



# BUILDING SURVEY REPORT

CLIENT

PROPERTY

SURVEY DATE 23 Jan 2018

REF

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

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**Alan Rance Surveyors**  
BUILDING SURVEYS, DOMESTIC AND COMMERCIAL EPCs

**RPSA**  
RESIDENTIAL PROPERTY  
SURVEYORS ASSOCIATION

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## 1.1 - About the survey and the report

### Introduction

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

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

### What this report tells you;

- about the construction of the property and the history of its development as far as could be ascertained.
- about the condition of the property on the date it was inspected.
- any limitations that the surveyor experienced during the course of the inspection, and the nature of risks that may be present in those areas
- the nature of any significant defects that were found.
- how to approach rectification of defects identified.
- about elements of the property that will require more frequent or costly maintenance than would normally be expected
- whether more enquiries or investigations are needed.

### What this report does not tell you;

- the market value of the property or matters that will be considered when a market valuation is provided.
- about the nature or condition of any part of the property that is/was specifically excluded from the inspection by prior arrangement  
not accessible or visible using normal and accepted surveying practices  
not accessible or visible for health or safety reasons
- about any minor defects that would be anticipated in a property of the type and age being inspected - the nature of such minor defects will vary between property types
- details of defects that would normally be categorised as wear and tear or which would normally be dealt with as a matter of routine maintenance.
- the report is not an asbestos inspection under the Control of Asbestos Regulations 2012.
- any advice on subjects that are not covered by the report. If you need further advice you must arrange for it to be provided separately.
- the condition of services (heating, plumbing, electrics, drains etc.) other than can be determined from a visual inspection and when checking them by operating them in normal everyday circumstances.



## 1.2 - How the survey is carried out

### General

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

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

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

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

### Services

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

### Outside

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

### Outbuildings

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



## 1.2 - How the survey is carried out

### **Flats**

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

### **Hazardous substances, contamination and environmental issues**

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

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

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

### **Asbestos**

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

### **Consents, approvals and searches**

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

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

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

### **Assumptions**

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

- a. the property (if for sale) is offered with vacant possession;
- b. the Property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client; and
- c. access to the Property is as of right upon terms known and acceptable to the Client.



## 1.2 - How the survey is carried out (contd)

### **Legal matters**

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

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

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

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

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

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



## 1.3 - Condition Ratings

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

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

### Condition Rating 1

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

### Condition Rating 2

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

### Condition Rating 3

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

### Condition Rating HS

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

It is recommended that that these matters are attended to prior to any exchange of contracts.


### NI


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


### NA

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



	<b>Section - 1.4/1.5 - Additional Information for this Survey</b>
<b>Conflicts of Interest</b>	A conflict of interest is anything that impedes or might be perceived to impede an individual's or firm's ability to act impartially and in the best interest of a client.
	There no known relevant conflicts of interest
<b>Specific Exclusions</b>	Areas which are excluded from the inspection and report by prior arrangement
	There are no areas of the property excluded from the extent of the inspection

	<b>Section 2 Property information</b> <b>2.1 - About the property</b>
<b>Persons Present</b>	<p>The property owners, was present for the duration of the survey. She provided some information about the property and its history and although it is assumed that this information is true and accurate, no verification was carried out. You are therefore advised to confirm the accuracy of any such information prior to exchange of contracts.</p> <p>The vendors advised that they have been in residence for 8 years.</p>
<b>General Construction Information</b>	<p>The property is a end of terraced residence arranged over two floors. It was probably built in the 1900's. It is of solid brick construction, the roof is of slates, the windows are predominately single glazed sash windows. The ground floor is of timber suspended construction.</p> <p>A single storey extensions have been added to the rear to provide larger kitchen of cavity construction in 2014. The loft was converted into a room in 2009.</p> <p>The British Geological Website indicates that the bedrock geology is of clay silt &amp; sand.</p> <p>References in the report refer: The front of the property is deemed as road side. The left and right of the property are as standing outside facing the front door. Room names are referenced from the floorplan supplied. The surveyed property is referenced as 'the subject property'</p>
<b>Council Information</b>	<p>Information was located as noted below:-</p>
<b>Listing</b>	<p>According to Historic England the property is not listed. The property is in a conservation area and is a locally listed property</p>
<b>State of the property when inspected</b>	<p>The property was occupied, habitable and fully furnished.</p> <p>All connected services were operational.</p>
<b>Summary of mains services</b>	<p>Gas – Connected to Mains          Electricity – Connected to Mains          Drainage – Connected to Mains          Water – Connected to Mains</p>

<p><b>Weather Conditions</b></p>	<p>At the time of survey the weather was wet.</p>
<p><b>Local Authority</b></p>	<p>The property is within the area of St Albans District Council.</p>
<p><b>Conservation / AONB / National Parks</b></p>	<p>The property is in a conservation area and is a locally listed property</p>  <p style="text-align: center;">Conservation and Locally listed properties</p>
<p><b>Heating</b></p>	<p>A full central heating system is installed with a gas fired boiler supplying hot water to radiators throughout the property. The boiler heats the underfloor heating in the kitchen.</p> <p>At the time of survey, the boiler was activated only for the delivery of hot water. The radiator circuit was not in operation at the time of the survey. The main bathroom and the ensuite are fitted with electric under floor heating.</p> <p>The boiler was not inspected in detail and should be examined by a suitably qualified engineer in accordance with the manufacturers' guidance.</p>

<p><b>Outside facilities</b></p>	<p>A garage wasn't noted within the boundary of the property.</p> <p>The gardens extend to the front and rear of the property. There is a concrete slab patio area to the rear of the property.</p> <p>There is a timber shed in the rear garden.</p>
<p><b>Renewable Energy Services</b></p>	<p>There are no renewable energy services installed at the property.</p> <p>There is an open fire place to the sitting room which has the capability to burn wood logs. This is deemed a carbon neutral method.</p>
<p><b>Broadband Service</b></p>	<p>I have not carried out an assessment of broadband speeds for this property. If this is important to you, it is essential you check with your preferred broadband provider or request a speed test at the property when you visit and certainly before you commit to the purchase.</p>
<p><b>Tenure</b></p>	<p>The property is understood to be of freehold tenure and with vacant possession but your conveyancer should confirm this to be the case.</p>



## Section 2 Property information

### 2.2 - Summary and Issues

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

<p><b>General</b></p>	<p>No serious issues were presented at the time of the survey. There are a number of medium level issues that require attention together with some minor observations made in the following report sections.</p> <p>It should be noted that in any property of this age there will be general unevenness of the surfaces and structures of walls, floors, ceilings, doors, windows and other elements. These have occurred due to settlement of the structure and general usage over an extended period. It is not possible to highlight each individual example of such distortions and only those felt to be of an unusual nature have been highlighted.</p> <p>The main overall observation is that there is a level of asbestos still present in the property. This is typical of properties built post-war and care should be taken if any major intrusive updating works are planned.</p>
<p><b>Main Issues</b></p>	<p>There is penetrating dampness to bedroom 3 There is dampness to the dining room chimney breast.</p>

<p><b>Dampness Background Information</b></p>	<p>Dampness causes can be for a variety of possible reasons:-</p> <p>Rising dampness is where a damp proof course within the external and internal walls is either not present, has failed, or has been breached by high ground levels. It is where ground based moisture rises up a wall to a maximum height of 1m.</p> <p>Penetrating dampness is where moisture penetrates from outside through a wall or roof element. This can include a roof tile failure, an open chimney, a gutter failure, driving rain through a solid wall, high ground levels, failed window seals, and poor external drainage.</p> <p>Cold bridging is generally where cold spots are created at the base of internal walls due to the proximity to another cold surface (such as a solid floor) - internal airborne moisture is then attracted to the cold spots which condenses.</p> <p>Condensation is moisture produced by washing, cooking and bathing etc., carried by the air as vapour, and which settles on colder surfaces, often around windows or on cold walls and ceilings, resulting in stains and mould growth. It is often present where there is a lack of good ventilation, heating and insulation.</p> <p style="text-align: center;">----- o O o -----</p> <p>Moisture meter readings were taken internally at regular intervals, about 40/50 per room, where access permitted, throughout the property. They were taken from areas such as the internal face of all external walls, party walls, ground floor, ceilings, chimney breasts, around windows, around all water using fittings, and in the loft space. (This is not an exhaustive list).</p> <p>Condensation levels are within levels to be expected for a property of this type and age.</p> <p>There was some cold bridging noted around the wall bases by the ground floor solid floor areas but this was all within tolerance levels.</p> <p>See also 5.3 for further information.</p>
<p><b>Structural</b></p>	<p>No evidence of movement was seen other than that which would normally be expected in any building of this age.</p>
<p><b>Health &amp; Safety related matters</b></p>	<p>There is no evidence of recent inspection of the electrical or heating systems, but the vendor advised the boiler was last serviced in Dec 2017 and hence certification may be available. See also 6.1 and 6.2.</p>



## 2.3 - External Photographs



Front elevation



Right side elevation





Right side elevation



Rear elevation





## 2.4 - Summary of Accommodation

	Reception Rooms	Bedrooms	Bath/ Shower	Sep WC	Kitchen	Utility	Conservatory	Other	Integral Garage
Roof Space		1							
First Floor		3	2						
Ground Floor	2			1	1				

