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Chartered Surveyors

RICS Valuations
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Sample Building Survey (Level Three Report)

A Building Survey
on
Brockley
Bristol
BS48

RICS

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Chartered Surveyors

Valuations
RICS HomeBuyer Reports
Building Surveys
Energy Performance Certificates
Condition Reports

CONTENTS

1. GENERAL INFORMATION

1.01 Instructions

We are acting on your written instructions as confirmed by our Standard Conditions of Engagement. In accordance with the Conditions of Engagement, we have not arranged for any specialist tests or reports on the service installations but comments on the need for further tests are included. You are reminded of the general limitations of the inspection described in the Standard Conditions of Engagement.

1.02 Property Address

Brockley, Bristol, BS48.

1.03 Name and Address of Client

1.04 Inspected By

Richard Lake, BSc, DipSurv, MRICS.

1.05 Date of Inspection

21st May 2020.

1.06 Weather

During the inspection, the weather was fine and dry. Dry conditions had persisted prior to the inspection.

1.07 Tenure

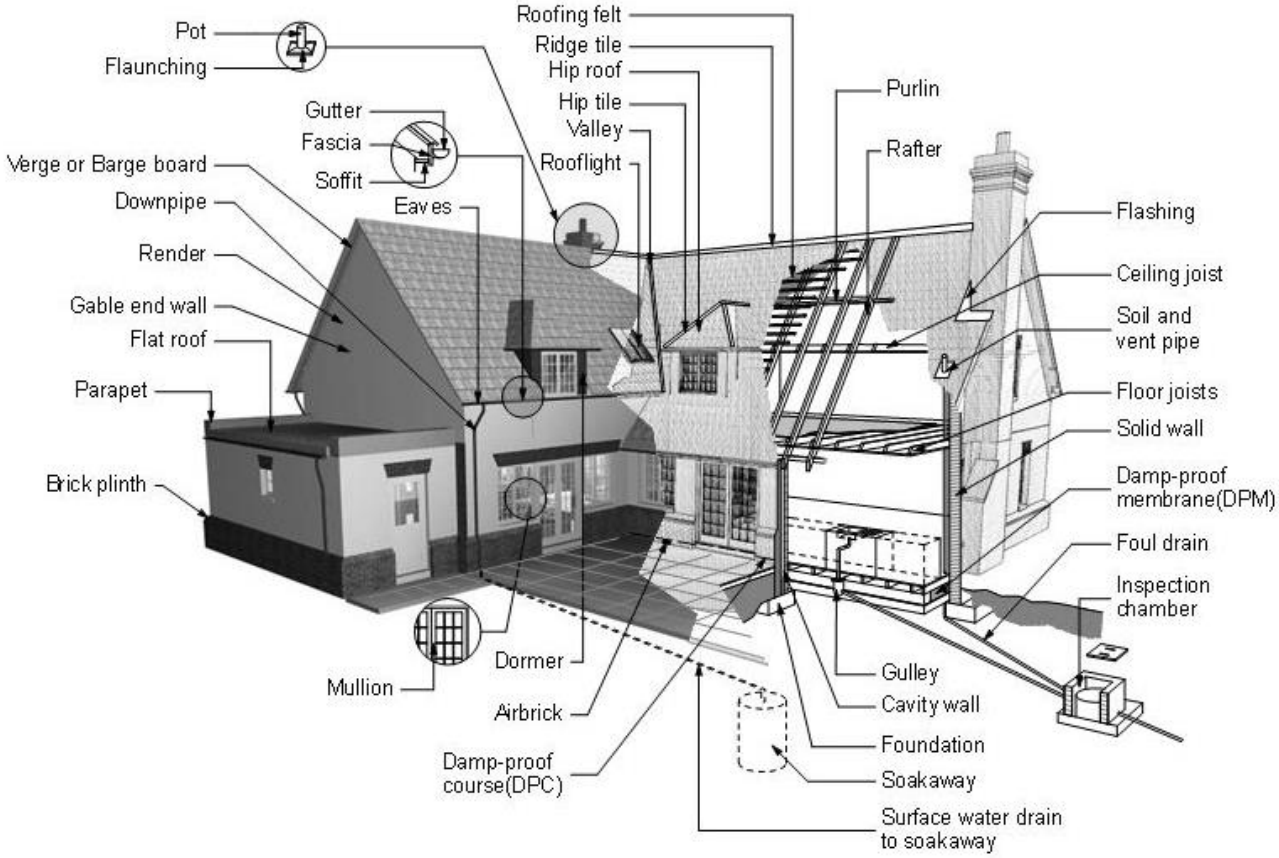
It is assumed that the property is Freehold and that full vacant possession will be granted upon completion. Your Solicitor must confirm full details prior to exchange of contracts. Please refer to Section 9.

1.08 Orientation

The front of the property faces approximately southwest. All directions are given as if facing the front of the property looking towards the rear.

1.09 House Diagram and Terminology

The diagram below helps to explain some of the words used in the report. This is not a diagram of the property being surveyed.



Terminology

The report refers to approximate time scales for repair work etc; these are defined as follows:-

Short term	-	within 1-2 years.
Medium term	-	2-10 years.
Long term	-	more than 10 years.

Terms frequently used to describe the condition of elements are defined as follows:

Satisfactory: Leaving no room for complaint, meeting expectations. Apart from normal maintenance no significant works of repair will be required in the short or medium term.

Adequate: Barely satisfactory / sufficient. Works of repair, upgrading or improvement will likely be required in the medium term.

Poor: Inadequate. Repairs are now required.

2. CONCLUSION

This property is considered to be a reasonable proposition for purchase. There are no significant defects which should deter you from proceeding however normal maintenance will be required in respect of both internal and external elements and in respect of the service installations. Because it is a large property, the costs of maintenance will be correspondingly higher as a result.

Externally

The chimney to the right side of the property is of relatively modern construction and no urgent repairs are required. In time, it will probably be necessary to repair or replace the render finishes which are showing some signs of age.

The roof coverings are comparatively modern and subject to maintenance over the short and medium term, replacement can be delayed into the long term. You should be aware that artificial slate has a shorter life expectancy than natural slate. Typical maintenance should include replacement of any slipped or damaged slates, removal of moss and future re-bedding of hip and ridge tiles in new mortar. It will also be necessary to maintain leadwork, chimney flashings and detailing around the dormer windows which are present towards the right side.

All rainwater fittings should be carefully checked in heavy rain to help schedule and prioritise maintenance. The fittings are fairly old and some repairs will be required in the short term prior to replacement in the medium term.

No signs of significant cracking or structural problems were noted in respect of the walls however it would be recommended that the silver birch trees growing close by to the right side and other vegetation growing around the walls be professionally maintained, cut back or removed to reduce subsidence risk. Over time it will be necessary to carry out some repairs and eventual replacement of render finishes however this is not urgent or essential at this time.

You must plan and budget for regular maintenance of the windows and doors. Several failed glazing units were noted to the windows and some of the joinery has required repair in the past. Timber window frames may be found to deteriorate fairly quickly and particularly if decorations are not maintained to a good standard. You should plan for replacement of windows and doors in the medium or long term. Similar comments apply to joinery at eaves level and again, localised deterioration was noted. Repairs should be carried out prior to next redecoration.

Internally

Inside most elements of the property appear to be in satisfactory condition. There are no serious problems affecting the walls or ceilings although you should be mindful that there have been a number of structural alterations and changes in layout carried out as part of past works of extension and refurbishment. Structural supports were largely concealed from view and could not be checked in detail although there are no signs of problems and much of the work carried out by the current owners has been completed to a satisfactory standard.

Further investigation should be carried out to check whether timber floors are of traditional suspended construction or of solid construction with timber board finishes secured to battens. Any traditional suspended timber floors should be provided with good sub-floor ventilation and any timbers affected by rot or wood-beetle activity should be treated or repaired.

Internal joinery to doors, skirtings etc is largely satisfactory although kitchen and sanitary fittings are now dated and you should plan for replacement in the medium term.

Services

It is strongly recommended that you obtain a full electrical test and report and carry out all recommendations for updating and improvement. This must include installation of a good quality fire detection and alarm system and carbon monoxide alarms in all rooms with oil, gas or solid fuel appliances.

