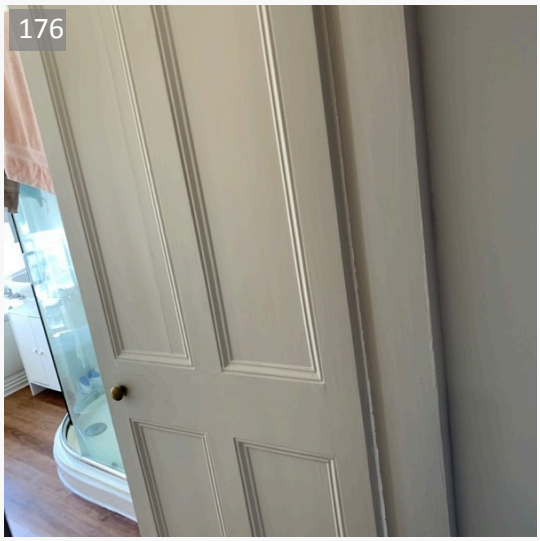


07/09/2023 12:28 (BST)

175

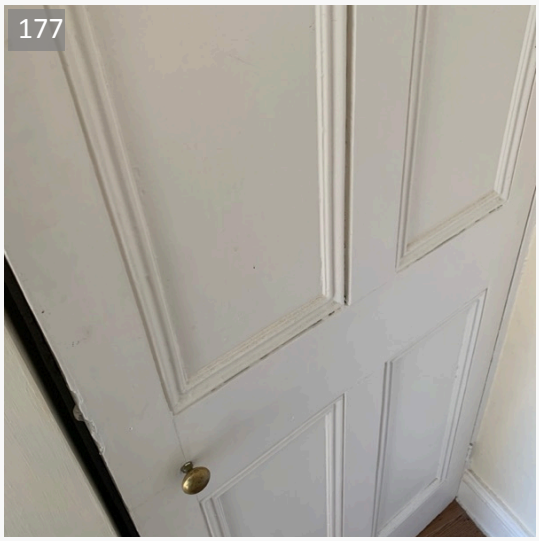
07/09/2023 12:29 (BST)

176



07/09/2023 12:29 (BST)

177



07/09/2023 12:33 (BST)

Costs

Door Handles To Be Tightened Across Property	£ 300.00	Plus VAT

4.0 Internal Building Inspection (continued)

4.6 Kitchen

Condition Rating 2

The fittings comprise built-in gas hobs and an electric oven with a grill A recirculating hood is fitted.

The kitchen has been fitted with modern floor and wall cupboards, a sink and drainer and all are broadly satisfactory for the preparation and storage of food. The tap is found with leaks that is to be amended by a tradesperson.

The kitchen has some integrated appliances and white goods. If these remain with the sale of the property, then it would be beneficial to have any user manuals and any remaining warranties for these to be obtained.

It is recommended that the mastic (sealant) between the worktop junctions and the splashback is periodically raked out to prevent water ingress to the underside of the worksurface and carcass below and mould build up.

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes or could obscure dampness to walls.

178

07/09/2023 12:15 (BST)

179

07/09/2023 12:15 (BST)

180

07/09/2023 12:15 (BST)

181

07/09/2023 12:15 (BST)

4.0 Internal Building Inspection (continued)

4.6 Kitchen (continued)

182

07/09/2023 12:16 (BST)

183

07/09/2023 12:16 (BST)

Costs

Leak To Tap To Be Amended	£ 50.00	Plus VAT

4.0 Internal Building Inspection (continued)

4.7 Bathrooms and Wet Spaces

Condition Rating 2

The bathroom comprises of a low level toilet, pedestal hand wash basin fitted with a vanity unit below and acrylic bathtub with a further enclosed shower. A mechanical vent is also fitted that was operational.

The sink and bathtub taps were found tight where these are to be loosened.

The sanitary ware and fittings are generally of reasonable quality and no obvious defects were noted. Adequate supplies of hot and cold water were available at the taps.

As a measure of good practice and prudence, It is recommended that you periodically rake out and replenish the flexible mastic anti-fungal silicone sealant local to the perimeter of the sanitary fittings and sanitary floor covering areas to ensure water tightness and prevent water ingress into the sub floor to prevent timber rot.

The water pressure and sanitary ware should be tested by a competent specialist.

Showers over the ends of baths and shower trays/cubicles are very susceptible to leakage and should be checked regularly and resealed as found necessary. The seals around all of the bathroom fittings should be renewed regularly to prevent seepage and damp occurring.

The seals around all of the bathroom fittings should be renewed regularly to prevent seepage and damp occurring.

It is essential that any wall tiling grouting is kept in good order to prevent moisture penetration from wet areas, such as shower cubicles and baths, so moisture cannot pass through the tiled wall surfaces to the other side. It is also important that all mastic seals and alike between sanitary appliances such as shower trays and bath edges are maintained. This is to prevent shower/bath overspill from penetrating into the voids beneath and affecting other hidden timber structures over time.

184

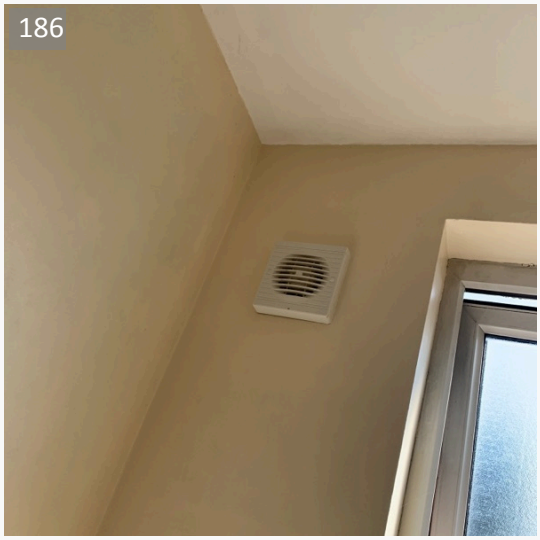
07/09/2023 12:32 (BST)