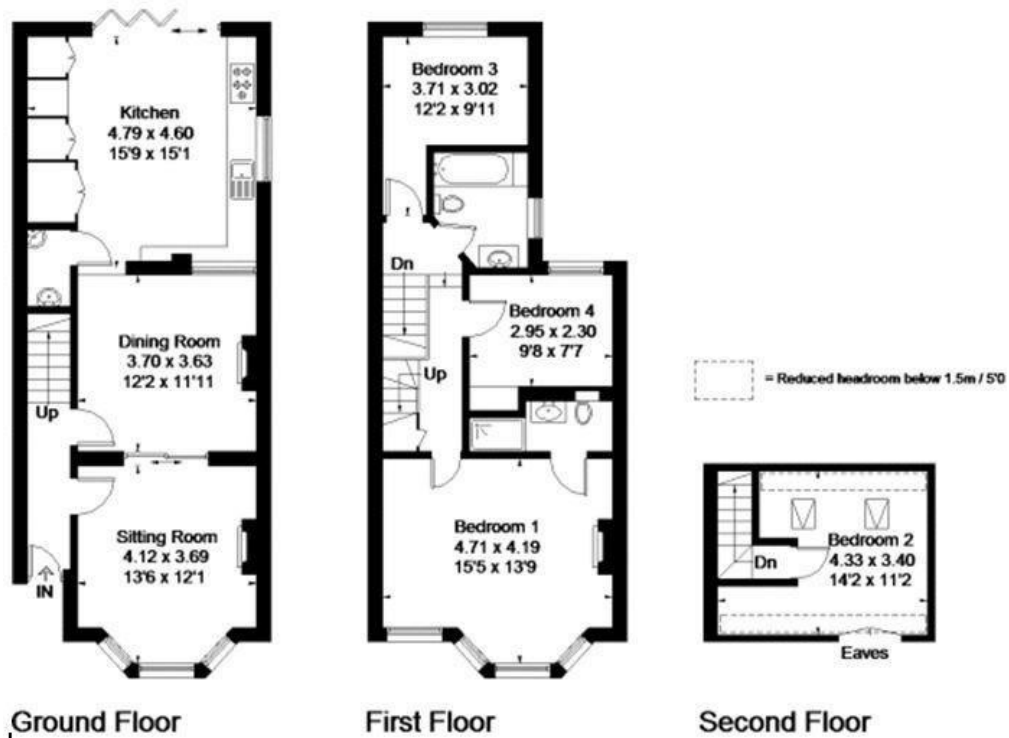
The approximate living area of the property, excluding outbuildings, is 123m<sup>2</sup>



## 2.5 - Floorplan

### Etna Road, St. Albans

Approximate Gross Internal Area = 125 sq m / 1345 sq ft



Floor plan

The floor plan is for identification only.

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



## 2.6 - Energy Efficiency

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

The Energy Performance Certificate (EPC) for the property, which was not prepared by me, shows a current efficiency rating of 60, band D. The potential rating is given as 81, band B. The rating as provided for this property is around the UK average. We have obtained the complete 4-page EPC document should you wish to see a copy.

The property could benefit from increasing the depth of insulation to the roof space. Currently there is approximately 100mm of insulation installed. The recommended depth is 270mm. When installing loft insulation it is essential to ensure that good ventilation of the roof space is maintained.

The property already benefits from cavity wall insulation to the kitchen, a modern boiler and efficient heating controls.

Further improvements can be gained employing renewable energy sources such as Solar and PV panels for hot water and electricity generation.

Before commencing any work you should ensure that all statutory permissions have been obtained for any changes you wish to make to your property.

It is understood that the property is not subject to a Green Deal financing loan for energy efficiency improvements.

# Energy Performance Certificate



24, Etna Road, ST. ALBANS, AL3 5NJ

**Dwelling type:** end-terrace house  
**Date of assessment:** 28 September 2017  
**Date of certificate:** 28 September 2017

**Reference number:** 2588-4020-6271-6403-1990  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 121 m<sup>2</sup>

**Use this document to:**

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

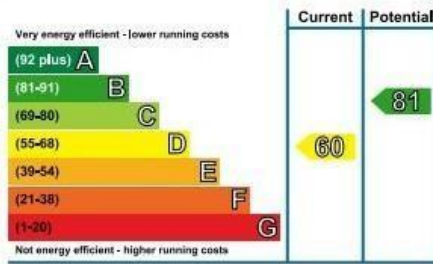
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,756</b>
<b>Over 3 years you could save</b>	<b>£ 1,236</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 369 over 3 years	£ 216 over 3 years	
Heating	£ 3,051 over 3 years	£ 2,076 over 3 years	
Hot Water	£ 336 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 3,756</b>	<b>£ 2,520</b>	

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

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

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

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

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

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

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 684	
2 Draught proofing	£80 - £120	£ 60	
3 Low energy lighting for all fixed outlets	£75	£ 138	

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

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



## Section 3 - Conveyancing, Health & Safety and Environmental Matters



### 3.1 - Conveyancing Related Matters

This information should be highlighted to your conveyancer.

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

<b>Extensions &amp; Alterations</b>	Extensions: Kitchen widened 2014 Conservatory: None noted Loft Conversion: in 2009 New Boiler: A modern condensing boiler has been installed Chimney / Breast Removals: to bedroom 3 and through bedroom 4 Wall Removal: Old wall to kitchen removed Post 2002 Windows: New windows in kitchen and loft conversion Log Burner Installation: None noted Electrical Circuits: None noted Renewables: None noted Drainage: None Noted
<b>Access &amp; Rights of way</b>	There are no shared vehicular access rights affecting the property
<b>Easements &amp; Wayleaves</b>	No issue noted by surveyor
<b>Property Let</b>	No issue noted by surveyor
<b>Tree Preservation Orders</b>	No issue noted by surveyor
<b>Party Wall Award</b>	A Party Wall Agreement may have been in place when the loft conversion was carried out.
<b>Drainage</b>	No issue noted by surveyor

<p><b>Boundaries and Title Deeds</b></p>	<p>The Land Registry holds a map, called the Title Plan, which is the Government's official register of the location of a property. Although it shows the boundaries of the property, normally in a red line, they are only an indication of the location of the boundaries and are not specific or highly accurate. The line drawn on the plan may be 1 mm wide at a scale of 1:1250, giving an accuracy of significantly less than 1 metre on the ground. In most cases this is the only official recognition of the boundaries of a property.</p> <p>As such, it is impossible to determine whether a fence or wall is in the correct place. However, during the course of the survey an inspection was conducted to identify any obvious features which could suggest that the boundaries are not consistent with the general line identified on the title plan.</p> <p>No detailed measurements were taken to establish the precise location of any boundary, and, if concerned, you should seek further advice from a boundary dispute specialist, particularly if planning to make alterations that might be immediately adjacent to, or affect, the boundaries.</p> <p>Determining the precise location of a boundary can be a very lengthy and expensive process, and can result in disputes arising between neighbours.</p> <p>Similarly, the Land Registry title documents rarely indicate who is responsible for the maintenance, repair or replacement of a particular boundary fence or wall. And although existing neighbours may believe that an arrangement is officially recorded, it is usually the case that no such information is given within the title plan or register, and that most boundary fences and walls are of shared responsibility.</p> <p><b>Observations</b> No issue noted by surveyor but I have not checked the title plan against the actual house layout. We have just checked the indicative HMLR Mapsearch facility which shows no obvious anomalies.</p> <p>You should check the title deed as supplied by your legal advisor against the actual property layout on the ground.</p>
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	<p>BETA HM Land Registry  MapSearch Snapshot <span style="float: right;">Page 1</span></p>  <p>0 2 4 6 8 12 16 20m © Crown copyright and database rights 2018 Ordnance Survey 100026316 This map is for reference purposes only. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form. Data last updated 10:00pm 15 JANUARY, 2018 <span style="float: right;">Map scale 1:625</span></p> <p style="text-align: center;">Map Search</p>
<p><b>Common and Shared Areas</b></p>	<p>No common or shared areas noted by surveyor</p>



### 3.2 - Health & Safety related matters

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

<b>Fire Risk</b>	.  Although smoke alarms are fitted at the property they have not been tested. You should ensure that there are sufficient devices fitted at the property and that they are all in good working order.
<b>Safety Glass</b>	No issue noted by surveyor
<b>Lead Pipes</b>	A visual inspection was carried out, however pipes buried within walls or beneath the ground were not inspected.
<b>Risk of Falls</b>	Stairs Steepness: No Issue Noted Stairs Handrails: No Issue Noted Stairs Balustrades: No Issue Noted Window Cill heights: No Issue Noted Unprotected Balconies: No Issue Noted Trip Hazards: No Issue Noted
<b>Unsafe Fittings</b>	No issue noted by surveyor
<b>Insect and Rodent Infestations</b>	No issue noted by surveyor
<b>Recent testing of services</b>	There is no evidence of recent inspection of the electrical or heating systems, but certification may be available. See also 6.1 and 6.2.