It is important to ensure that the service records for the central heating boiler are up to date and the boiler must be serviced annually. You should plan and budget for some works to update and improve the space and water heating system including replacement of older radiators and installation of new hot water tanks.

Underground water supply pipes were largely concealed from view and could not be checked. Any old lead pipes remaining either internally or externally should be replaced for health reasons.

Where visible, the underground drainage pipes were found to be of both clay and plastic construction. Old clay pipes are rarely fully watertight and the need for repair cannot be ruled out. It appears that there is an old septic tank within the rear garden and whilst it does not appear to be in use, the lid should be properly secured for safety reasons, particularly if children are present. Otherwise the tank should be properly decommissioned (removed / filled).

Outside

The property benefits from generous gardens which are believed to extend to approximately one acre. Regular maintenance will be required in respect of the hedging and fencing. There is a large agricultural fence to the right side which is deteriorating and will have a limited life expectancy.

The property has a double garage to the left side which has been built to a reasonable standard although maintenance will be required in respect of external doors and joinery and inevitably the flat roof coverings will have a limited life. You should plan for general works of maintenance over time.

The following summary details some of the works required in the short, medium and long term. Other recommendations are contained in the main body of the report.

Short term:

- Check all rainwater fittings in heavy rain to help schedule and prioritise maintenance. Repair damaged fixings, reseal joints and remove any moss from within gutters and pipes.
- Cut back or remove creeper growing around the main walls.
- Fit missing rain-cap / cover to vent pipe to utility roof.
- Consider lowering of ground levels or removal of planters to the front to reduce risks of dampness.
- Check exact construction of the floors which have timber board finishes and provide improved ventilation to any traditional suspended timber floors. Hidden timbers should be checked for evidence of wood-beetle activity or timber decay.
- Plan and budget for redecoration internally to suit your own tastes. Minor works of preparation and making good may be required to wall and ceiling finishes.
- Instruct a qualified contractor to check the gas fire in the snug and test and service the appliance. Specific comment should be requested in relation to the flue system which rises internally to a vented ridge tile. The appliance may not comply with current regulations and it would be prudent to provide extra fixings to ensure the flue pipe remains secure where it passes through the front eaves space / loft. Other improvements may be required.
- Investigate the cost and possibility of re-fixing or replacing the chipboard flooring in bedroom one at first floor level. This floor creaks noisily underfoot.
- Install a door to the loft bedroom at second floor level and enclose the stair as necessary so as to construct a protected escape route from second floor level.
- Obtain a full electrical test and report and undertake all / any recommendations for improvement.
- Install a full and good quality fire detection and alarm system and carbon monoxide alarms where gas, oil or solid fuel appliances are present.
- Check construction of water pipes leading into the property and replace any old galvanised metal or lead pipework. Ease or replace the internal stop-tap which appears to have seized or at least could not be operated using modest force.
- Arrange for annual servicing of the central heating boiler. Investigate the cost and possibility of replacing the existing hot water tanks, possibly with one larger pressurised tank, which will be able to supply several outlets simultaneously at adequate pressure without the use of an electric pump. Replace older radiators as necessary.

- Remove combustible materials from around gas bottles and the oil tank.
- Maintain sanitary fittings and plan for replacement in the medium term.
- Obtain a CCTV drainage test to check the condition of underground drainage pipes. Be aware that old pipes in the rear garden may need to be repaired if they are cracked or broken. Any debris or blockage within the pipes should be cleared by rodding or jetting. Decommission the disused septic tank or secure the lid to prevent accidental injury.
- Be aware that any soakaways which serve the surface water / rainwater downpipes may no longer be in fully satisfactory working order and the need for reconstruction cannot be ruled out.
- Maintain boundary hedges and repair the timber agricultural fence to the right side. Remove the silver birch trees which are growing close by to the right side.

Medium term:

- Repair the chimney to the right side of the property. This may involve repair or replacement of render finishes and flashings and attention to detailing around the flue outlet.
- Undertake minor works of maintenance in respect of the roof coverings. Replace any slipped or damaged slates, maintain leadwork and re-bed hip and ridge tiles in new mortar when necessary. Improve ventilation to the eaves and loft spaces to reduce condensation risk. Maintain detailing, cladding, joinery etc to dormer windows to the right side extension.
- Renew the flat roof coverings above the garage and utility. Repairs may be needed in the short term if leaks appear.
- Replace rainwater gutters and pipes.
- Check external walls for any signs of cracking and repair render finishes as necessary.
- Repair windows and doors prior to redecoration. Plan for replacement in the medium or long term.
- Replace Velux roof windows to the rear.
- Repair or replace eaves joinery as it becomes affected by rot.
- Redecorate externally.
- Repair internal walls and ceilings as necessary and complete internal works of redecoration. Any slight cracks should be filled and the walls prepared as necessary.
- Maintain internal joinery and replace kitchen fittings.

- Upgrade thermal insulation at second floor level and in the eaves spaces.
- Arrange for periodic checks of the electrical installation and carry out any required works of improvement.
- Arrange for annual servicing of the central heating boiler and budget for replacement of the boiler and general updating of the space and water heating system.
- Replace sanitary fittings and replumb.
- Install new extractor fans.
- Maintain above and below ground drainage pipes. Branch connections should be replaced as necessary when kitchen and sanitary fittings are renewed.
- Undertake general works of maintenance in respect of the garage and repair or replace the up-and-over doors as and when necessary. Observe the lintels and masonry above the twin doors for any signs of further cracking. Replace the side pedestrian door.
- Maintain garden areas and boundaries. Replace the timber fence to the right side.
- Resurface the drive.

Long term:

- Undertake general works of maintenance in respect of the chimney as and when necessary.
- Plan for eventual renewal of the roof coverings.
- Overhaul the dormer windows to the right side of the property including replacement of cladding and joinery. Some repairs may be required in the medium term or sooner if signs of leakage become apparent.
- Maintain rainwater gutters and pipes.
- Renew rendered wall finishes when necessary. Check the condition of lintels above windows and doors and upgrade if found necessary. Be aware that early cavity walls can suffer from wall tie problems and potential inadequacies in relation to detailing around windows and doors.
- Maintain windows and doors and replace if not carried out in the medium term.
- Maintain timber joinery at eaves level and around the dormer windows.
- Maintain internal wall and ceiling finishes.
- Recheck floor timbers for signs of wood-beetle activity and timber decay.
- Upgrade internal joinery.

- Arrange for periodic redecoration internally as and when necessary.
- Arrange for periodic checks of the electrical installation and annual servicing of the central heating boiler.
- Replace any sanitary fittings if not carried out in the medium term.
- Maintain the garage, gardens, boundaries and the drive.

3. GENERAL DESCRIPTION

3.01 Description of the Property

The property is a three-storey detached house. There is a single storey garage and utility room extension to the left side.

The property is not Listed as of Special Architectural or Historic Interest nor is it situated in a Conservation Area.

3.02 Approximate Age

The property was originally constructed in around 1930. It was significantly extended, upgraded and reconfigured approximately 25 years ago.

3.03 Location

The property is located in a rural area. There is a limited range of local amenities close by.

3.04 Accommodation

Ground floor: - entrance hall; breakfast kitchen; ground floor WC; utility room; dining room (centre rear); study; sitting room (right side); snug (centre right).

First floor: - landing; bedroom one (right side); en-suite bathroom; bedroom two (left side); en-suite shower room; family bathroom; bedroom three (centre rear); bedroom four (right rear); bedroom five / study (centre right).