185

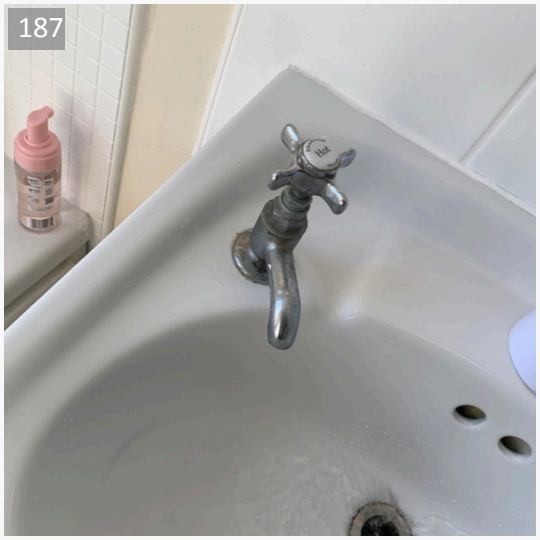
07/09/2023 12:32 (BST)

4.0 Internal Building Inspection (continued)

4.7 Bathrooms and Wet Spaces (continued)



07/09/2023 12:32 (BST)



07/09/2023 12:32 (BST)

Costs

Bath And Sink Tap To Be Amended	£ 50.00	Plus VAT

4.0 Internal Building Inspection (continued)

4.8 Fireplaces, Flues and Chimney Breasts

Condition Rating 3

The chimney breasts to the subject property remain intact.

A fireplace is set to the rear reception and first floor landing.

If you propose to use flues for open fires or appliances, they first must be swept, the condition of the linings confirmed and a smoke test carried out by a NACS-approved chimney sweep. It is not possible to indicate the condition of flues or the presence of flue liners, or if there is adequate surface area and volume for ventilation of exhaust gases. No assumption has been made as to the practicality of using the chimneys. With a property of this age soft lime mortar was used in the construction of the flue and you should budget for possible relining of the flues with a proprietary flue lining system. Lack of satisfactory flue linings can lead to deterioration in chimney stack(s)/breast(s). This can cause failure in masonry/plaster etc and can also lead to the escape of sparks and fumes, with the resultant safety/fire hazard.

188

07/09/2023 12:18 (BST)

189

07/09/2023 12:18 (BST)

190

07/09/2023 12:25 (BST)

191

07/09/2023 12:29 (BST)

4.0 Internal Building Inspection (continued)

4.8 Fireplaces, Flues and Chimney Breasts (continued)

07/09/2023 12:30 (BST)

Costs

Fireplace Assessed By Specialist	£ 300.00	Plus VAT

4.9 Decoration

The decorations would be expected to suffer some minor scuff marks and similar during the process of removals/manoeuvring furniture and household items. You should allow for some making good works to the decorations in internally particularly to corner junctions and around door architraves.

The existing decorations are not elaborated on in detail as these are typically re-applied according to the new owner's specific choice.

4.0 Internal Building Inspection (continued)

4.10 Dampness

Condition Rating 3

Checks for dampness were carried out using a pre-calibrated moisture meter at regular intervals in skirting and boards and plaster where readily accessible. Surfaces hidden behind tiling, large appliances, kitchen cabinets, radiators and other immovable objects have not been checked or tested.

We noted significant dampness to the internal areas of the property at the time of our inspection.

At the ground floor to the protruding wall within the kitchen and also the wall at the flank where it meets the rear reception wall. Further elevated readings are noted to the reception room below the radiator and to the party wall. A damp and timber specialist is to further investigate to provided adequate remediation.

Damp meter readings taken during hot weather conditions can cause equipment to display inaccurate readings (usually due to the surfaces drying out quickly). We do recommend that further advice from a damp specialist is obtained during these unusually high temperatures.

For minor damp problems like the damp caused by condensation in high moisture rooms, such as bathrooms you could get away with attacking the surface mould with household cleaning solution and installing an extractor fan to reduce subsequent occurrences.

Penetrating damp that's caused by external issues can be easily fixed by treating your bricks with silicon solution or fixing any loose or broken roof tiles which are letting the elements in.

To rectify rising damp, a chemical can be injected into your affected walls which will create a barrier to prevent more ground moisture from being soaked up. To do this, you'll need to bring in a damp specialist who will first remove the plaster from the lower half of your walls before injecting the chemical. Once this is done, your walls will be replastered leaving you free to redecorate.

It should be noted that Timber Moisture Equivalent readings to non-timber surfaces and Timber Moisture Content readings of 20% or below, is considered the standard and not significant.

Some dampness should be expected in older buildings predating the year 2000. This is not necessarily a major cause for concern, however where timbers are in contact with dampness these can be prone to decay, and this can be expensive to repair. Where dampness is found in timbers the timbers will need to be isolated from the dampness to help prevent decay. Properly ventilating buildings and allowing them to breathe should help reduce moisture levels in buildings.

193

07/09/2023 12:13 (BST)

194

07/09/2023 12:13 (BST)

4.0 Internal Building Inspection (continued)

4.10 Dampness (continued)

195

07/09/2023 12:13 (BST)

196

07/09/2023 12:13 (BST)

197

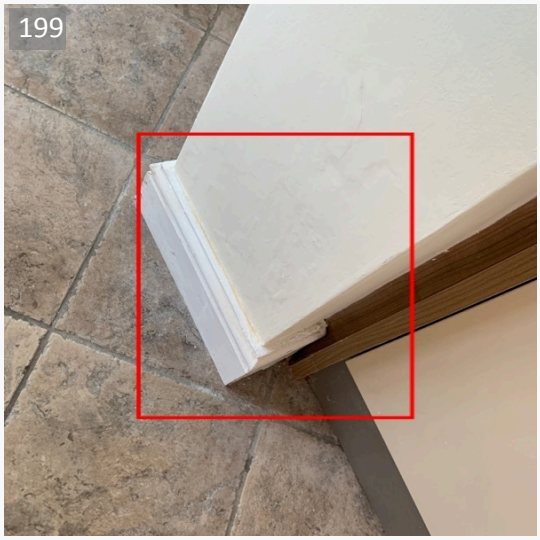
07/09/2023 12:13 (BST)