<b>Asbestos</b>	<p>This report is not an asbestos inspection under the Control of Asbestos Regulations 2006 and no specific testing to detect the presence of asbestos has been conducted</p> <p>Based on a visual inspection only, the Surveyor didn't note or suspect that any construction materials and products used at the property contained asbestos. However this does not preclude that their presence may be hidden behind other surface materials.</p> <p>The following should be noted:-</p> <p>No specific tests have been carried out to confirm the presence or absence of asbestos in any materials, and so any references are an assumption based on of the type and age of material seen. None of the materials seen were in a condition that would give any cause for concern, even were they to contain any asbestos. Asbestos only poses a risk where airborne fibres are present and none of the materials seen were seen to be damaged in a way that would release fibres.</p> <p>Asbestos containing materials were commonly used in the construction, conversion and refurbishment of houses in the 1950's-70's, though the use of asbestos was not completely prohibited until the late 1990's. Many houses therefore include materials that contain asbestos and are lived in safely and without risk to health. However you should be aware that there are health risks when asbestos containing materials are drilled or sanded and you should consider this when carrying out any alterations, repairs or renovations.</p> <p>Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. You can obtain further information from the Health &amp; Safety Executive asbestos site <a href="https://www.hse.gov.uk/asbestos/index.htm">https://www.hse.gov.uk/asbestos/index.htm</a></p>
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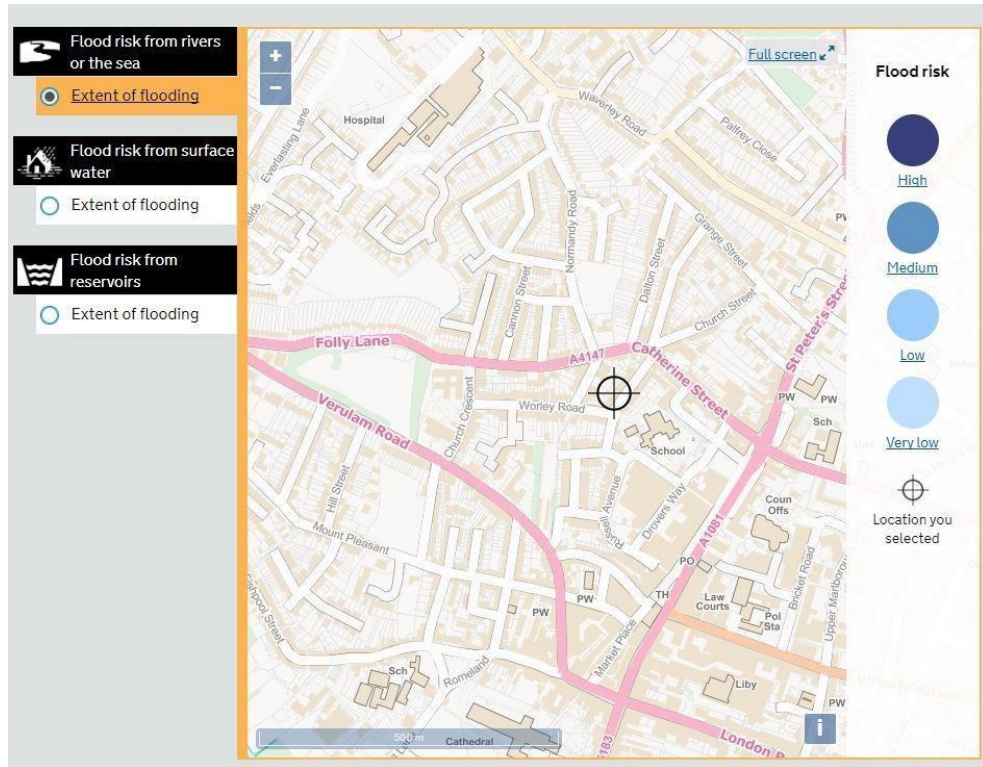
### 3.3 - Environmental Matters

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

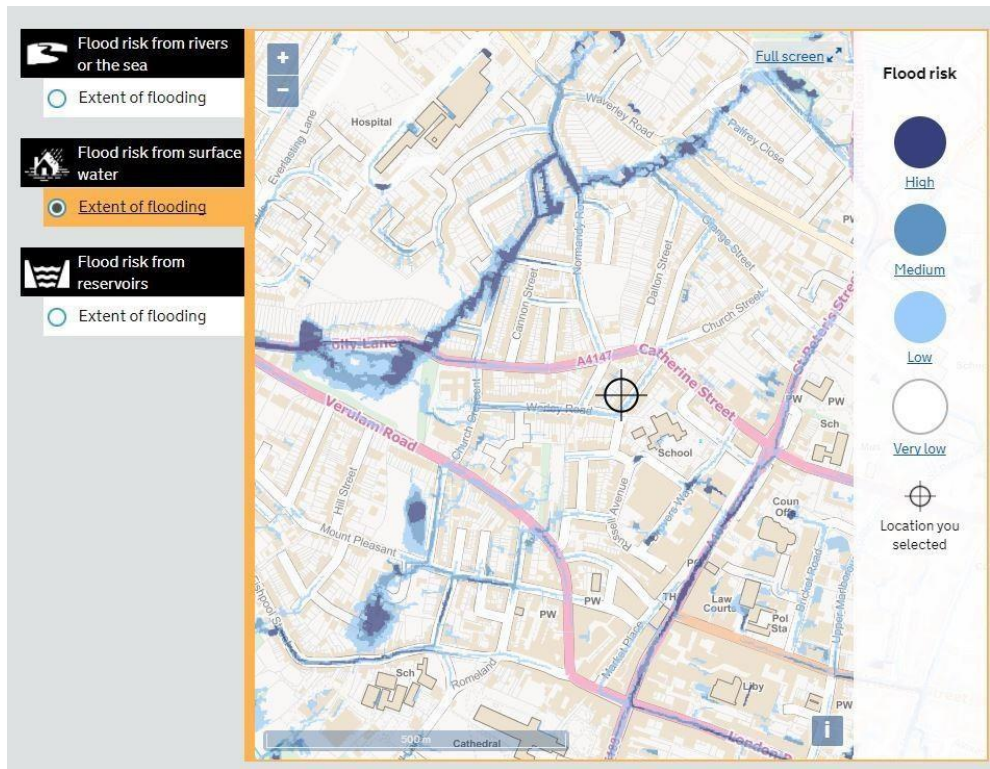
#### Flood

No issue noted by surveyor at the time of the survey, no flooding was noted in or around the subject property but see flood maps c/o the environment agency below.

Please note that flooding can occur outside designated flood prone areas. The Environment Agency are constantly updating their data to reflect any new incidents of flooding or any increased risks of flooding. This publicly available information should be used to indicate a level of risk to the property. You should consult your legal advisor with regards to the options for carrying out a full environment search.



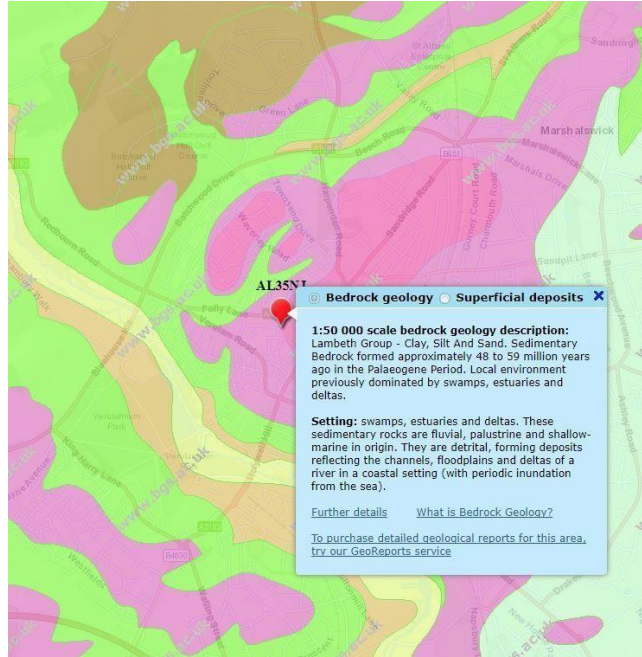
River flood



Surface water flood

**Geology**

The British Geological website indicates the ground is of Clay silt and sand formation which is a flexible base and some slight seasonal movement is to be expected. See further comment in section 4.4



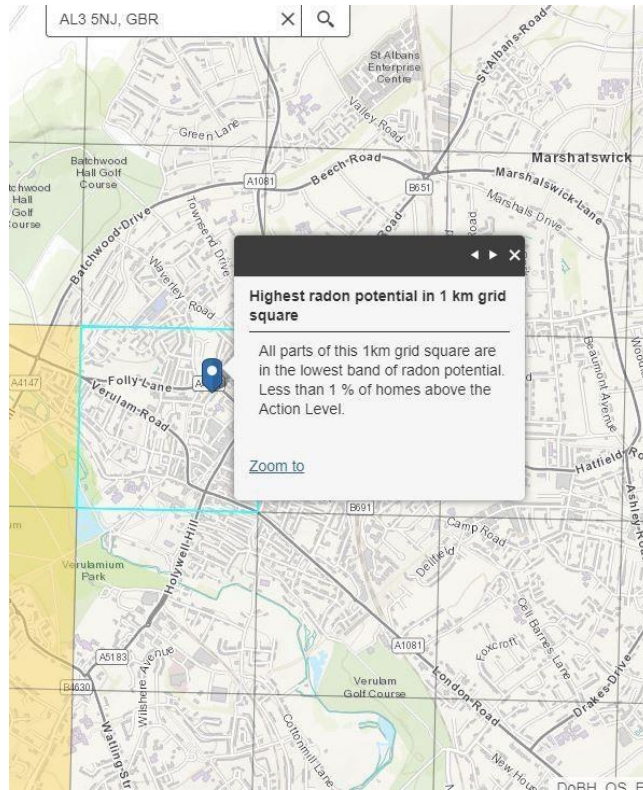
Geology

**Radon**

Radon Map – C/o

As the property is in a white area, it means that there is less than a 0 - 1% risk and no further action needs to be taken. However, if there is a property higher than 0-1% risk, this probability level will be allocated to the whole square even though many of the neighbouring properties may be much less. In these cases, UKradon recommends an on-line 'UKradon search'. This is easily arranged and only costs a few pounds.