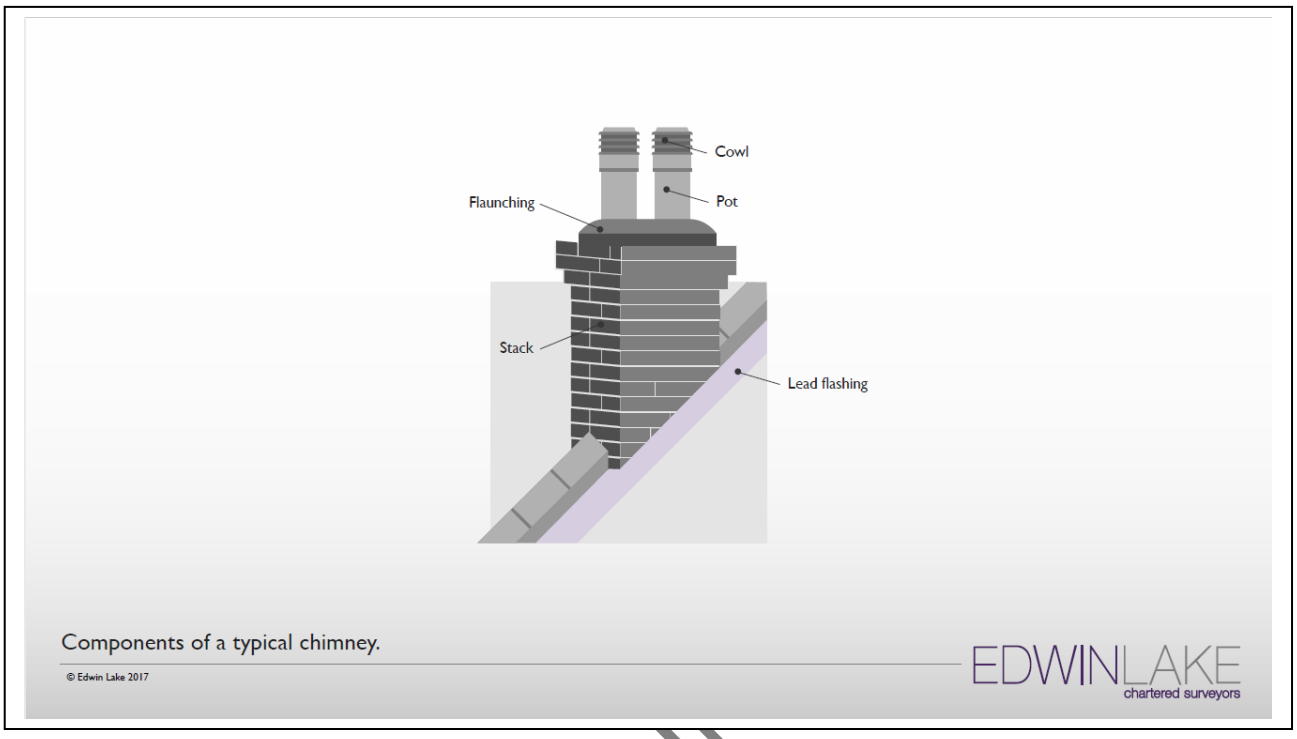
Second floor: - loft bedroom.

3.05 Outbuildings and Parking

There is a double garage attached to the left side of the property and there is ample space for off-street car parking to the front. There are timber sheds / storage facilities to the rear but there are no further permanent outbuildings.

4. CONSTRUCTION AND CONDITION - OUTSIDE

4.01 Chimneys



The image above shows the various components of a typical chimney.

The original chimney stacks have been demolished and there is now only a single chimney to the right side which contains the flue to the solid fuel stove in the sitting room.

Chimney stacks are particularly exposed to the weather and the stack will require periodic maintenance and repair. This will reduce the risk of dampness inside the property and damage to the masonry, for example through frost action.

Chimney repairs should be carried out by a good general building contractor. Scaffold access will normally be required for all but very minor works and this will add to the cost of maintenance.

<u>Chimney Masonry</u>

The chimney stack is true with no lean or cracking which would indicate structural problems.

The chimney has a rendered finish with two exposed brick courses at the top. There is slight cracking affecting the render and deterioration to the paint finishes; this spoils the appearance of the chimney when viewed from the front.

Render finishes tend to have a limited life expectancy. Over time the render will deteriorate further and you should plan for replacement in the medium term.

Flaunchings and Chimney Pots

There is a single chimney pot fitted which has a rain-cap and bird guard. The pot itself, the rain-cap and bird guard all appear satisfactory with no urgent repairs required.

As part of other chimney maintenance in the medium term, detailing around the top of the stack and around the base of the pot should be checked and improved / maintained as necessary.

Flashings

The flashings, which prevent moisture ingress at the base of the stack, are of lead construction. Leakage from around chimney flashings is common and periodic maintenance will be required.

At present the leadwork appears satisfactory with no obvious signs of leakage noted internally.

The flashings should be checked and repaired / replaced as necessary in the medium term when the render finishes are replaced.

Summary

In summary, the single chimney to the right side of the property is of modern construction and it is in generally satisfactory condition.

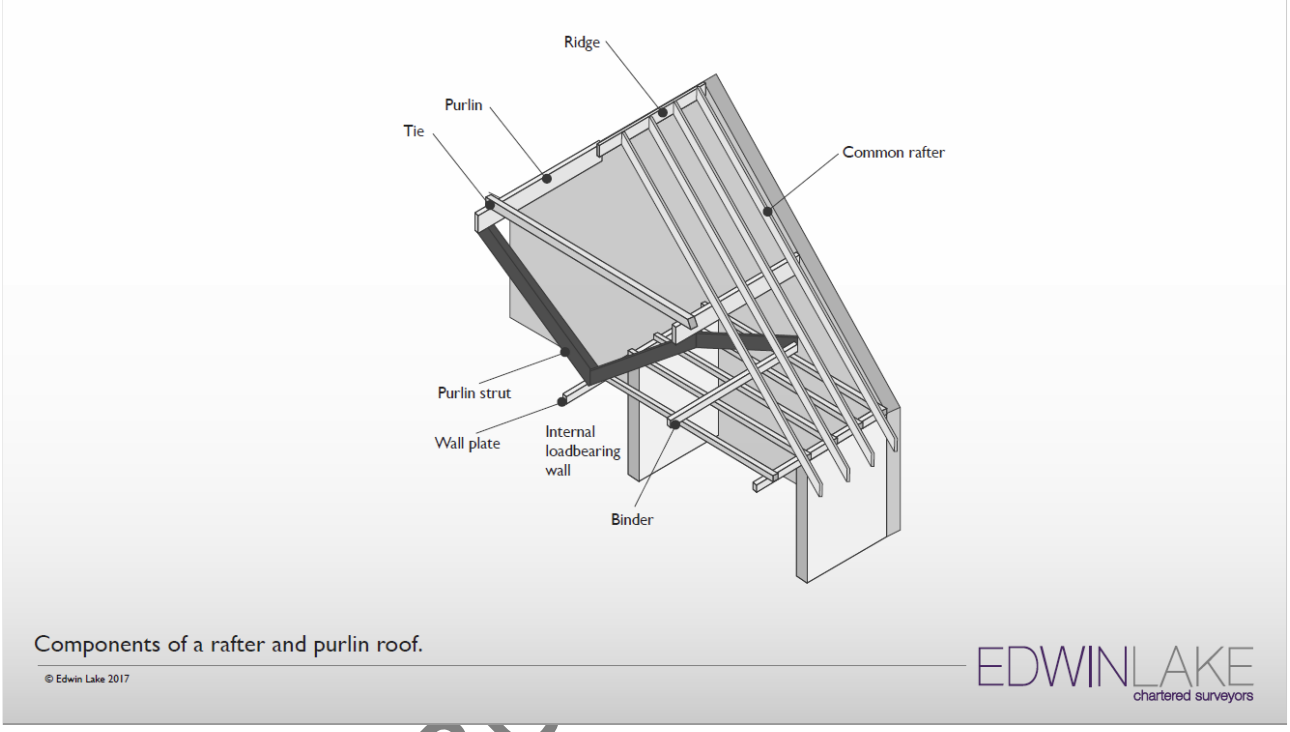
There are some signs of deterioration starting to affect the render finishes and this will worsen over time. You should plan for replacement of the render in the medium term. Other chimney repairs may include replacement or repair of flashings around the base of the chimney and maintenance of detailing around the chimney pot.

Chimney repairs should be carried out by a good general building contractor. Failure to maintain the chimney will result in problems of water ingress.

4.02 Roof Structure and Coverings

The roof structure is of both conventional timber and timber-truss construction. It is a hipped roof however the central section, which consists of pre-fabricated timber trusses, has been designed to facilitate the construction of the loft bedroom at second floor level.