198

07/09/2023 12:14 (BST)

4.0 Internal Building Inspection (continued)

4.10 Dampness (continued)



07/09/2023 12:14 (BST)

07/09/2023 12:15 (BST)

07/09/2023 12:15 (BST)

07/09/2023 12:15 (BST)

4.0 Internal Building Inspection (continued)

4.10 Dampness (continued)

203

07/09/2023 12:20 (BST)

204

07/09/2023 12:20 (BST)

205

07/09/2023 12:20 (BST)

206

07/09/2023 12:21 (BST)

4.0 Internal Building Inspection (continued)

4.10 Dampness (continued)

207

07/09/2023 12:21 (BST)

208

07/09/2023 12:21 (BST)

209

07/09/2023 12:21 (BST)

210

07/09/2023 12:21 (BST)

4.0 Internal Building Inspection (continued)

4.10 Dampness (continued)

211

07/09/2023 12:21 (BST)

212

07/09/2023 12:23 (BST)

213

07/09/2023 12:30 (BST)

214

07/09/2023 12:35 (BST)

Costs

Damp Specialist To Further Investigate Damp Areas (Budget For Repair £5000)	£ 350.00	Plus VAT

4.0 Internal Building Inspection (continued)

4.11 Condensation

Condition Rating 2

We noted significant condensation in the property.

Condensation in the roof void can be an indication of a problem with the ventilation or insulation in the roof space. When warm, humid air comes into contact with a cold surface, such as the underside of a roof, it can cause condensation. This can potentially lead to mould, mildew and rot in the roof space, which can cause damage to the structure of the building and can also create unpleasant odours and health hazards.

Condensation in the roof void is caused due to poor ventilation. A lack of airflow in the roof space can trap humidity, leading to condensation on cold surfaces. Insufficient insulation can also cause condensation, as it can make the roof space colder, promoting the formation of condensation.

We recommend making full use of window openings for ventilation providence and to mitigate condensation and associated mould. Condensation occurs whereby warm moist air such as that from kitchen cooking/ water heating facilities or bath/showers reaches its dew point and settles on nearby cold surfaces. The moist water vapour condenses on the cold surface giving rise to an environment conducive to mould growth and similar.

Sanitary space extractor fans should be capable of an extraction rate of 15 litres/second and be timed/ allowed to run for 10-15 minutes following a bath/shower.

Costs

Additional Roof Void Ventilation To Be Implemented	£ 1000.00	Plus VAT

4.12 Timber Defects and Infestation

Condition Rating1

We did not note significant signs of insect attack or rot to the visible representative timbers.

Timbers found in poorly ventilated often dark spaces within the property could be vulnerable to insect attack and infestation as well as rot in its various forms. We cannot rule out the presence of rot to the inaccessible areas and base our findings on the visible representative areas.

You should note that any moisture ingress or leaks onto timber elements should be fixed by a specialist plumber or necessary operative before opening up affected areas local to any leak to investigate the condition of the dampened timbers and allow them to air dry naturally before quantifying any underlying damage and the remaining ‘good’ timbers being treated against future rot.

I recommend 3-5 yearly redecorations of exposed timber elements to safeguard against early rot and degradation.

The majority of buildings suffer from woodworm infestation at some point during their life. The presence of floor coverings, the limited inspection of the whole building and the number of concealed timbers in this type of property prevented a full investigation for woodworm. It can also be present for up to three years without being visible. Although we noted no sign of an attack, we are unable to confirm that the building is entirely free from woodworm.

4.13 Cellar and Basements

There is no cellar/basement to the property.

5.0 Building Services

Building Regulations require services, such as electrics and gas to be installed and serviced by qualified persons holding relevant accreditations for such works. Work to these such services requires local authority approvals/ certification from relevant bodies.

The Institute of Electrical Engineers recommends that wiring installations be tested every five years.

Gas appliances should be serviced annually. According to regulation, gas pipes and gas meters in domestic houses must be spaced at least 150mm from electricity meters, switchboards, electric cables, sockets, telecommunication cables, consumer units and any other conductors. Additionally, there should be a separation between a supply or distribution cable of at least 25mm for domestic pipework up to 35mm or 50mm for pipework over 35mm.

5.1 Electrics

Condition Rating 3

An RCD-protected consumer unit is located within the front reception cabinet together with the electric meter.

All electrical wiring, installations, fixtures and fittings should be inspected and tested by an electrical engineer registered under a relevant competent person scheme listed on the Government's Competent Person Scheme website.

In the absence of certification for complete testing, surveyors have to give designation three to this item.

215

07/09/2023 12:26 (BST)

216

07/09/2023 12:26 (BST)

Costs

Electrical Assessment	£ 300.00	Plus VAT

5.0 Building Services (continued)

5.2 Gas

Condition Rating 3

The property is provided with a gas supply. The gas meter with the isolation valve is located within the front reception cabinet.

No obvious problems were noted No gas smells were noted around the gas appliances but their acceptability in terms of condition, performance and safety can only be confirmed by professional testing. Carbon monoxide gas can be given off by poorly ventilated appliances. This is colourless and odourless and can be fatal to human health.

All gas installations and associated fittings should be inspected and tested by a Gas Safe registered engineer. The Gas Safe Register recommends that homebuyers should have gas fires, boilers, ovens and hobs checked by a Gas Safe registered engineer before purchasing a property.

If you have any problems with gas leakages, It is recommended to contact the National Gas Emergency Service on 0800 111 999 and isolate the gas by using the lever adjacent to the mains gas meter. Furthermore, in the event of any gas escape, you should not use any naked flames and you should not switch on or off any electrical items including light switches, mobile telephones and similar and you should open windows and doors making full use of openings for ventilation purposes and personnel should leave the premises until the gas emergency services arrive.