see <https://www.ukradon.org/information/> for further



Radon

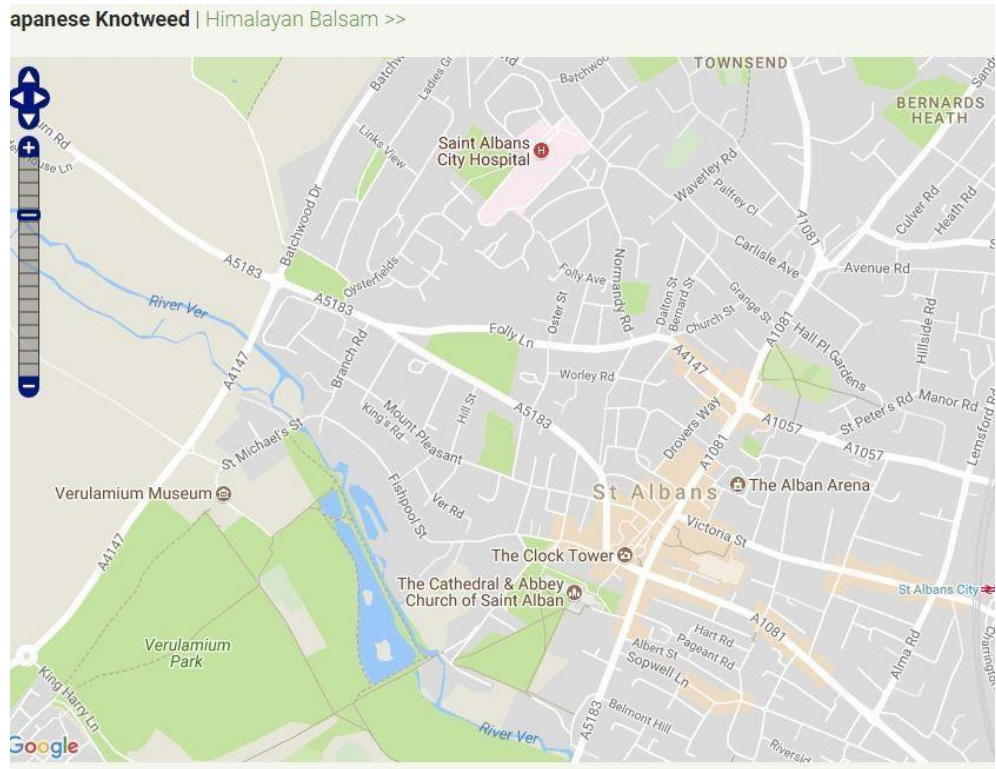


<p><b>Fracking</b></p>	<p>The North Sea Transition Authority operates a website that provides information about the location of oil and gas deposits, wells, and areas where licenses have been granted or offered for exploration purposes. This may include drilling for oil or gas, or the extraction of shale gas, commonly known as fracking. Further information is available from the website <a href="http://www.nstauthority.co.uk">www.nstauthority.co.uk</a></p>
<p><b>Landfill</b></p>	<p>No issue noted by surveyor</p> <div data-bbox="422 526 1412 1198"> <p>Waste Explorer interface showing a map of AL3 5NJ. The map displays various features including roads, buildings, and environmental designations. A legend on the left lists categories such as Authorised Landfill, Historic landfill, Mining Waste, and Closed Mining Waste Sites. The map title is 'Map of AL3 5NJ at scale 1:20,000'. Navigation controls and search options are visible at the top of the map interface.</p> </div> <p>Landfill</p>

**Invasive**

The grounds around the house were inspected for any indications of Japanese Knotweed. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.

No evidence of any Japanese Knotweed was located.



Knotweed

**Mining**

No issue noted by surveyor






## Section 4 - Outside of the Property

### Scope of survey

The following was carried out:-

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

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

	<b>4.1 Chimney Stacks</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	<p>The chimney stack is brick built. It has four pots which would have provided a flues to the dining room, sitting room and 2 bedrooms The flashing at the base of the stacks at the junction with the roof slopes is of lead.</p> <p>The rear chimney stack is brick built it has 2 pots which would have provided a flues to bedroom 3 and the kitchen below the flues have been removed and steel supports and a concrete lintel fitted to support the chimney above.</p>		
<b>Nature of inspection and Limitations</b>	<p>The chimney was examined from ground level with the aid of binoculars for possible defects including undue movement, distortion, chemical or weather related damage, brickwork, render and pointing damage and other evidence of failure.</p> <p>Due to limited viewing angles it is not possible to see all faces of the chimney stacks from ground level, and it is assumed that the condition of those faces not visible is similar to that of the visible faces.</p>		
<b>Condition</b>	<p>All flashings, brickwork and pointing seen were in a fair condition.</p> <p>The pots are mostly uncapped and open to the elements. If any potsis left uncapped then rain can penetrate the flues and damp can appear inside the property on the breasts. Providing fireplaces are regularly used then any penetrating moisture will dry out, however if fireplaces are used infrequently then it would be prudent to provide rain cowls to allow flue gases to escape but prevent moisture ingress to the flue.</p>		
<b>Action Required</b>	<p>Some capping of the pots is required to prevent water penetration to the flues</p> <p>The chimney stack should be regularly monitored for any indications of damage, instability or other defects. Missing, loose or defective mortar should be re-pointed as necessary.</p>		
<b>Additional Information</b>	<p>The chimney breast has been removed in the bedroom above the dining room and as the loft has been converted I can not see how the chimney has been supported.</p>		



Chimney stack supported in loft




Front chimney



Front chimney stack



Rear redundant chimney stack

	<b>4.2 Roof Coverings</b>	<b>Condition rating</b>	<b>3</b>
<b>Construction &amp; Type</b>	The main roof slopes are pitched and covered with artificial tiles. All ridge tiles are clay, the valley gutters are swept and lined with lead.		
<b>Nature of inspection and Limitations</b>	The roof pitches were examined from ground level with the aid of binoculars and using a pole camera, where necessary for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.		
<b>Condition</b>	<p><b>Pitched Sections</b></p> <p>The majority of the slates seen were in a fair condition with no evidence of any major failures or defects. The mortar at the verges (side most run of tiles) is complete and intact with no evidence of any major weathering. The top line of ridge tiles is even with no evidence of any undue levels of flexing or bowing.</p> <p>The slates to the rear round the loft velux windows have slipped and are missing these will need to be replaced.</p>		
<b>Action Required</b>	<p>Pitched Sections: Carry out normal maintenance including removal of moss build-up.</p> <p>There are slipped and missing slates round the rear velux windows to the loft conversion these need to be replaced.</p> <p>Any slipped, missing or broken slates on the roof pitches should be repaired and replaced.</p> <p>You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather. Any missing mortar at the verges and beneath any hip or ridge tiles should be replaced. Any moss or other accumulated plant matter should be cleared</p>		





Roof over kitchen




Roof over bathroom bedroom 3



Roof over bedroom 2




Front roof

	<b>4.3 Rainwater and Above Ground Drainage Fittings</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	<p>The rainwater gutters and downpipes are uPVC throughout. The integral soil stacks will be PVC, there is a gully to the rear providing drainage from the kitchen. Additional gulleys for rainwater are provided around the property and these probably drain to ground soakaways.</p>		
<b>Nature of inspection and Limitations</b>	<p>An inspection was carried out from ground level with the aid of binoculars where necessary to look for possible areas of leakage, misalignment, overflow and other defects. The soil stacks and gulleys were examined for any signs of damage, leakage, correct supports, cracking and evidence of significant wear.</p> <p>As it was dampening at the time of survey only a limited assessment could be made as to the effectiveness of the rainwater fittings.</p> <p>No tests have been carried out to either trace or establish the structure or condition of any underground soakaways.</p>		
<b>Condition</b>	<p>The gutters are currently in fair condition and alignment. There were no significant leaks noted but all gutters require examining periodically and clearing of moss, leaves and silt which will inevitably accumulate.</p>		
<b>Action Required</b>	<p>Gutters and downpipes should be cleaned and inspected regularly to ensure that they are free from blockages and leaks. If it is noted during any heavy rain, that gutters or down pipe joints are leaking, then these must be fixed as soon as possible to prevent water penetration to the property and damage to the foundations.</p> <p>The front gutter down pipe needs refixing to the front wall.</p>		






Front gutter down pipe


	<b>4.4 Walls</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	The outside walls are brick-faced and of cavity construction. Sub floor ventilation points (airbricks) around the property, are cast-iron.		
<b>Nature of inspection and Limitations</b>	The outside walls were examined from ground level with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork and pointing, cracking, indications of subsidence and land failure and other defects.		