The diagram below shows the typical construction of a traditional timber roof. The roof of the subject property differs in a number of respects however the diagram helps identify some of the roof timbers and terminology used below.



The roof timbers are of varying size with the rafters measuring between approximately 125mm x 45mm and 140mm x 45mm set at around 400mm centres. The truss timbers are of varying size with deeper outer rails and bottom members, the latter forming the floor of the loft bedroom. The roof rafters of the right side extension have timber strut supports with bolted connections transmitting load to steel beams which span from side to side. There appears to be a reasonable amount of cross bracing fitted to provide lateral strength to the roof trusses to the central section of the roof.

It is understood that the property was originally constructed with a flat roof but the pitched roof was constructed at the time the extensions were built approximately 25 years ago. Consequently the roof timbers are in satisfactory condition with no signs of rot or wood-beetle damage noted. Due to the nature of the construction, many of the roof timbers were hidden from view and could not be inspected.

The design of the roof and the quality of the workmanship appear to be satisfactory. No signs of distortion or structural problems were noted.

Pitched Roof Coverings and Underfelt

The roof coverings to both the main roof and the roof of the right side extension consist of matching artificial slate with a traditional bitumen underfelt beneath.

The roof coverings date from the time the property was refurbished and extended. It is understood that this was around 25 years ago.

Artificial slate of the type present tends to have a relatively short life expectancy compared to natural slate, typically around 50 years. Subject to undertaking periodic maintenance over the short and medium term, renewal of the roof coverings can be delayed well into the long term.

Externally the slate remains in adequate condition and no obvious signs of problems were noted in respect of the underfelt where visible within the loft above the right side extension or in the eaves spaces to the front and left side.

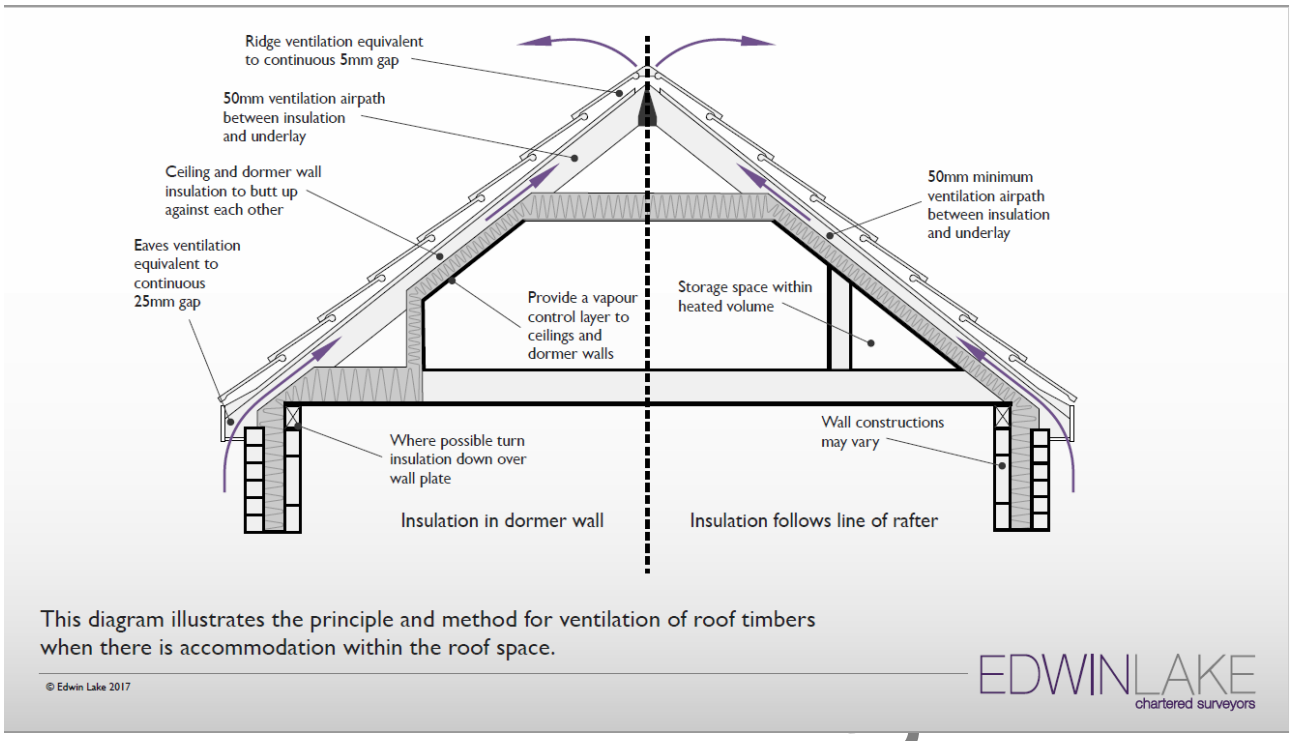
Roof Maintenance

Roof coverings should be checked regularly and particularly after periods of high wind. Typical maintenance to be carried out by a good general roofing contractor in the medium term may include the following:

- Replacement of any slipped, cracked or otherwise damaged slates.
- Installation of ventilation to help avoid problems of condensation occurring beneath the roof slopes.
- Possible repair of the underfelt. Underfelt often deteriorates in the eaves areas and around valleys.
- Maintenance / improvement of all leadwork, including chimney flashings and valley linings.
- Future re-bedding of ridge and hip tiles in new mortar.
- General works of maintenance in respect of the dormer windows to the front and right side of the right side extension.

Roof Ventilation

There are ventilation pathways beneath the underfelt and above the board insulation which is present within the sloping ceilings at second floor level. Installing a more satisfactory system of eaves and ridge ventilation could be implemented to help avoid problems of condensation which may occur in cold winter weather. Replacing the existing hip and ridge tiles with a dry-fix system could be considered to facilitate ventilation at the top parts of the roof, possibly also with proprietary roof vents in the lower slopes. The principle of ventilation is shown in the diagram below.



Flat Roofs

The utility room and garage extension to the left side of the property has a flat roof with mineral felt coverings externally.

Where visible, the supporting roof joists and beams in the garage were found to be satisfactory with no signs of rot or wood-beetle damage.

The mineral felt waterproof coverings are adequate at present however flat roofs are prone to leakage and mineral felt inevitably has a limited life expectancy. The felt coverings are now fairly old and leaks are likely to occur in coming months and years.

It is therefore recommended that you plan and budget for re-covering of this roof in the medium term. Repairs may be required in the short term if evidence of water ingress becomes apparent.

When the roof coverings are renewed, insulation in the roof above the utility room should be upgraded to modern standards and adequate ventilation provided. Decking boards should be replaced if they are found to have become damaged by water ingress.

The diagrams below show the difference between warm roof construction and cold roof construction. A cold roof requires ventilation to help avoid condensation. It would be best to redesign the roof as a warm roof if part of the garage is to be converted to extra living accommodation.

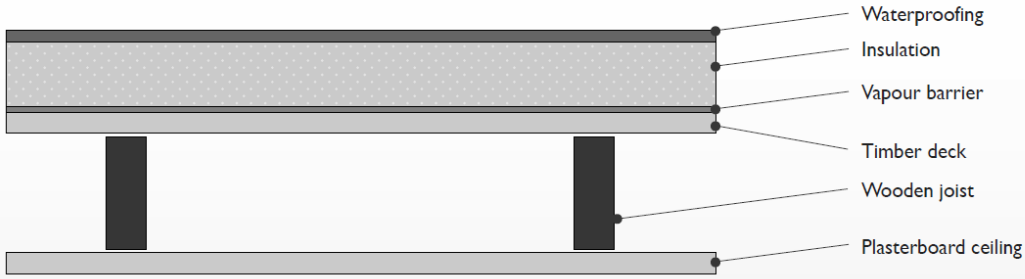


Diagram showing warm roof construction which will help avoid problems of condensation occurring beneath the timber deck.