07/09/2023 12:28 (BST)

Costs

Gas Assessment	£ 300.00	Plus VAT

5.0 Building Services (continued)

5.3 Water Supply and Plumbing

Condition Rating 3

The mains incoming water supply stop cock is located to the kitchen sink cabinet.

Where visible, the plumbing system comprises modern copper and plastic tubing.

The water supply and plumbing system generally appeared in satisfactory condition.

We recommend testing of the supply suitability and water pressure is undertaken by a competent specialist prior to purchase.

Water meters can be located internally or externally. Internal meters can usually be found under the kitchen sink, in an airing cupboard or in a bathroom, usually behind a toilet. External meters can be found immediately outside the boundary of the property that they serve, in the ground, in a recessed chamber with a lid.

In 1990 it became compulsory for all new homes to be fitted with a water meter. When you move into a home which already has a water meter fitted, you cannot make a request for it to be removed.

Most water meters are fitted outside near the outside stop cock (tap). It should be located under a small metal or plastic cover in your driveway, garden or nearby footpath. Sometimes these can be positioned a little further down the road.

It should be noted that although no defects have been noted, the pipework is largely concealed and cannot be visually inspected. Therefore, if there is any leaking to the pipework which is not apparent during the inspection, or if this occurs after the inspection in concealed areas, it cannot be ascertained by the inspection alone. It is recommended this is tested by a plumber, registered under a relevant competent person scheme listed on the government's competent person scheme website.

It is not possible to ascertain if the incoming water supply pipework has been updated to a safe plastic and may be formed of lead. Lead pipework is considered hazardous to health and can cumulatively lead to brain and other neurological defects. Over time, exposure to lead can affect health, with the greatest risk being to children under six and to pregnant women.

The safest way to protect yourself and your family against the health risks from lead water pipes is to get them replaced. If you are replacing pipes within your boundary, make sure you contact your local water company, as they may be able to also replace the pipes beyond your house and garden. Although currently, there should be an ongoing programme to replace all lead water supply pipes in ownership of the local water company.

In the immediate term, any water used for drinking and cooking should be run for around a minute, if it has been standing in the pipework for many hours, such as overnight; this is to flush any leaching lead accumulating and absorbed in the standing water.

5.0 Building Services (continued)

5.3 Water Supply and Plumbing (continued)

07/09/2023 12:17 (BST)

Costs

Water Supply Assessment	£ 300.00	Plus VAT

5.0 Building Services (continued)

5.4 Heating

Condition Rating 3

Under current Government legislation, gas and oil-fuelled boilers will not be permitted for installation in new build homes from 2025. Homeowners will not be able to install new gas or oil boilers from 2035 and consideration should be given to alternatives, such as electric heat pumps, electric boilers or hydrogen-ready boilers. These systems are likely to require an entirely new system to be installed and you should allow for the additional expense and disruption that this will entail.

There is a Worcester combi boiler fitted within the bathroom airing cupboard.

The boiler flue to the main roof is leaning where this can be resecured.

No detailed heat loss calculations have been prepared; however, the radiators appear generally to have been adequately sized to maintain a suitable level of heating. Systems of this type require regular maintenance and we would recommend that you enter into a service agreement with a local contractor of heating engineers; ideally, the installation should be serviced prior to you taking ownership.

For optimum performance of your central heating system, it is recommended that controls be set at broadly the following settings – room thermostat set to at least 16ºC (21ºC optimal), central heating boiler and water temperature set to medium-high or warm (65 - 70 ºC).

We conducted a cursory (non-specialist) inspection of the heating system. The visible parts of the installation were in satisfactory condition and water pressures were found to be adequate when taps were operated and toilets flushed; there was running hot water indicating the water heating system is serviceable. No significant defects were identified through the cursory inspection but adequacy and serviceability can only be fully assessed by specialist inspection.

You should obtain all records of servicing of the Central Heating system. If servicing has not been carried out within the last 12 months then you should arrange for a Gas Safe Registered Heating Engineer to examine the whole installation and quote for any necessary remedial work prior to a legal commitment to purchase.

The heating installation should be inspected and serviced annually by an appropriately qualified person who is registered under the Gas Safe Scheme.

The property benefits from adequately spread convection type radiators complete with Themostatic Radiator Valves, thermostat regulated fittings. TRV fittings are generally for the regularisation of individual room temperatures at desired settings and are generally more efficient and economic than traditional radiator valves.

219

220

07/09/2023 12:13 (BST)

5.0 Building Services (continued)

5.4 Heating (continued)
07/09/2023 12:34 (BST)

Costs

Heating Assessment	£ 300.00	Plus VAT
Boiler Flue To Rear Pitch To Be Resecured	£ 150.00	Plus VAT

5.5 Drainage

Condition Rating 3

The soil and vent pipe is formed of UPVC, located to the rear elevation of the building and extends above the main roof level, where it is vented. The apex of the soil vent pipe benefits from a perforated terminal cap feature which is typically used to prevent nesting birds, vermin and rubbish from blowing into the vent pipe, which could otherwise cause blockages to the drainage system.

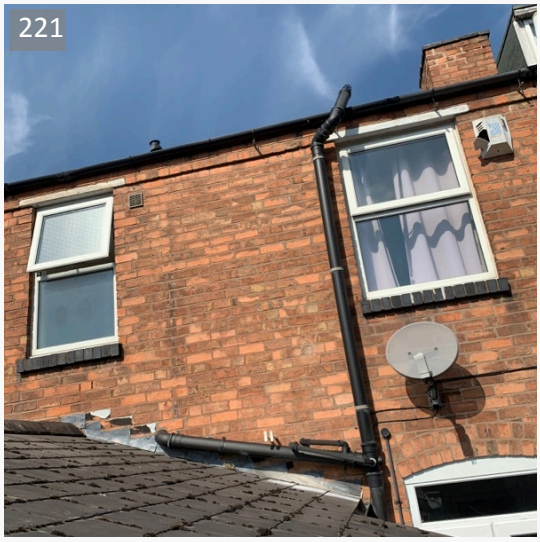
Where it is leaning this is to be resecured.