<b>Condition</b>	<p><b>Foundations</b></p> <p>I have not undertaken exposure of the foundation structures during the course of my inspection, as this generally proves impractical in a building survey of this type.</p> <p>Whilst I am unable to confirm the depth to which these foundations bear, taking into account the age of the property it is likely that these remain of shallow formation, and as such are unlikely to be considered consistent with current standards. However, this is applicable to a large proportion of the housing stock and the property should not therefore be considered unusual in this respect.</p> <p><b>Movement</b></p> <p>Stability and vertical alignment is generally satisfactory. Condition and alignment of the brickwork is fair. There is no evidence of any significant bulges or major structural cracks. There is no evidence of foundation cracking at ground level.</p> <p>Most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance.</p> <p>The British Geological website indicates the ground is of clay silt and sand formation which is a flexible base and some slight seasonal movement is to be expected. No other evidence of movement was seen other than that which would normally be expected in any building of this age.</p> <p><b>Other Aspects</b></p> <p>In all external walls there should be a damp proof course (DPC) just above ground level. This is an impervious layer present to prevent dampness rising up the walls from the ground. In modern properties this is often a plastic membrane but in older properties other materials such as bitumen felt or slate are often found. Houses built before 1880, or so, usually have no provision to prevent dampness rising up, or penetrating through, the walls.</p> <p>Air bricks are visible at the base of the walls. These are present to ensure adequate ventilation to the under floor voids to minimise the build-up of moisture that can promote the development of rot and other defects in the materials that support the floors. It is essential that a free flow of air is maintained through the air bricks. At the time of the survey all airbricks were free from external obstructions.</p> <p>"Ensure that the air bricks, visible at the base of the external walls, are kept clear to maintain adequate ventilation in the underfloor void. External paving and soil levels should not be allowed to rise above the level of the air bricks.</p> <p>A lack of ventilation can allow moisture levels beneath the floor to become elevated, increasing the risk of the development of moisture related defects such as rot and infestations by wood boring insects (commonly known as woodworm).</p> <p>No significant defects were noted during my inspection and the external walls were found to be structurally sound.</p>
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<p><b>Action Required</b></p>	<p>Walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent. The side rear wall of bedroom 3 is wet and soaking through the wall there is a crack in the render this render should be made water proof possibly by matching the render on the rear of the property.</p>
	 <p>Rear wall of Bedroom 3</p>



Next door in relation to rear bedroom 3 external wall

	<b>4.5 Windows and External Doors</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	<p>The front door and rear folding doors from the kitchen are of timber construction.</p> <p>The front door is fitted with a rim and mortise lock. The back is fitted with a 5-lever mortise lock multi point locking system.</p> <p>All of the windows are single glazed timber other than the kitchen and loft conversion that have double glazed windows.</p>		
<b>Nature of inspection and Limitations</b>	<p>All external doors were checked for normal operation and signs of failure or damage.</p> <p>Windows were examined for general signs of degradation and failure including blown double glazing units and worn seals. Opening was attempted to all windows and all checked for normal operation. The condensation levels in certain weather conditions can disguise evidence of blown double glazed units.</p>		
<b>Condition</b>	<p><b>Doors</b> No significant defects were noted, all doors operated effectively on opening and closure. All locks functioned correctly.</p> <p><b>Windows</b> WOOD FRAMES As expected the frames are affected by minor splitting and isolated softening. The frames are in overall serviceable condition although would benefit from from future re-painting and attentive repair and re-puttying of glass.</p> <p>Blown vacuums - NONE There are no blown vacuums noted to any of the windows. This occurs when the seal around the edge of the window unit fails, allowing moisture laden air to enter between the panes of glass. This is identified by misting of the glass on the inside faces of the sealed unit, and the formation of crystals around the inside of the seal of the unit. Once the seal on a unit has failed it cannot be repaired and the window unit (though not always the frame) needs to be replaced.</p>		
<b>Action Required</b>	<p>The bathroom fixed casement window is rotten and the opening casement needs easing, it would be better to replace this window. There is rot to the bottom frame of the right hand bay window in bedroom</p> <p>one. Normal maintenance of frames, hinges and locks is required.</p> <p>Be aware that previous owners may have distributed multiple sets of keys for the windows and doors to individuals not known to you. When purchasing a property, you should consider the cost of replacing all of the door and window locks as soon as possible after you take up occupation. When doing this you should consult your insurers to ensure that you meet their requirements for security, and obtain any discounts that may be available by improving the security of the property.</p>		







Bathroom fixed casement rotten



Bedroom 1 bottom sash frame rotten

	<b>4.6 External Joinery and Finishes</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	<p>This includes such items as woodwork at the roof edges, fascias, and trim panels. Decorated areas include such items as windows, doors, walls, timbers at roof edges, porches.</p> <p>The soffits, fascias and bargeboards are all of timber construction.</p>		
<b>Nature of inspection and Limitations</b>	<p>Soffits are the horizontal timbers joining the fascia boards to the house walls. Fascia boards are the vertical timbers to which the gutters are normally fixed. Barge boards are the diagonal boards at the roof edge on the gable end of the house. All such materials were examined from ground level for indications of poor maintenance, rot and other damage.</p> <p>Decorations were examined from ground level with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. Decorations were examined for signs of wear and tear, peeling paint, lack of oiling where applicable and other defects.</p>		
<b>Condition</b>	<p>All of these timbers are reasonably sound, have been maintained and appear to be in a serviceable condition. There is no immediate requirement for any redecoration.</p> <p>All of these boards are reasonably sound, have been maintained and appear to be in a serviceable condition. There is no immediate requirement for any attention.</p> <p>There are areas where peeling paint is visible to most parts of the gutter boards and the edging boards. Some redecoration is now required.</p> <p>The rendered sections to the external walls have been well maintained and these are presented in good decorative order.</p> <p>The timberwork to the windows has been discussed in section 4.5, the external doors in section 4.6.</p>		
<b>Action Required</b>	<p>Regular maintenance will be required especially to the elevation which faces south-west. This section of the property will receive most of any inclement weather and the heat of the sun.</p>		



	<b>4.7 Conservatories and Porches</b>	<b>Condition rating</b>	<b>NA</b>
<b>Construction &amp; Type</b>	<p>There is no conservatory or formal porch structure at the property. There is just an inset porch area created within the footprint of the property - all elements are covered within the other standard report sections.</p>		




## Section 5 - Inside the Property

### Scope of survey

The following was carried out:-


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


<b>5.1</b>	<b>Roof Spaces</b>
<b>5.2</b>	<b>Ceilings</b>
<b>5.3</b>	<b>Walls</b>
<b>5.4</b>	<b>Floors</b>
<b>5.5</b>	<b>Chimney Breasts, Fireplaces and Flues</b>
<b>5.6</b>	<b>Built-In Fittings</b>
<b>5.7</b>	<b>Internal Joinery</b>
<b>5.8</b>	<b>Bathroom and Sanitary Fittings</b>
<b>5.9</b>	<b>Loft Conversions</b>

	<b>5.1 Roof Spaces</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	<p>The main roof is constructed using individual timbers in a traditional manner built in cut timber frame comprising rafters spanning from ridge to eaves supported by struts. The sarking felt [undercovering] is bitumen. The insulation is laid to a depth of about 100mm.</p>		
<b>Nature of inspection and Limitations</b>	<p>The roof space was accessed via a hatch from bedroom 3. There is a loft ladder fitted.</p> <p>The roof space was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, insects, animals and beetles (woodworm), and other defects. The roof space was further investigated for any indications of lack of adequate ventilation or suitable fire walls. A representative selection of timbers was examined more closely for infestations by wood boring insects (such as Common Furniture Beetle and Death Watch Beetle), though it must be noted that within a general survey it is not physically possible to inspect every timber in sufficient detail to provide conclusive proof of the presence or absence of such infestations.</p> <p>Wood Moisture Equivalent readings were taken from timbers in a selection of representative locations to determine whether moisture levels within the roof space were above average. Normally approximately 6-8 readings will be obtained..</p> <p>Due to insulation material covering the joists that would normally serve as footfalls within the loft space, movement was limited to the area around the access hatch.</p> <p>Due to the loft above the main house access to the roof timbers can not be gained</p>		
<b>Condition</b>	<p>The roof structure is in a good condition with reasonable quality timbers throughout. The rafters, purlins and strut timbers are complete with no evidence of any undue stress or cracking. The bitumen undercovering (secondary waterproof covering) is complete with no major tears or missing sections.</p> <p>The roof space is laid with about 100mm of wool type insulation at joist level. Increasing the thickness to the current recommendation of 270mm is advised for maximum energy efficiency</p>		
<b>Action Required</b>	<p>Regularly monitor timbers for evidence of wood boring insects and other such infestations.</p>		



Wet wall in loft above bedroom 3

	<b>5.2 Ceilings</b>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type</b>	<p>The ceilings are made of lath and plaster to the original parts of the property. On the ground floor and the loft conversion are of plasterboard</p> <p>Ceiling heights to the ground floor are 2.57m, and 2.44m to the first floors.</p>		
<b>Nature of inspection and Limitations</b>	<p>Ceilings were examined for signs of undue levels of bowing, cracking, staining and other defects. Moisture meter readings were taken at regular intervals.</p>		
<b>Condition</b>	<p>All internal ceilings have been maintained and all surfaces are presented in a fair decorative order.</p> <p><b>Plasterboard</b> There was some visible hairline cracking to some plaster boarded areas. There is perimeter junction cracking between the ceilings and walls in some places, generally which is not in itself of structural significance. This is normal thermal expansion movement and within tolerance levels.</p> <p><b>Lathe and Plaster</b> Lath and plaster is where wooden Lathes about 10mm wide by 2mm thick, with 3mm gaps between each lathe, are nailed to the underside of the joists and then plaster applied. The plaster fills the gaps and adherence is achieved</p> <p>Whilst the condition and alignment of these ceilings is fair and failure of the ceilings is not considered to be imminent, the presence of minor ridges or cracks suggests some movement. The ridges to the original lathe and plaster ceilings are caused by de-bonding of the plaster away from the timber structure (laths.) This is a normal process, which takes place over the course of many years. Often lath and plaster ceilings incorporate a paper lining, to conceal historic defects or to provide some additional support.</p> <p>No undue levels of movement or detachment were observed during the survey</p>		
<b>Action Required</b>	<p>Normal future maintenance is required, including filling and redecorating any cracks as necessary.</p>		