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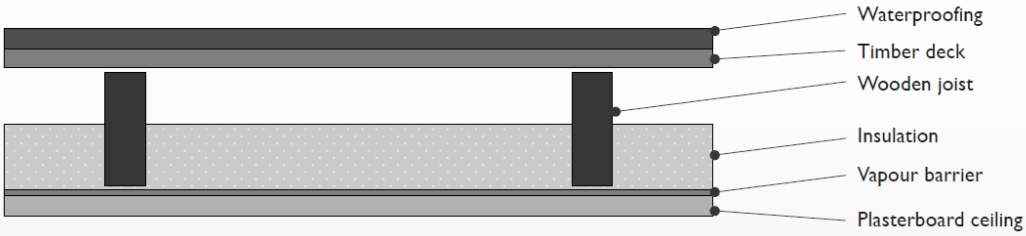

Diagram showing cold roof construction. It is important to ventilate the space between the insulation and the timber deck to help avoid condensation.

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It is recommended that an alternative waterproof covering be fitted, for example a good quality single ply membrane or fibreglass / GRP. Roof coverings of this type have a more satisfactory life expectancy than mineral felt.

Alternatively you could consider reconstruction of the roof as a pitched roof with slate coverings similar to those of the main property.

Summary

In summary, the main roof structure is of relatively modern construction. The roof appears to have been well designed and neatly constructed and no signs of rot or wood-beetle damage were noted.

The main roof coverings are in adequate condition and subject to maintenance in the medium term, re-covering can be delayed well into the long term. Typical works of maintenance are listed above. It would be prudent to install additional ventilation to help avoid problems of condensation occurring beneath the roof slopes.

All flat roof coverings will have a limited life expectancy and you should plan for re-covering of the flat roofs above the garage and utility room extension. Installing a good quality single ply or GRP / fibreglass covering should be considered as materials of this type will have a better life expectancy.

Roof maintenance should be carried out by a good general roofing contractor. Failure to maintain the roof coverings to a good standard will result in problems of water ingress and dampness inside.

4.03 Parapet Walls

There are no parapet walls present.

4.04 Loft Space

Access into the loft above the right side extension is provided by a hatch adjacent to the stair leading to second floor level. There are also access hatches in the eaves of the loft bedroom.

The loft above the right side extension and the front eaves space are boarded for storage purposes. Lights are present.

As described in Section 4.02 above, no signs of problems were noted in respect of the roof frame or timbers and ceiling / floor joists are also of modern construction.

Installing additional ventilation should be considered to help avoid problems of condensation.

Insulation within the eaves areas and around the elements of the loft bedroom include a combination of mineral fibre and rigid board insulation. There are some areas where the insulation has slipped out of position and it should be refitted. Overall the level of insulation is consistent with the age of the roof however it will fall well below modern standards. This means that the loft bedroom will be hot in the summer and cold in the winter. You should consider upgrading the level of insulation. In some areas, this could be achieved by installing extra mineral fibre or high-performance board insulation product where access can be gained within the eaves. Elsewhere it would be necessary to apply extra insulation beneath existing internal finishes.

4.05 Rainwater Drainage

Gutters and downpipes are of plastic construction.

The gutters and pipes are now fairly old however subject to maintenance in the short term, replacement can be delayed into the medium term.

Likely works of maintenance are described below. When the existing fittings are replaced, you should consider fitting good quality metal gutters and pipes which will have a more satisfactory life expectancy.

A close inspection should be made during a period of heavy rain to help assess maintenance requirements. Typically this would include the following:

- Resealing of gutter joints.
- Replacement of the missing end piece to the gutters which serve the front porch.
- Clearance of moss, leaves and other debris from within gutters and pipes.
- Adjustment of alignment if necessary.
- Maintenance / improvement of fixings; several damaged fixings were noted.

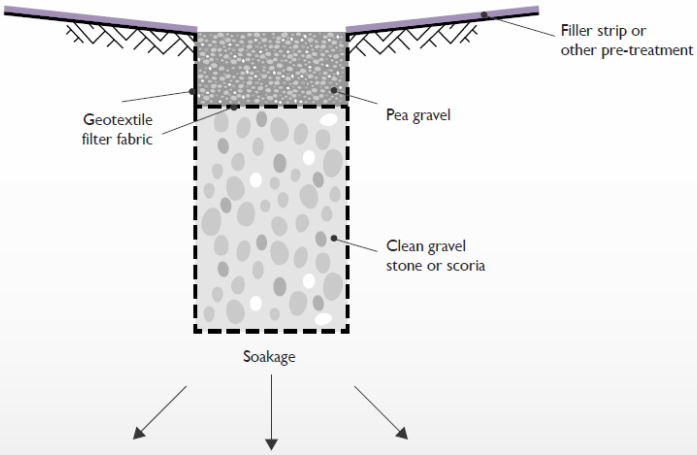
Maintenance can be carried out by a good general building contractor or a specialist guttering company. Failure to maintain rainwater fittings is a common cause of dampness, damage to wall finishes and possible timber defects.

There are an adequate number of downpipes present given the roof area. The downpipes have sealed connections leading into underground pipes.

Whilst most of the underground pipes will be of comparatively modern construction, it is not possible to comment in detail upon the adequacy of arrangements for water disposal. It is possible that rainwater drains into both soakaways and into the foul water system. Old soakaways are sometimes found to be poorly construction and soakaways can become blocked over time.

As described elsewhere in this report, it may be necessary to carry out some repairs in respect of the older remaining underground pipework and possibly also to reconstruct soakaways if found necessary.

A soakaway is normally constructed as a cubic metre of permeable material with membrane cover being located five metres or more away from the main walls. Typical soakaway construction is shown in the diagram below. Soakaway chambers or crates can also be purchased.



Old soakaways could be blocked or poorly constructed. A new soakaway would typically consist of a cubic meter permeable material with membrane cover being located five metres away from the walls.

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Summary

In summary, the rainwater gutters and pipes are of older plastic construction. You should plan for replacement in the medium term. All fittings should be carefully checked in heavy rain to help prioritise short-term maintenance, as described above.

Maintenance should be carried out by a specialist guttering contractor. Failure to maintain the gutters and pipes will result in problems of leakage and overspill and possible dampness inside.

It is not possible to comment in detail upon the condition of underground drainage pipes and the need for repair of older clay pipes cannot be ruled out. Any old soakaways present may have become blocked over time and the need for reconstruction cannot be ruled out.

4.06 External Walls

Construction

The main walls of the original property and the walls of the right side extension measure between approximately 280mm – 300mm in thickness.

Given the thickness of the walls, it is reasonable to assume that the walls of both the original property and the right side extension are of cavity masonry construction. The walls of the extension are probably made from concrete block. Cavity brick masonry to the original walls was noted in some areas within the loft space to the right side of the property.

Cavity masonry walls of this age should perform to a generally satisfactory standard. The walls should incorporate adequate damp-proofing precautions and the overall standard of construction is likely to be better than many old buildings. The render finishes will provide additional weather protection.

No signs of significant cracking or structural problems were noted in respect of the walls although slight cracking could occur on a seasonal basis due to changes in moisture content of the soils. Cracks of this type should not progress or worsen. Cracking often affects walls between older and newer parts of the property due to different foundation depths.

There are several silver birch trees growing in close proximity to the right side wall. Trees have a capacity to absorb moisture which can result in contraction of the soils and subsidence. The trees should be either regularly and professionally maintained or removed. There is also a poplar tree growing fairly close by to the left of the garage extension (beyond the boundary hedge). No signs of significant internal or external cracking were noted in the sitting room or in bedroom one which would indicate the silver birch trees have caused any problems to date.

Lintels above window and door openings were hidden from view and could not be checked. It is sometimes the case that old lintels are poorly constructed and the need for replacement in the future cannot be ruled out. All lintels should be checked when rendered wall finishes are next replaced.

It was noted that there are no movement joints present within the walls as would be expected in modern construction. An absence of movement joints can result in thermal stress and vertical cracking.

Slight horizontal and vertical cracks were noted to the render finishes, for example to the front wall and it appears that cracks have been repaired in the past. Cement render tends to be brittle and cracks may well recur in the future due to slight movement within the building caused by thermal factors as mentioned above.