The underground drainage may be shared with the adjacent properties and your solicitor should check whether there are any easements or legal agreements relating to the underground drainage. We presume that the drains eventually discharge into a local authority sewer and your solicitor may be able to clarify the position in their searches.

The underground drainage is most likely formed of the original vitreous clay pipework and likely may run under or adjacent to the property, which could cause potential issues. As a prudent measure, it is recommended that you arrange for the underground drainage to be surveyed with a CCTV camera by a specialist, in order to report on the condition and to rule out any potentially leaking underground drainage.

Fittings were run and flushed and there was no obvious evidence of back up or blockage.

221



07/09/2023 11:46 (BST)

222

07/09/2023 11:46 (BST)

5.0 Building Services (continued)

5.5 Drainage (continued)

Costs

Drainage Assessment	£ 300.00	Plus VAT
Soil Vent Pipe To Be Resecured	£ 100.00	Plus VAT

5.6 Other Services

6.0 Grounds and Environmental Factors

6.1 Grounds and Boundaries

Condition Rating1

The frontage comprises of block majority block paves with shingles around the bay. General maintenance is recommended. There are no borders to the neighbouring property.

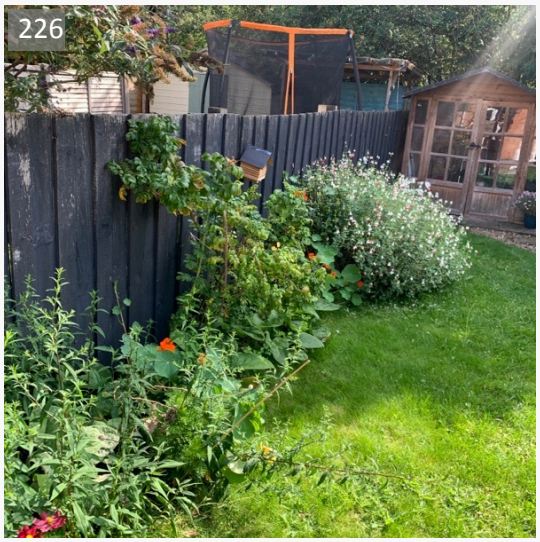
The rear garden comprises of shingles laid with concrete slabs from the rear reception, further slabs are noted from the kitchen entry at the patio with the remaining of laid lawn and additional shingles to the rear.

At the borders are timber fences and hedges. These remain robust. A further timber gate allows access through the neighbouring properties. The boundaries should be established.

07/09/2023 11:41 (BST)

07/09/2023 12:05 (BST)

07/09/2023 12:05 (BST)



07/09/2023 12:05 (BST)

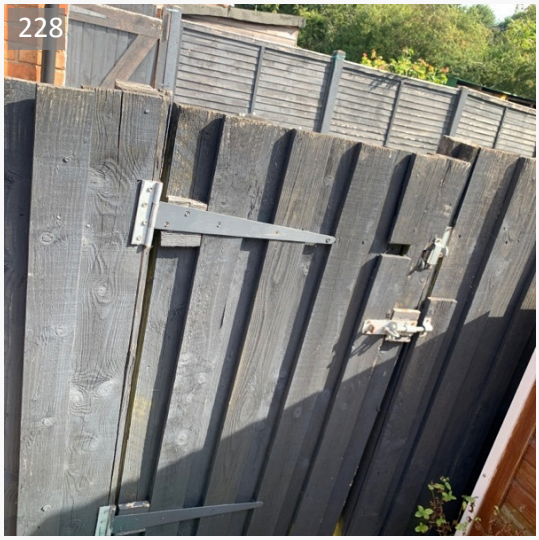
6.0 Grounds and Environmental Factors (continued)

6.1 Grounds and Boundaries (continued)

227

07/09/2023 12:05 (BST)

228



07/09/2023 12:05 (BST)

Costs

Budget For Grounds And Boundaries Maintenance	£ 2500.00	Plus VAT

6.2 Outbuildings and Common Services

Condition Rating1

The bin refuge is set to the front.

There is a timber storage shed to the rear garden in dated condition.

229

07/09/2023 11:41 (BST)

230

07/09/2023 12:05 (BST)

6.0 Grounds and Environmental Factors (continued)

6.3 Japanese Knotweed and Other Invasive Plant Species

Condition Rating 3

Whilst no Japanese Knotweed has been noted at the time of inspection, it does not mean that it has not been previously removed or is currently dormant. Ideally, we recommend a Japanese Knotweed and invasive species survey is undertaken prior to purchase.

The presence of Japanese Knotweed can affect the value as some lenders may restrict mortgage finance when it is found. In addition, if you have invasive plants or injurious weeds such as Japanese Knotweed on your premises you have a responsibility to prevent them from spreading into the wild or causing a nuisance. Your legal adviser should inform you of the law in respect of this pernicious weed. When buying a property, the presence of any known Japanese Knotweed should be stated by the current owner in the responses to the TA6 form provided to your solicitor.

The roots of Japanese Knotweed can also affect underground drainage and foundation support when they seek moisture. Whilst there is no obvious evidence of such damage, this could occur in the future.

During the course of our inspection of this property, we did not note the presence of any Japanese Knotweed, Giant Hogweed or any other invasive species that might have an adverse effect on the property or its value. However, we are not experts in horticultural matters, and we cannot guarantee that no such species exists at the subject property. We are also unable to comment on Japanese Knotweed on neighbouring land. We recommend, that to be certain that this biological hazard is not present within the boundaries or neighbouring land, that you commission a Japanese Knotweed specialist to inspect the grounds and provide you with a report. You should follow any recommendations given.

6.0 Grounds and Environmental Factors (continued)

6.4 Trees

Condition Rating1

There are surrounding trees.