	<b>5.3 Walls</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	The internal walls are of both solid and timber stud construction.		
<b>Nature of inspection and Limitations</b>	Internal walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage. Moisture meter readings were taken at regular intervals where access and wall construction/location permitted.		
<b>Condition</b>	<p>All internal walls and ceilings have been maintained and all surfaces are presented in a fair decorative order. Some general unevenness was noted. This is due to normal disturbance of the surface by decorations, minor repairs and fittings having been attached in the past.</p> <p>Dampness was recorded to the rear wall of bedroom 3 at high level in the left hand corner reading of 999 and to the left hand gable wall reading of 563 at high level.</p> <p>Dampness was found to the chimney breast of the dining room chimney breast at high level reading of 354 and to the right hand side of the chimney breast at low level 999. These need further investigation.</p>		
<b>Action Required</b>	<p>Wall Removal: As part of the legal process, your legal adviser should contact building control at the local council and obtain any records of any notifiable works completed.</p> <p>Normal maintenance is required, including filling and redecorating cracks as necessary.</p>		





Dining room chimney breast at high level






Chimney breast in dining room at low level



	<b>5.4 Floors</b>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type</b>	The floors to the ground floor are of suspended timber construction other than the hall and kitchen which are are of solid construction the other floors are of suspended timber construction		
<b>Nature of inspection and Limitations</b>	Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings in most rooms prevented direct examination of the floor surfaces. Tiled floors were examined for any cracked tiles which could indicate movement of the structure.		
<b>Condition</b>	<p><b>Ground Floors</b></p> <p>As mentioned in 4.4, air bricks are visible at the base of the external walls. These are present to ensure adequate ventilation to the underfloor voids to minimise the build-up of moisture that can promote the development of rot and other defects in the timbers that support the floors. No evidence of any undue flexing of the ground floor structure was noted; this indicates that the ventilation levels are adequate. It is however, essential that a free flow of air is maintained through the air bricks.</p> <p><b>Upper Floors</b></p> <p>Floors in properties of this age can be uneven and out of level. This type of unevenness is commonly found in properties of this age and type and usually reflects settlement of the structure that has occurred over a long period of time. Where significant movement of the floor structures has occurred recently, it is most commonly identified by separation of the joints of the skirting's, door frames and other associated finishes, exposure of undecorated areas where one surface has moved away from another, and unusual amounts of spring in the floor surfaces. No undue levels of movement were noted at the time of the survey.</p>		
<b>Action Required</b>	<p>Where access was possible to the floorboards there was no sign of beetle or worm infestation. However, it was not possible to inspect large areas of the timberwork and I would recommend that should the carpets or coverings be replaced, isolated floorboards should be lifted to assess whether there has been any insect attack to the boards and joists below.</p> <p>Floors should be monitored for any changes that occur in their level or springiness.</p>		


	<b>5.5 Chimney Breasts, Fireplaces and Flues</b>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type</b>	<p>The chimney breasts are of masonry construction. Breasts remain to the front bedroom and sitting room. A fireplace remains to the dining room but has been removed in the bedroom above.</p>		
<b>Nature of inspection and Limitations</b>	<p>The chimney breasts were examined for indications of dampness, lack of support, failed lining and other defects. It is not possible to investigate the condition or serviceability of chimney flues for use with fixed or open fires during a survey. The active fireplaces was not tested during the survey. It is recommended that chimneys are swept and carefully checked before they are used in this way.</p>		
<b>Condition</b>	<p>No significant defects are noted.</p>		
<b>Action Required</b>	<p>All active flues should be checked by a reputable heating engineer specialising in flues and chimneys, prior to use. Flues should also be swept clean at this time.</p> <p>It is important to maintain an adequate airflow, by means of ventilation, through unused chimney flues to prevent the build-up of condensation within the chimney. Ventilation grilles should be fitted to all blocked breasts.</p>		

	<h2 style="text-align: center;">5.6 Built-In Fittings</h2>	<p style="text-align: center;"><b>Condition rating</b></p>	<p style="margin: 0;">1</p>
<p><b>Construction &amp; Type</b></p>	<p>The kitchen fittings are modern style. The worktops are of marble, units are a mixture of wall-hung and floor standing.</p>		
<p><b>Nature of inspection and Limitations</b></p>	<p>The kitchen units and utility room were examined for general condition. A selection of cupboards and drawers were checked for normal operation. Built in appliances were not checked for operation or safety. No significant defects or damage was noted but some modernising and updating may now be required.</p> <p>Fitted wardrobes (and walk-in cupboards) were checked for general condition and door operation. Bedroom 4 wardrobe has a curtain instead of doors</p>		
<p><b>Condition</b></p>	<p>No Significant Defects are Noted.</p>		
<p><b>Action Required</b></p>	<p>Normal Maintenance is Required</p>		
	<div style="text-align: center;">  <p>DSC04150 (Small)</p> </div>		

	<b>5.7 Internal Joinery</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	The internal woodwork includes such items as: doors, frames, skirting's, banisters and staircases. All the internal doors are made from softwood.		
<b>Nature of inspection and Limitations</b>	<p>The internal doors were checked for normal operation and other woodwork examined for a range of defects.</p> <p>Woodwork was also examined for evidence associated with movement of the structure of the property, woodworm and other infestations, and general condition. Moisture meter readings were taken at regular intervals.</p>		
<b>Condition</b>	<p>The stair balustrades and hand rails are of softwood construction and of suitable quality. All parts were firm with no undue levels of movement during usage. The gaps between the balustrades, the pitch level and head heights are compliant with current regulations.</p> <p>There is no handrail from the ground floor up to the first floor.</p> <p>As mentioned in 4.4 most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance. All internal doors were in fair alignment with no undue movement noticed to the frames. All doors operated effectively.</p> <p>The observed movement is within normal acceptable limits, but you will need to verify that this is aesthetically acceptable to you.</p> <p>No significant defects or damage was noted.</p>		
<b>Action Required</b>	<p>Door hinges and locks should be regularly lubricated. Internal timbers should be inspected regularly for evidence of bowing or distortion, woodworm and other defects.</p> <p>Fit handrail to staircase.</p>		



Staircase

	<b>5.8 Bathroom and Sanitary Fittings</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	<p>The main bathroom is to the first floor and comprises a bath with mixer shower fitted, WC and basin. There is an ensuite to the first floor with a shower cubicle and shower, basin and WC.</p> <p>There is also a ground floor cloakroom with a WC and basin. All fittings are modern.</p>		
<b>Nature of inspection and Limitations</b>	<p>The fittings were checked for signs of damage, cracks, leaking pipes and other common defects. Sealant joints were checked for undue wear and failure. All fittings were checked for normal operation – WC's were all flushed at least twice to ensure correct drainage and flow.</p> <p>The fittings were checked for signs of damage, cracks, leaking pipes and other common defects. Sealant joints were checked for undue wear and failure. All fittings were checked for normal operation – the WC was flushed at least twice to ensure correct drainage and flow.</p>		
<b>Condition</b>	<p>There is no mechanical ventilation in the bathroom. This increases the levels of moisture within the room and hence increases the risk of condensation to the walls and ceiling structures. It is strongly advisable to install a new extraction fan to improve ventilation.</p> <p>The extractor fan is also not working in the cloakroom.</p> <p>No significant defects are noted, all fittings operated as required with water pressures at fair levels.</p>		
<b>Action Required</b>	<p>Install new mechanical ventilation to the main bathroom and the cloakroom. Replace the flush button to the main bathroom w/c.  Repair chip to bath enamel  Regular maintenance of all seals to the bath and shower to prevent water displacement.</p>		




Chip in bath enamel



Flush mechanism button broken



	<b>5.9 Loft Conversions</b>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type</b>	The loft has been converted into a room with a fixed staircase and velux windows and central heating.		
<b>Nature of inspection and Limitations</b>	Visual inspection no access to the loft area above as the eaves cupboards were full of toys etc.		
<b>Condition</b>	The condition looks good but as reported earlier there are problems with the roof slates.		
<b>Action Required</b>	Repair roof slates.		