Slight cracking was noted above the left side garage door. This could be the result of shrinkage of the construction materials or possible slight settlement. Generally the masonry of the garage has been built to a satisfactory standard and there are no obvious factors which might suggest the cracking is likely to progress or worsen. Lintels above the garage door openings appear to be reasonably well constructed.

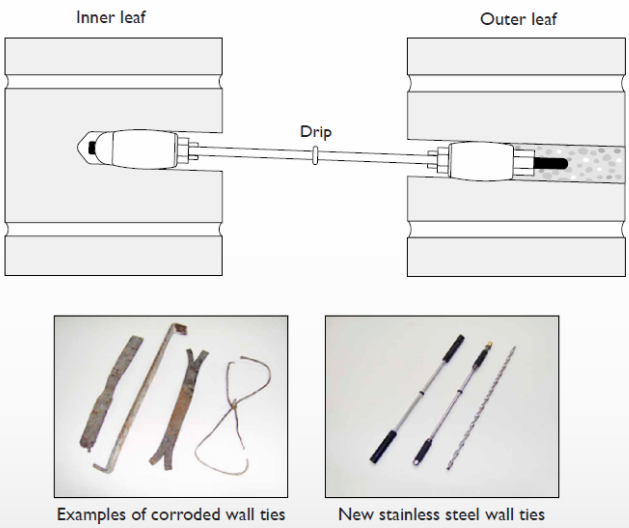
Cavity Trays and Wall Ties

Cavity wall trays should be present above window openings in order to direct any moisture within the cavity back to the exterior. In a property of this age, the cavity trays are likely to be of a bitumen-felt construction which has a limited life expectancy. Replacement of cavity trays and lintels should be carried out as part of medium or long-term maintenance, especially if evidence of internal dampness above window openings becomes apparent. No signs of problems were noted at the time of inspection.

It was noted that there are no weep holes present above window or door openings as would be a feature of modern construction. These are designed to permit the escape of any water which is able to enter into the wall cavities. Weep holes are sometimes not considered necessary when render finishes have been applied.

Cavity wall ties should be present to join the inner and outer leaves of masonry together. Given the age of the property, the construction of wall ties and the number of wall ties, particularly around openings, is likely to fall below modern standards. Furthermore, old metal wall ties in properties of this age have a tendency to corrode and this causes regular horizontal cracking.

Slight horizontal cracking was noted to some of the walls including the front wall of the property. This could be connected to corrosion of wall ties or other metal fixings embedded within the walls. If the cracks progress or worsen, further investigation of the condition of wall ties should be carried out. You should be aware that corrosion of wall ties is a fairly common problem in properties of this age and the need for future replacement cannot be ruled out.



Diagrams showing a retro-fit cavity wall tie joining the inner and outer parts of a wall together (top) with images of old wall ties and replacement wall ties (below).

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Render Wall Finishes

The rendered wall finishes to the front, sides and rear of the property remain in adequate condition with no urgent repairs required. The render has a bell cast or drip-detail to the lower edge.

For the most part, the render finishes were found to be well-bonded to the masonry beneath with only small areas of hollow render detected to the front. As mentioned above, slight cracking was noted in some areas and this could permit water ingress potentially causing damage to the render finishes over time.

Cement-based render products are brittle and they will deteriorate over time. Eventually it will be necessary to replace the render however, subject to maintenance in the medium term, this can be delayed into the long term.

There is wisteria growing immediately adjacent to the right side wall of the property and virginia creeper or similar to the rear. As with trees, vegetation of this type can result in excessive absorption of moisture from around the walls, contraction of soils and subsidence. Vigorous creepers of this type will require regular maintenance to avoid blockage of rainwater gutters and ingress into the roof. Although the creeper is an attractive feature, it may be best removed. Roots can also cause damage to underground drainage pipes running close by.

Planters have been constructed around the base of the front wall. In effect, these have raised external ground levels and this increases the risk of dampness inside, particularly if the damp-proof course is bridged. Although no signs of serious dampness were noted at the time of inspection, it would probably be advisable to remove planters and, in doing so, lower the external ground levels around the base of the front wall.

Summary

In summary, the walls of the property were found to be true with no significant cracking or evidence of structural problems. Only relatively slight cracking was noted to the front wall. You should however be aware that the presence of trees and vegetation could present a subsidence risk and ideally vegetation or trees growing close by should be removed. You should be aware of the potential risks and shortcomings which are associated with old cavity walls including inadequacies in relation to detailing around window and door openings and potential problems with cavity wall ties.

The render wall finishes to the front, sides and rear are in generally adequate condition. Slight cracking was noted, as mentioned above, and there are some small areas of hollow render. Eventually the render will need to be replaced however, subject to maintenance in the medium term, this can be delayed into the long term.

4.07 Damp-Proof Course

It is likely that there are bitumen damp-proof courses within the older walls of the property. There is a bitumen damp-proof course visible in some of the exposed masonry walls within the garage and there are probably bitumen or plastic damp-proof courses within the walls of the right side extension.

4.08 Sub-Floor Ventilation

Most of the ground floor structures are of solid construction and hence there is no requirement to provide ventilation. In some instances, it appears that the floors are of solid construction with battens and a wood board finish, for example in the dining room.

The floor in the snug to the centre front may be of similar construction having chipboard coverings beneath the carpet. If however this floor is found to be of traditional suspended timber construction, then it would be necessary to install a number of sub-floor air vents to promote improved air circulation around the floor timbers helping to avoid problems of rot and wood-beetle damage.

4.09 External Joinery

Windows

Windows are of predominantly timber casement construction with laminate glazing fitted. There is a double-glazed PVC window to the left side of the en-suite shower room to bedroom two and there are four roof-light windows in the rear roof slope.

Glazing of the type present has a tendency to fail due to deterioration of the edge seals and this results in misting between the panes of glass. Failed glazing units were noted to the kitchen window and to the front window adjacent to the stair. It is highly likely that other door and window glazing units will fail in a similar manner; sometimes failed glazing units are only evident under certain weather conditions. Failed glazing units can be replaced without necessarily having to renew the whole window.

Timber window frames are inevitably vulnerable to rot and it is important to maintain external decorations to a good standard. There are signs of localised deterioration affecting the joinery to a number of windows and patch filler repairs have been carried out in the past. Examples where damage was noted include the front kitchen window, the window of the snug and the front windows of the sitting room. It is the front windows which are most exposed to the elements and which will be more vulnerable to rot and decay. You should plan and budget for further timber repairs before next redecoration being aware that the windows are now fairly old and will require replacement in the medium or long term.

The majority of casements were opened and closed as in normal use with no signs of significant defects. Windows have locking handles fitted which are adequate although slightly difficult to use in some instances. Windows are draught-proofed and they have trickle vents.

The PVC window to the side of the en-suite shower room to bedroom two is adequate.

The Velux roof-light windows which are fitted in the rear roof slope are now old and you should plan for replacement in the medium term in conjunction with other roof maintenance.

Doors

The front door is of glazed timber construction. There is a glazed timber door to the left side of the garage, a glazed door to the side of the utility and three glazed timber French doors to the rear of the breakfast room, dining room and sitting room.

The front door is protected from the elements and no signs of rot or damage were noted. The door has both a cylinder lock and mortice lock and draught-proofing strips. Decorations are satisfactory.

The other doors remain in adequate condition although they are of some age and, as mentioned above in respect of the windows, some signs of past filler repairs were noted with localised rot and deterioration starting to affect the timbers. These doors will probably now have a relatively short life expectancy and you should plan for replacement in the medium term.

Eaves Joinery

Joinery at eaves level is of timber construction. The timbers are exposed and signs of localised damage were noted. The timbers should all be carefully checked and repaired as necessary prior to next redecoration. There is more advanced decay affecting the fascia timber to the left side of the garage and this timber will need to be replaced when the flat roof coverings are renewed, or before.

Front Porch

The canopy porch to the front of the property is of timber construction with slate roof coverings similar to those of the main property. Overall the porch is satisfactory although the missing section of gutter to the front right should be replaced and, over time, it will probably be necessary to undertake maintenance of the slate roof coverings, joinery etc.