We recommend enquiries be made with the freeholder of neighbouring grounds as to whether there are any ongoing control measures, such as pollarding and pruning, to control the heights of surrounding trees and thus to control their influence on the moisture content of the surrounding soil, offering anchorage to the foundations of nearby buildings.

This is in order to control seasonal ground movement to within acceptable thresholds, to mitigate any excessive ground movement issues such as subsidence. If trees and shrubs in close proximity to a building are left to grow unabated and tall enough, they could potentially cause problems for a historic building built upon a shrinkable clay substrate.

07/09/2023 12:05 (BST)

6.5 Flooding

Your Legal Advisors should confirm if the property has previously been flooded or is at risk of flooding and any implications this may have on obtaining insurance at a reasonable price.

6.6 Risk of Flooding from Surface Water

Surface water flooding occurs in instances whereby rainwater does not drain away via normal drainage systems or soak into the ground, but rather remains on or flows over the ground instead.

The likelihood of flooding from surface water in the area is classed as medium risk according to the environment agency.

6.7 Risk of Flooding from Rivers and Seas

The likelihood of flooding from rivers and seas in the area is classed as very low risk according to the environment agency.

6.8 Location and Environmental Issues

Due to the property being located in a built-up area, we do not consider it to be particularly exposed to the elements.

6.0 Grounds and Environmental Factors (continued)

6.9 Thermal Insulation and Energy Efficiency

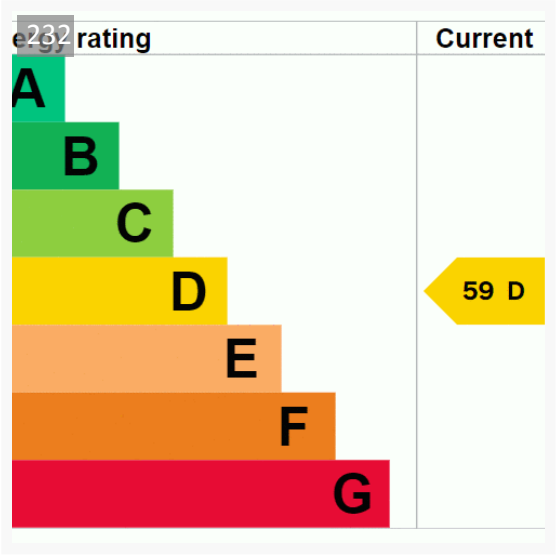
Further information can be found on the EPC certificate which typically forms part of the exchange documents. The EPC is valid until 1 June 2026

The current rating is D59, which is UK average but is fairly typical for a property of this age and type of construction.

A copy of the full EPC can be found on the government website at the below link:

https://find-energy-certificate.service.gov.uk/energy-certificate/0443-2859-7967-9006-0941

We have also attached a copy below for your ease of reference:



11/09/2023 16:35 (BST)

6.0 Grounds and Environmental Factors (continued)

6.10 Hazardous Materials

Condition Rating 2

We noted the presence of hazardous or deleterious materials that may have been used in the construction of this building, or that may have subsequently been incorporated.

Textured ceiling finishes resembles Artex that may contain asbestos.

Given that such materials may be hidden in the structure in inaccessible places, and the restrictions on our inspection, we cannot guarantee that no such materials exist in this building. Enquiries should be made to ascertain whether they have any knowledge of such materials being present in this building.

The presence of such materials can result in very high levels of expenditure and inconvenience in stripping them out. We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property which may draw attention to any contamination or the possibility of any such contamination.

We have not carried out any investigation into past or present uses, either of the subject property or of any neighbouring land to establish whether there is any contamination or potential for contamination to the subject property from these uses or sites. We have therefore assumed that none exists but cannot guarantee that this is the case.

Enquiries should be made with the vendor and Local Authority and all relevant site investigations should be undertaken before you commit yourself to acquiring an interest in this property.

As we have now advised you of this matter, it is now your responsibility to carry out any testing prior to the purchase of your property.

6.0 Grounds and Environmental Factors (continued)

6.11 Radon Emissions

Condition Rating1

Radon is a colourless, odourless radioactive gas. It is formed by the radioactive decay of the small amounts of uranium that occur naturally in all rocks and soils.

Radioactive elements decay and emit radiation. Any exposure to this type of radiation is a risk to health - radiation is a form of energy and can cause damage to living tissues increasing the risk of cancer.

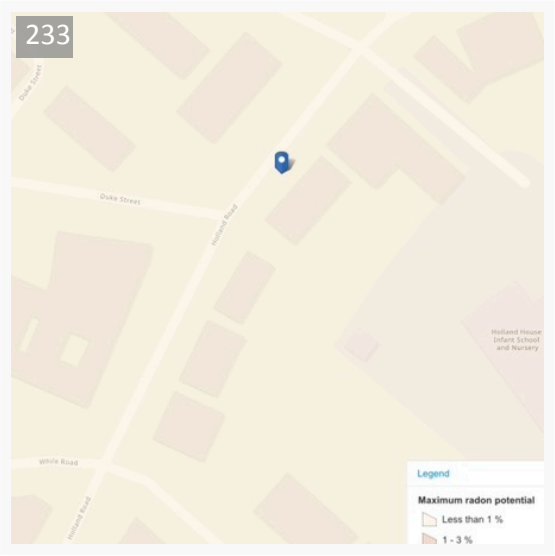
The amount of radon is measured in becquerels per cubic metre of air (Bq m-3). The average level in UK homes is 20 Bq m-3. For levels below 100 Bq m-3, your individual risk remains relatively low and not a cause for concern. However, the risk increases as the radon level increases.

The darker the colour the greater the chance of a higher level. The chance is less than one home in a hundred in the white areas (1%) and greater than one in three in the darkest areas (30%).