## Section 6 - Services

### Scope of survey

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

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

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

### Competent Person Schemes

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


These schemes offer benefits to the building industry and consumers:

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

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


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



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


	<b>6.1 Electricity</b>	<b>Condition rating</b>	<b>HS</b>
<b>Construction &amp; Type</b>	<p>There is an underground electrical supply and the meter and consumer unit [fuse box] are located in the cupboard under the stairs.</p> <p>The consumer unit is a modern unit with MCB's (miniature circuit breakers) and also an RCD (Residual Current device). The electric meter is on a dual tariff. The main fuse is rated at 100amps.</p>		
<b>Nature of inspection and Limitations</b>	<p>It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within in the scope of this inspection.</p> <p>The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use.</p>		
<b>Condition</b>	<p>In general the electrical circuits seen are in a fair condition. PVC cabling was observed at the property and the socket face plates and switch plates are of a suitable modern quality. However to some rooms there are an insufficient number of sockets for modern living standards, this means a level of new circuitry or rewiring may be required. There are also some specific observations listed below which require attention.</p> <p>Observed Issues Some of the down lighters in the property are loose in the ceilings</p>		
<b>Action Required</b>	<p>Some services will be obscured by furniture and other objects at the time of the survey. Upon occupation it is strongly advisable to visually check all socket outlets and switch points for any broken housings or loose fascias. Any damage seen should be repaired accordingly.</p> <p>The NICEIC recommends that electrical installations are subjected to an Electrical Installation Condition Report (EICR) by a suitably qualified engineer at least every 10 years. They further recommend that a PIR be carried</p>		



Electric meter and consumer unit

	6.2 Gas / Oil	Condition rating	HS
<b>Construction &amp; Type</b>	There is a mains gas supply and the meter and valve are located in an external cabinet to the side of the property. The gas supplies the heating boiler and the kitchen services.		
<b>Nature of inspection and Limitations</b>	The system was inspected for any obvious signs of leakage and damage to the supply pipes where visible.		
<b>Condition</b>	No significant defects were noted but see health and safety advice below.		
<b>Action Required</b>	<p>Advice: Gas Safe recommends that all gas appliances and boilers are inspected and serviced according to manufacturers' guidance, but at least once a year. At the time of survey, no documentation was seen to verify that an inspection or servicing has been carried out within the last 12 months but the vendor advised that the boiler is on an annual service schedule. From a health and safety perspective, it is recommended that you validate any available certification, or commission an inspection and servicing of the gas installation and ALL appliances (including the boiler, gas fire and gas hob) prior to occupation of the property.</p> <p>As the property is empty, parts of the system may not have been in use for a while. These observations increase the risk of any hidden issues. Further advice should be obtained as to the operational safety of the complete system.</p> <p>As the property is currently inhabited the system should be in use. In addition the boiler is a fairly recent model. These observations reduce the risk of any hidden issues but it is still advisable to seek confirmation as to the operational safety of the complete system.</p> <p>The Gas Safe website called 'Buying a new home', it states:            'Homebuyers cannot always be sure when the gas appliances in their new home were last safety checked and serviced. Ask your vendor for an annual gas safety record which shows that a Gas Safe registered engineer has checked the gas appliances. If your vendor cannot supply an up to date annual gas safety record, you should get a Gas Safe registered engineer to check the gas appliances before you move in. This check should include the gas boiler, oven, and hob and gas fire. The registered engineer will give the vendor a gas safety record, which they should handover to you before you move in. Better Gas Safe than sorry. Poorly maintained or badly fitted gas appliances can put you at risk from gas leaks, explosions, fires and carbon monoxide poisoning.'</p> <p>'Safety check' - As a minimum, this must check:</p> <ul style="list-style-type: none"> <li>• Appliances are positioned in the right place;</li> <li>• Any flue or chimney serving appliances are safe and installed correctly;</li> <li>• There is a good supply of combustion air (ventilation) to appliances;</li> <li>• The appliances are on the right setting and are burning correctly; the appliances are operating correctly and are safe to use.</li> </ul>		


	<b>6.3 Water</b>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type</b>	<p>There is a mains water supply. The incoming mains pipework is copper and the stop valve is under the kitchen sink.</p> <p>The water installation is of the more modern unvented system style. This does not require a cold water storage tank; all the cold water draw-off points are fed directly off the mains supply. There are no water storage facilities (hot or cold) at the property.</p>		
<b>Nature of inspection and Limitations</b>	<p>The visible parts of the system were checked for any obvious signs of leaking, damaged pipes, correct covering and insulation, and other evidence of defects. Water taps were operated to check for flow pressure and correct drainage.</p>		
<b>Condition</b>	<p>No significant defects are noted, all fittings operated as required with water pressures at fair levels.</p>		
<b>Action Required</b>	<p>Check the installation for evidence of leaks or other defects on a regular basis i.e. approximately every 6 months, or sooner. Leaks most often occur at pipe joints and where pipes are subject to movement or physical damage, such as airing cupboards, roof spaces and under sinks.</p>		
	<div style="text-align: center;">  </div> <p style="text-align: center;">Main stopcock under sink</p>		

	<b>6.4 Heating and Cooling</b>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type</b>	<p>The heating and hot water is provided by a combination condensing gas boiler which is located in the kitchen cupboard. Additional heating is provided to the bathrooms via an electric underfloor system – these were not in operation at the time of the survey.</p> <p>The boiler is a Potterton Apollo 30 model. It provides heat to the property via the hot water radiator system. It also provides hot water on demand to the hot water taps. On the SEDBUK efficiency database this boiler is rated as 88.7% efficient and this particular model has been manufactured from 2011– 2015 . As a guide, modern condensing boilers are around 90% efficient. Condensing boilers of this type are the most efficient type available at present.</p> <p>There are TRV's (thermostatic radiator valves) on most radiators for individual room temperature control. There is also a wall thermostat in the dining room and a individual one for the kitchen area and a programmer unit on the boiler.</p>		
<b>Nature of inspection and Limitations</b>	<p>It is not possible to fully assess the condition and safety of a gas and heating installation on the basis of a visual inspection only. A visual inspection was carried out of the radiators, pipework and boiler to detect leaks, corrosion and other common defects.</p>		
<b>Condition</b>	<p>COMBI - The radiator system was not in operation during the survey but the hot taps were tested, the boiler fired and hot water was delivered. The water pressure in the radiator circuit is at 1. bar which is as required.</p> <p>No visible repairs were noted but we would recommend seeing the boiler and radiator system in full operation with radiators becoming warm to the top and bottom. The hot water system should also be tested.</p> <p>T Note: Combination boilers can only provide hot water to one appliance at a time (usually the appliance closest to the boiler.) Consequently if there is more than one demand for the boiler at a time the appliances further away can get reduced levels of hot water. It can also take longer to fill a bath than with a traditional system.</p>		
<b>Action Required</b>	<p>No visible repairs were noted; normal maintenance servicing must be continually undertaken.</p> <p>Health and Safety – See also notes in 6.2 regarding the general safety and servicing of the complete Gas system.</p>		





Boiler


	<b>6.5 Drainage</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	<p>There is a mains underground drainage system.</p> <p>There was two inspection chambers located to the side of the property. The chamber had a galvanised steel cover, brick rendered chamber walls and salt glazed pipes at the chamber entrance.</p>		
<b>Nature of inspection and Limitations</b>	<p>The drains run down the side of the property and to the main road at the front.</p> <p>Both covers were lifted, all taps were run and WC's flushed There seems to be a partial blockage where the sewage gets to the front manhole</p> <p>Internally, all taps were run and WC's flushed, and water was seen to be running clear from the internal services.</p> <p>It should be noted that the underground drainage network was not inspected with the use of cameras and therefore no assessment could be made of the condition of the drains other than at the inspection chambers described above.</p>		
<b>Condition</b>	<p>Without extensive exposure work we cannot confirm the type or layout of the underground drainage system.</p>		
<b>Action Required</b>	<p>Drains should be regularly inspected to ensure they remain free from blockages, tree root damage or other obstructions.</p> <p>We would recommend that the front manhole is cleared.</p>		



Manhole down alley way



Manhole at front of property partially blocked

	<b>6.6 Other Services</b>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type</b>	There is a television aerial mounted to the front chimney stack.		
<b>Nature of inspection and Limitations</b>	<p>A visual inspection was made to locate television aerials and satellite dishes at the property.</p> <p>They were examined for general condition and security of fixing from ground level and with the aid of binoculars where necessary.</p> <p>No specific checks were made to confirm connections to/from the aerials or dishes or their effectiveness of providing a signal.</p> <p>I have not carried out an assessment of broadband speeds for this property. If this is important to you, it is essential you check with your preferred broadband provider or request a speed test at the property when you visit and certainly before you commit to the purchase.</p>		
<b>Condition</b>	<p>No significant defects were noted.</p> <p>Ensure TV and Radio reception is possible if these are desired services.</p> <p>The television was working in the kitchen.</p>		
<b>Action Required</b>	Examine all fittings regularly to ensure that they are secure.		




## Section 7 - External Elements


### Scope of survey

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


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

<b>7.1</b>	<b>Garaging</b>
<b>7.2</b>	<b>Outbuildings and Sheds</b>
<b>7.3</b>	<b>Grounds</b>
<b>7.4</b>	<b>Common and Shared Areas</b>
<b>7.5</b>	<b>Neighbourly Matters</b>

	<b>7.1 Garaging</b>	<b>Condition rating</b>	<b>NA</b>
<b>Construction &amp; Type</b>	There is no garaging to the property.		