4.10 External Decorations

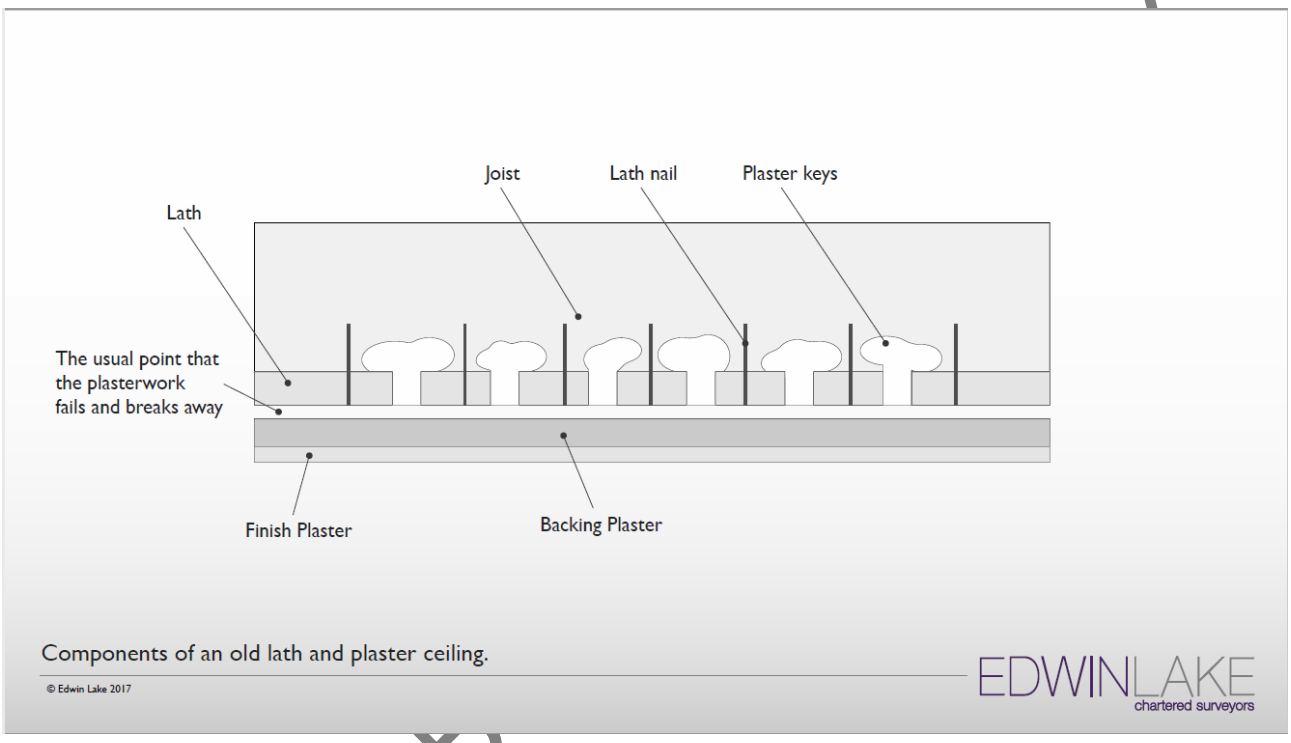
Overall external decorations are in satisfactory condition at present. They should be renewed as necessary in the medium term and every five years thereafter.

5. CONSTRUCTION AND CONDITION - INSIDE

5.01 Ceilings

Given the age of the property, it is possible that original ceilings would have been of lath and plaster construction. Most of the original ceilings have been replaced and the ceilings in the loft bedroom at second floor level and in the extensions were constructed with plasterboard finishes. The ceilings have smooth plaster finishes.

The diagram below shows old lath and plaster ceiling construction.



Ceiling Structures

Most of the supporting structures to the ceilings at ground floor level double as the floor joists to the accommodation above. These timbers should be reasonably robust in construction. As a precautionary measure, the ceilings should be checked for wood-beetle infestation and treated if necessary. The risks of serious damage are low in comparison to an old house although wood-beetle is common, especially in rural areas.

It appears that the original ceiling structures at first floor level have been replaced in conjunction with the redesign and reconstruction of the original roof. Consequently the timbers will be of relatively modern construction and there are no signs of problems where joists were visible in the loft or eaves spaces.

The ceiling finishes within the loft bedroom at second floor level are secured beneath the roof trusses. Again, no signs of problems were noted in respect of the supporting structures.

Ceiling Finishes

The ceiling finishes within the property are in satisfactory condition overall. Any slight cracks at joint sections or around the perimeter of the ceilings should be professionally repaired before next redecoration.

The ceiling in the dining room at ground floor level appears to be one of the few remaining older ceilings and some imperfections and repaired cracks were noted. You could consider removing this old ceiling and replacing it with plasterboard and a new smooth plaster finish. This is not necessarily urgent or essential.

Older ceiling finishes may remain in other parts of the house at ground floor level however the finishes elsewhere are generally better than in the dining room and no repairs are required.

5.02 Internal Walls

Internal walls within the property are of predominantly masonry construction with some timber-framed partition walls, for example between the en-suite shower room to bedroom two and the main family bathroom to the left rear of the property. There are timber-framed partition walls also around the en-suite bathroom in bedroom one.

Structural alterations have been made as part of past works of extension and alteration. It is not clear in all instances how and where changes have been made but some of the internal masonry walls at first floor level are now supported on beams or joists where there is no corresponding wall beneath. Examples include the masonry wall which is present between bedroom three and bedroom four to the centre rear of the property where there is a recess in the dining room below. The rear wall of bedroom two is of part masonry construction and, again, it will be supported on a beam where the kitchen is open into the breakfast area. Enlarged openings have probably been created also between the entrance hall and the sitting room. As mentioned elsewhere in this report, the past works of extension and alteration appear to have been completed to a generally satisfactory standard and there is no cracking or other signs of inadequacy where alterations of this type have been made.

Slight cracking may affect the walls on a seasonal basis due to changes in moisture content of the soil and seasonal factors. The original foundations will be relatively shallow and a degree of movement should be expected. Cracks of this type may recur but they should not progress or worsen.

Wall Finishes

The plaster wall finishes at ground, first and second floor levels are in generally satisfactory condition.

No evidence of dampness was noted in the lower walls of the property.

5.03 Fireplaces, Flues and Chimney Breasts

There is a fireplace with a solid fuel stove in the sitting room and a fireplace with gas fire in the snug to the front at ground floor level.

The solid fuel stove installation appears satisfactory and there is a notice plate secured above the stove. The register plate and hearth are well constructed and there is a rain-cap fitted to the chimney pot externally. Commissioning documentation should be obtained for the stove and it is important to arrange for the flue to be swept by a qualified chimney sweep on an annual basis. A good quality carbon monoxide alarm should be maintained in the sitting room at all times.

The gas fire in the snug is supplied by bottled propane gas. The flue rises vertically and it is visible in the eaves space to the front. The flue pipe discharges to a vented ridge tile. It is recommended that you arrange for the gas fire to be checked, serviced and tested by a qualified contractor before use. Specific comment should be requested in relation to the adequacy of the flue and it may be advisable to provide extra bracket fixings to avoid accidental damage which could have serious consequences. Comment should also be obtained in respect of the adequacy of gas supply pipes and storage arrangements for the propane bottles. These are enclosed within a timber structure which is also used for storage of logs.

5.04 Floors

Floors are of predominantly solid construction at ground floor level and suspended timber construction at first and second floor levels. The floors have a combination of carpet, tile and wood coverings.

Superficially the solid floors and tile finishes at ground floor level are in satisfactory condition. There are no signs that repairs are required.

The floors in the hall and dining room have a wood board finish. It is likely that these floors are in fact of solid construction with a wood board finish over which is secured to battens. Similar comments apply to the floor in the sitting room which has chipboard beneath carpet.

Further investigation should however be carried out to check the construction of the floor in the snug to the centre front of the property. This floor has the feel of a conventional suspended timber floor and, as such, there will be a requirement to provide ventilation to help avoid dampness in the sub-floor void which could otherwise result in rot or wood-beetle damage. If the floor is of conventional timber construction, a number of sub-floor air vents should be installed in the lower front wall. Similar comments apply to the floor in the dining room although this floor could have traditional boards secured to battens above a solid structure.