We have also attached a screenshot of the local areas below for your ease of reference. It should be noted that the map only illustrates the potential or likelihood of radon being present in properties of a particular area, but not its concentration:

Further information can be found on the UKHSA website at the below link:

https://www.ukradon.org/information/ukmaps



06/09/2023 20:46 (BST)

7.0 Legal Matters

7.1 Listed Buildings and Conservation Areas

We understand that the building is not listed, nor in a Conservation Area; however, this should be confirmed by your legal advisers.

7.2 Regulation

We recommend that you ask your solicitor to get confirmation that the building is fully insured at present and that your new insurance policy is in place at the exchange of contracts, should you decide to go ahead with the purchase.

We have assumed that there are no encumbrances or unduly onerous or unusual easements, restrictions, outgoings or conditions likely to have an adverse effect on the value of the property, and we have assumed that a good and marketable title is held.

We would recommend that your legal advisors verify information relating to tenure and furthermore, we would stress that the above assumptions should not be relied upon until such time as they have been confirmed to be accurate.

Building Regulations are statutory instruments that seek to ensure that the policies set out in the relevant legislation are carried out. Building Regulations Approval is required for most building work in the UK. Building Regulations that apply across England and Wales are set out in the Building Act 1984, while those that apply across Scotland are set out in the Building (Scotland) Act 2003. The Act in England and Wales permits detailed regulations to be made by the Secretary of State. The regulations made under the Act are periodically updated, re-written or consolidated, with the latest and current version being the Building Regulations 2022. The solicitor should check for certification issued by engineers/ contractors registered under the government's Competent Person Scheme website for double glazing, gas and electrics. Boundary fence and wall ownership should also be ascertained for maintenance and repair obligations.

7.3 Guarantees / Warrantees

We recommend that you seek copies of any guarantees and warranties from the vendor for appliances within the demise, such as heating appliances.

We have not tested the white goods or appliances within the property and recommend that you seek copies of any available instructions, guarantees and warranties from the vendor.

You should ask your legal adviser to confirm whether there are valid guarantees or warranties for the replacement windows and doors (3.9 & 3.10) and for all keys.

You should also request all test certificates for the electrics and gas.

7.0 Legal Matters (continued)

7.4 Other Items for your Legal Advisors

Check that relevant approvals have been granted by the Building Inspector for any previous refurbishment/ alteration works covered by the Building Regulations.

Your legal advisor should confirm that the property is freehold/ leasehold or has a share of the freehold/ and is free from any encumbrances.

Your legal advisor should make further enquiries and advise you on your rights and liabilities for the supply and drainage pipework that not only serves this property but also serves neighbouring properties. If some of these drainpipes are now designated as Public Sewers under legislation passed in 2011 and are within your boundary, your right to build over these drains may be restricted.

You should also request whether, to the owner's knowledge, any building insurance claims have been made and if the property (or neighbouring properties) has been flooded or affected by Japanese Knotweed. Other matters should include ownership of boundaries, the existence of any neighbour disputes, easements (rights of way) and so on.

You should also enquire about the following:

- Previous alteration, repair and improvement work
- The Energy Performance Certificate
- Planning Permissions
- Building Regulations and/ or information provided by a Competent Person's Scheme
- Any relevant guarantees and warranties
- Evidence of service agreements

8.0 Conclusion

During the course of our inspection, defects were noted and any items that will require attention in the immediate term have been listed in Condition 3. We have only summarised the main issues here, and you should refer to the report in its entirety.

Overall, the property has been found to be in fair condition, the damp is to be addressed and external wall joinery to the facade and cracks at the rear.

Declaration

“I confirm that I have inspected the property and prepared this report.”

Surveyors Name
Muadh Rehman BSc(Hons)
Surveyors RICS Number:
6866457 and 1234552

For and on behalf of

C&C London (UK) Ltd.

Registered address:

Block D - Ground Floor
Southgate Office Village
Chase Road
London N14 6H

Phone: 020 3488 4307

Email: quotes@candcsurveying.co.uk

Website: www.candcsurveying.co.uk

Company:
C&C London (UK) Ltd
Registered address:
Block D - Ground Floor Southgate Office Village Chase Road London N14 6HF **Phone:** 020 3488 4307 **Email:** quotes@candcsurveying.co.uk **Website:** www.candcsurveying.co.uk

Disclaimers

This Report is produced by a qualified surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Report aims to help you:

- make a reasoned and informed decision on whether to go ahead with buying the property;
- make an informed decision on what is a reasonable price to pay for the property;
- take account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase the property.

This report is not a warranty for defects noted at a later date.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and if necessary and accessible, from neighbouring public property and with the assistance of binoculars. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

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

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

Where agreed upon and purchased at the time of booking, we report on the cost of any work for identified repairs and, where possible, make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive. Purely cosmetic and minor maintenance defects which have no effect on performance might not be reported. The report that we provide is not a warranty.

If you are a prospective or current homeowner who has chosen an RICS Home Survey, you should carefully consider the findings, condition ratings and risks stated in this report.

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come from experienced contractors who are properly insured. You should also:

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

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

Any extra services we provide that are not covered by the terms and conditions of this report must be covered by a separate contract.
We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.

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

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property. The report is not an inventory of the property, and as such, will comment on defects only.

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

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by specialist testing. We do not carry out specialist testing.

Further investigations
If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out (for example, by structural engineers or arboriculturists) to discover the true extent of the problem.
Who should you use for these further investigations?
Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government approved schemes.
What the further investigations will involve?
This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed and so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.
This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.
Building standards are continually being upgraded and older properties can become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. It is inevitable, therefore, that these homes will probably have higher running costs compared to newly built properties. We have not exposed the foundations of the property and without doing so, you must accept the risk of unseen defects. However, unless noted within this report, we have not noted any above ground problems which relate to defective foundations or signs thereof. We have not carried out any geological survey or site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination.

Normal legal searches should confirm the past use of the site and if instructed and within our remit, we will advise further. Our examinations of roof coverings are confined to an inspection from ground level. Due to the geographical lay of the land, it is possible that only a limited inspection can be carried out on all aspects of the roof and chimney stack, which has been detailed further in the specific sections.