	<b>7.2 Outbuildings and Sheds</b>	<b>Condition rating</b>	<b>1</b>
<b>Construction &amp; Type</b>	The garden shed is of timber construction.		
<b>Nature of inspection and Limitations</b>	The timber shed was assessed for general condition and was examined externally to identify areas of rot, damage, leaks and other defects.		
<b>Condition</b>	The shed is in a fair condition.		
<b>Action Required</b>	<p>Normal maintenance, including regular retreatment of the walls, is required.</p> <p>Compared to traditional coverings such as tiles and slates, most felt roofs have a typical life of 10-25 years. They are also prone to sudden failure and leakage. Periodic re-covering will therefore be necessary. When this is undertaken, the supporting structure may also need some attention.</p>		






	<b>7.3 Grounds</b>	<b>Condition rating</b>	<b>2</b>
<b>Construction &amp; Type</b>	<p>There are paths, a patio and other paving around the property which are of concrete slabs and poured concrete.</p> <p>There is no driveway to the property.</p> <p>The boundaries are defined by timber panel fencing.</p>		
<b>Nature of inspection and Limitations</b>	<p>The grounds around the house were inspected for any indications of land failure or movement, or other defects that would have a material effect on the property as a whole.</p> <p>It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.</p>		
<b>Condition</b>	<p>There is no evidence of any damage from flooding.</p> <p>The gardens are both presented in a fair and highly maintained condition.</p> <p>The fencing is also presented in a fair condition.</p> <p>The side concrete path is in a poor condition.</p> <p>The front wall has a small crack in it this should be watched to see if it gets worse over time.</p>		
<b>Action Required</b>	<p>Normal Maintenance is Required.</p>		



Front wall

	<b>7.4 Common and Shared Areas</b>	<b>Condition rating</b>	<b>NA</b>
<b>Construction &amp; Type</b>	There were no common or shared areas noted at the property.		

	<b>7.5 Neighbourly Matters</b>
<b>Nature of inspection and Limitations</b>	<p>A general unspecific overview of the immediate local area was carried out during the course of the survey, to identify issues that might affect the normal enjoyment of the property.</p>
<b>Condition</b>	<p>No obvious causes of concern were noted however it cannot be known if issues are present at other times.</p> <p style="text-align: center;">0</p>
<b>Action Required</b>	<p>You are advised to visit the property on a number of occasions at different times of the day and night to form an opinion of any factors that might be relevant</p>

	<b>Section 8 Addendum 8.1 - About your Surveyor</b>		
Surveyor	Alan Rance		
Address	Alan J Rance Limited 11 Comp Gate, Eaton Bray, Bedfordshire, LU6 2AU		
Contact Details	Telephone	01525 220786	
	Mobile	07962 457456	
	Email	alan@building-surveyors.co	
Signed (electronic signature)		Date Finalising Report	23 Jan 2018



## 8.2 - Maintenance advice

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

### Outside

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

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

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

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

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

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

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

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

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

### Grounds

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

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

Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.



## 8.2 - Maintenance advice (contd)

### Inside the property

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

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

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

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

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

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

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

Built-in fittings: Check for broken fittings.

### Services

Ensure all meters and control valves are easy to access and not hidden or covered over.

Arrange for a competent person to check and test all gas and oil services, boilers, heating systems and connected devices once a year.

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

Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.

Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.





## 8.2 - Maintenance advice (contd)

### **Important information for purchasers of older, listed and historic properties**

Modern properties, those built after 1900 or so, are essentially constructed as sealed boxes which are designed to keep all moisture out. This is achieved by the use of impermeable membranes at ground level (such as a damp proof course) to prevent moisture rising up from the ground below, and cavity walls which are designed to prevent moisture penetrating through the walls. Windows and doors are made to seal tightly, and most houses built today are constructed without any chimneys at all.

In this type of property, where dampness is found inside then it is generally due to some specific defect which will require repair.

Older properties, generally those built before 1850 or so, were constructed in a very different way, and one in which moisture will naturally enter the property. They do not have damp proof courses or cavity walls and are not intended to be a sealed unit.

However, these properties are designed to manage the movement of moisture in such a way as to prevent it becoming a hazard to health or to the structure of the building, and it is important to understand the mechanisms by which it does this in order to protect the structural elements of the building from becoming defective.

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

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

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

Today, we see many repairs carried out to older homes using cement mortar. This seals the gaps between the bricks and/or stones, trapping the moisture in the wall and forcing it into the surface of the bricks and stones, causing them to fail when that moisture freezes in the surface of those materials. And by reducing the amount of moisture that can evaporate through the wall to the outside, it increases dampness levels inside.

As a result of the actions described above, it is common, today, to find higher than average moisture levels in older properties. The consequences of this can cause significant defects within the property. In particular, high moisture levels, especially in roof spaces and cellars, can promote the development of wood boring insects such as Common Furniture Beetle, and Death Watch Beetle in structural timbers such as roof and floor joists. High levels of dampness in walls causes plaster to fail, decorations to become damaged, and in some properties, significant damage to the timber frame of the building.

To avoid these defects developing and becoming a serious threat to the building, it is important to be aware of the consequences of any actions which may have an impact on moisture management within the building. The following is a list of suggestions and recommendations that will help maintain the building in a good and sound condition. It is by no means an exhaustive list and it is recommended that all owners of listed, historic and older buildings inform themselves of the best way to protect such a property.

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

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

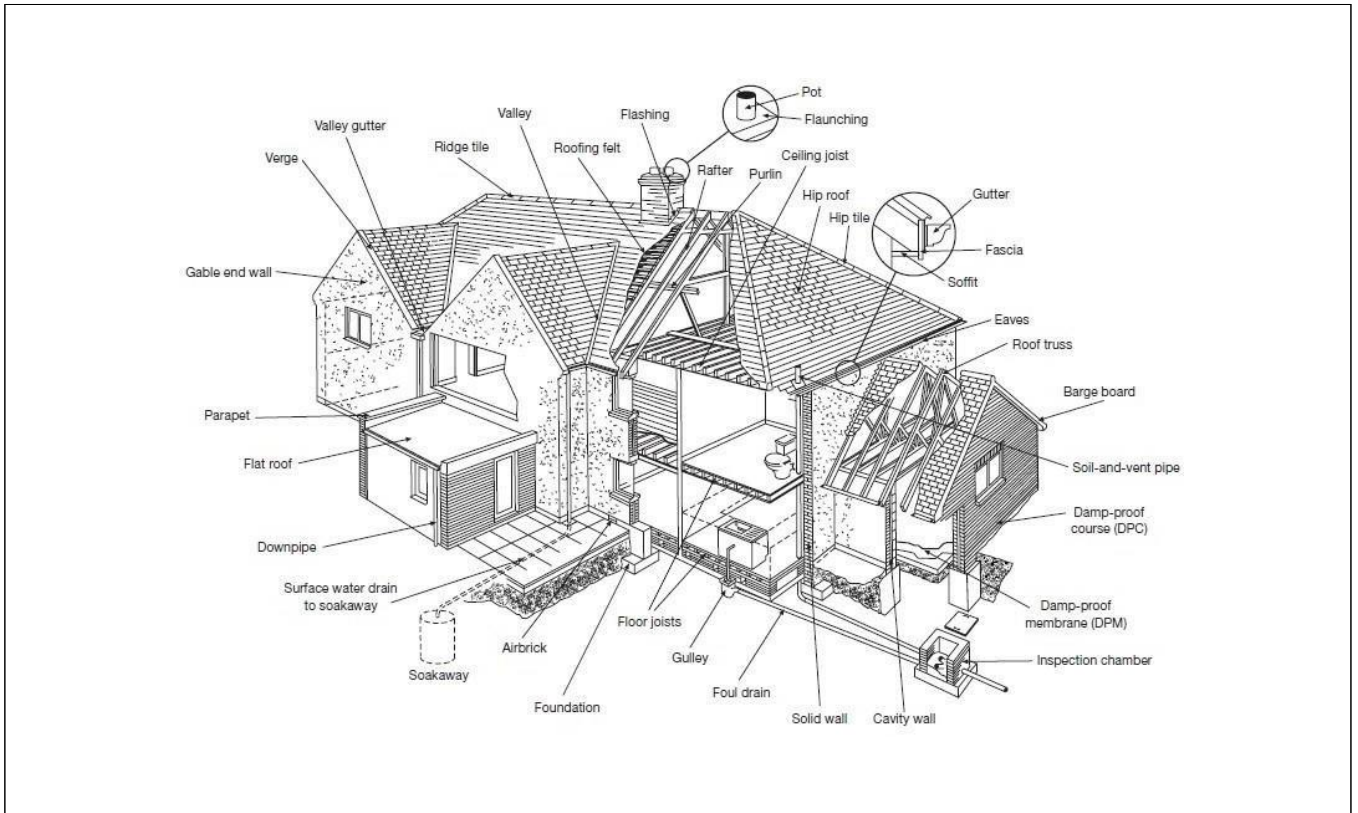
3. Ensure that the guttering and rainwater handling systems are in a well maintained and fully operative condition. Very significant damage can be caused in a very short period of time due to simple leaking gutters, downpipes, hoppers and other elements of the rainwater handling systems. It is therefore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

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

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

Remember that, if the property is listed, any works you wish to carry out may require Listed Building Consent, and it is always best to check with the local authority Conservation Officer before undertaking any activities.

There are many useful resources of information available from, for instance English Heritage, and the Society of Protection of Ancient Buildings, which can help you in understanding how to manage an older property in a sympathetic and considered way. It is strongly recommended that you gain an understanding of the means and methods that they advocate in order to protect your investment.





## 8.3 – Complaints Procedure

### **Policy Statement - Our commitment to you**

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

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

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

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

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

### **How to Register a Complaint**

Alan J Rance Limited has published this complaints procedure to ensure that you have access to your rights. There are several ways in which you can register your complaint:

- You can call us by telephone - 01525 220786
- You can email us at alan@building-surveyors.co
- You can write to us at our office, Alan J Rance Limited, 11 Comp Gate, Eaton Bray, Bedfordshire, LU6 2AU