Comment cannot be made on areas that are covered and concealed or not otherwise readily available. There may be detectable signs of concealed defects, in which case recommendations are made. If greater assurance is required on the matter, it would be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequently repair work will be discovered at a later date.

It should be appreciated that the original parts of a property may be period in nature. As such, parts of the structure and fabric should not be expected as new and regard should be given to the natural deterioration of older products. It is possible that defects could occur between the date of the survey and the date of which you take occupation. This report can and will only comment on the condition of the property on the day of inspection.

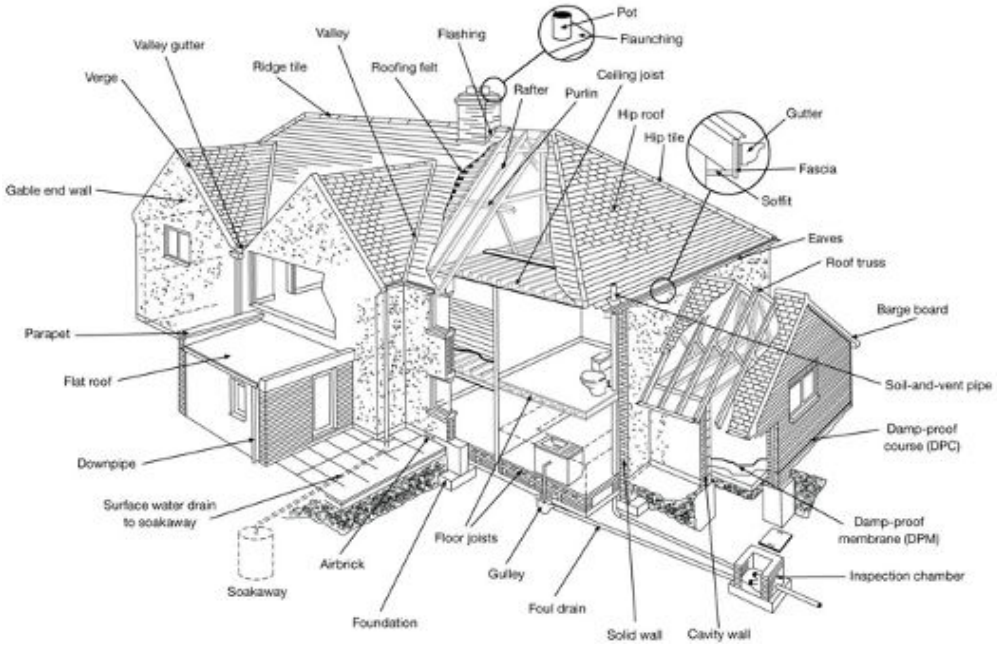
Damp checking was undertaken and if any was recorded it will be detailed within the main body of the report.

Fitted floor coverings, wall coverings, furniture and goods prevent inspection of the floor and wall surfaces beneath. In cases of this nature, it is probable that a number of walls and large parts of the floor could not be inspected.

If the property has been recently decorated, it is important to note that this may conceal any possible defects, which could become visible at a later date.

Typical House Diagram

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



Condition Summary

Condition 3

3.0 External Building Inspection | 3.6 External Walls
3.0 External Building Inspection | 3.7 Damp Proof Course
3.0 External Building Inspection | 3.11 Foundations and Building Movement
3.0 External Building Inspection | 3.12 Fire Protection and Means of Escape
3.0 External Building Inspection | 3.13 Security
4.0 Internal Building Inspection | 4.3 Internal Walls and Partitions
4.0 Internal Building Inspection | 4.8 Fireplaces, Flues and Chimney Breasts
4.0 Internal Building Inspection | 4.10 Dampness
5.0 Building Services | 5.1 Electrics
5.0 Building Services | 5.2 Gas
5.0 Building Services | 5.3 Water Supply and Plumbing
5.0 Building Services | 5.4 Heating
5.0 Building Services | 5.5 Drainage
6.0 Grounds and Environmental Factors | 6.3 Japanese Knotweed and Other Invasive Plant Species

Condition 2

3.0 External Building Inspection | 3.1 Main Roof
3.0 External Building Inspection | 3.2 Secondary Roofs
3.0 External Building Inspection | 3.3 Chimney Stack
3.0 External Building Inspection | 3.5 Rainwater Goods
3.0 External Building Inspection | 3.8 Sub Floor Ventilation

3.0 External Building Inspection	3.9 Windows
3.0 External Building Inspection	3.10 External Doors and Joinery
4.0 Internal Building Inspection	4.1 Roof Void
4.0 Internal Building Inspection	4.2 Ceilings
4.0 Internal Building Inspection	4.5 Internal Joinery
4.0 Internal Building Inspection	4.6 Kitchen
4.0 Internal Building Inspection	4.7 Bathrooms and Wet Spaces
4.0 Internal Building Inspection	4.11 Condensation
6.0 Grounds and Environmental Factors	6.10 Hazardous Materials

Condition 1

4.0 Internal Building Inspection	4.4 Floors
4.0 Internal Building Inspection	4.12 Timber Defects and Infestation
6.0 Grounds and Environmental Factors	6.1 Grounds and Boundaries
6.0 Grounds and Environmental Factors	6.2 Outbuildings and Common Services
6.0 Grounds and Environmental Factors	6.4 Trees
6.0 Grounds and Environmental Factors	6.11 Radon Emissions

Cost Summary

Room	Net cost	VAT	Total
3.0 External Building Inspection	£ 15590.00	£ 0.00	£ 15590.00
4.0 Internal Building Inspection	£ 8250.00	£ 0.00	£ 8250.00
5.0 Building Services	£ 1750.00	£ 0.00	£ 1750.00
6.0 Grounds and Environmental Factors	£ 2500.00	£ 0.00	£ 2500.00
Total	**£ 28090.00**	**£ 0.00**	**£ 28090.00**

Surveyor's Signature

Muadh Rehman