Most of the floors at first floor level have traditional timber boards with most joists spanning from side to side taking support from the internal masonry walls at ground floor level.

The floors are firm and level underfoot with no signs of hidden problems. It would be prudent to check the condition of concealed timbers for any evidence of wood-beetle activity which is relatively common in properties of this age, particularly given the rural location. Any active infestation should be spray-treated by a specialist contractor.

The floors in bedroom one, in the dressing area and in the en-suite bathroom have chipboard coverings beneath carpet. These were found to creak loudly underfoot to the extent that a repair will be necessary. Unless the creaking can be alleviated by lifting and re-fixing the existing boards, it may be necessary to replace the existing chipboard with more substantial modern moisture-resistant board, good quality ply or equivalent. Boards are best fixed by gluing joints together and with extra screw fixings to the joists beneath.

Floors in bathrooms and shower rooms are often affected by problems of condensation and leakage. These floors should be checked when coverings can be lifted and repaired if found necessary. In the case of the en-suite bathroom to bedroom one, it may be advisable to replace the existing floorboarding with good quality marine ply or similar when sanitary fittings are next replaced.

5.05 Internal Joinery including Kitchen Fitments

Internal Doors

Internal doors are of both modern and older panelled construction. There are glazed timber and timber doors at ground floor level. The majority of doors are satisfactory. You may wish to consider replacement of the older flush-panel doors, for example the door to the main bathroom at first floor level and the door to the ground floor WC.

It was noted that there is no door at either top or bottom of the stair leading to the loft room at second floor level. In the past, there have been requirements to install fire doors where a property has accommodation over three floors. Although such requirements change over the years, certainly it is normally considered necessary to install a door at either top or bottom of a staircase leading to second floor level to prevent smoke-spread in the event of fire. It is therefore recommended that either a new door be fitted at the top of the staircase or that a door be fitted at the foot of the staircase and the stairway itself be enclosed. Consideration could be given to upgrading of existing doors with doors to resist fire-spread.

Installing a good quality fire detection and alarm system is recommended and could be considered to offset other inadequacies in relation to the fire safety, for example the absence of fire-doors at ground and first floor levels.

Skirtings and Other Joinery

Skirtings and other joinery should be checked when the property is empty of furniture and stored items and prepared as necessary before redecoration.

Stairs

The stairs leading from ground to first floor level are of concrete construction. The stairs are firm underfoot and no obvious signs of problems were evident when the undersides could be viewed from beneath.

The stairs leading from first to second floor level are assumed to be of conventional timber or manufactured board construction. No obvious signs of problems were noted although, as mentioned above, the stairway may be best enclosed and separated with a new door to improve fire safety.

Kitchen Fittings

Fittings in the kitchen consist of a range of wall units and base units with work surfacing over. There is a gas range cooker to the left side and an extractor fan in the upper front left corner. There are also fitted cupboards, work surfacing and a sink unit in the utility room.

Although the fittings have been maintained, they are now fairly old and of a dated style. It is recommended that you plan and budget for replacement in the medium term.

As part of this work, it may be necessary to renew electrical circuits, water supply pipes and waste water pipework.

5.06 Internal Decorations

Internal decorations are in satisfactory condition overall. The removal of furniture and stored items may reveal the need for redecoration over the short and medium term. Decorations, for example in bedroom one, are of a dated style.

5.07 Cellar/Basement

There are no cellars or basements to the property.

5.08 Rising and Penetrating Dampness

Rising Dampness

Properties of this age were generally built with reasonably effective damp-proofing precautions. The lower walls of the property were tested, where possible, using an electronic moisture meter and no signs of serious dampness were detected.

Planters which are present to the front of the property have effectively raised external ground levels potentially bridging the damp-proof course and increasing the risk of dampness inside. There are no obvious signs that this has caused problems at present however lowering of soil levels immediately adjacent to the walls would reduce the risk of dampness in the future.

Provision of improved sub-floor ventilation to any conventional suspended timber floors at ground floor level is also recommended as a measure to promote dry conditions below floor level and therefore reduce the risk of dampness in the walls.

Penetrating Dampness

Older buildings can be vulnerable to problems of penetrating dampness due to shortcomings, for example in the construction of early cavity walls. There are some vulnerable areas at roof level including around the roof-light windows to the rear and around the dormer windows to the front and right side of the right side extension.

Flat roofs are always vulnerable to problems of leakage and it is important to maintain the roof coverings, as described in Section 4.02 above.

No signs of serious penetrating dampness were noted at the time of inspection although it is important to maintain all external elements as described above.

Condensation

No signs of significant condensation were noted within the property but condensation can become a serious problem depending on levels of occupancy, ventilation and heating patterns. Condensation is normally most problematic in the winter. Condensation, including beneath the roof slopes, could occur if the property is more fully occupied.

Causes of condensation are as follows:

- Water vapour generated by normal activities such as cooking, bathing, breathing and clothes-drying will cause raised levels of humidity if there is a failure to ventilate the property adequately on a constant and daily basis.

- Cool air holds less water vapour than warm air. Repeated cycles of warming and cooling will result in the condensation of water vapour on the colder wall and window surfaces.

- Inadequate levels of heating combined with a lack of insulation within the fabric of the building. Condensation will be avoided if the fabric of the building is maintained at a reasonable and stable temperature. Heating should be constant but low-level avoiding significant fluctuations. This will be more easily achieved through the use of a central heating programmer and room thermostat.

Below are listed reasonable and practicable solutions which are both ‘building-related’ and ‘life-style related’. Addressing all together will significantly reduce the moisture, condensation and mould growth within the property.

Mould growth which appears must be removed immediately with a proprietary cleaning product. Mould is harmful to health.

Building-Related Recommendations

- Install extra roof ventilation possibly with a system of eaves and ridge vents for improved air circulation around the roof timbers. Ventilation will need to be maintained when the flat roof coverings above the utility room are replaced.

- Install / maintain good quality mechanical ventilation in the kitchen, bathrooms and shower room.

Life-style Related Recommendations

- Ensure that windows are left open for a reasonable period each day, particularly during and after using the shower and after cooking. Try to promote a reasonable flow of air through the property by opening internal doors and both front and rear windows at the same time. It is arguably most important to maintain ventilation of this type in the winter months. If the fabric of the building is warm, and not just the air, then reasonable and controlled ventilation should not cause too much discomfort.

- Condensation on the faces of windows will inevitably occur in winter. It should be wiped-off on a daily basis as and when necessary.

- Clothes should be dried externally whenever possible. In winter it may be necessary to use a tumble dryer although these will still increase temperature and moisture content. Drying clothes internally and on radiators should be avoided.

- It is important that the property is heated properly. Periods of relatively high temperature followed by lower temperature will exacerbate condensation problems significantly. A more constant lower level of heating is required. This will help warm the fabric of the building to help avoid condensation.

- Minimise the number of house plants and pets present. All water used by plants will be directly transpired resulting in increased water vapour in the atmosphere.

5.09 Timber Decay and Infestation

Properties of this type require careful maintenance in order to avoid problems of dampness and timber decay. Key to this is the use of sympathetic materials and the provision of good ventilation. This will reduce the moisture content within elements of the construction and hence reduce the risk of dampness, rot and wood-beetle activity.

Floor timbers should be checked when coverings can be lifted and wood-beetle should be spray-treated by an approved contractor if active. Active wood-beetle can be identified by clean or fresh flight holes and the presence of new wood-dust called ‘frass’. Please refer also to Section 5.04 and the diagram below.

Wood-beetle often affects the undersides of floors and boards can be found to be weakened and damaged even if they appear superficially to be in good condition on the surface.

No signs of active wood-beetle were noted but there could be active wood-beetle affecting concealed floor and ceiling timbers.

The diagram below shows the various types of wood-beetle common in the UK.

Insect	Name	Emergence Holes	Bore Dust	Comments
	Common furniture beetle.	 1-2mm	Lemon shaped pellets. Gritty when rubbed between fingers.	Softwoods and European wardwoods. Mainly to sapwood unless area is damp. Adults are attracted to windows and white surfaces.
	Death watch beetle.	 Approx. 3mm	Disc or bun shaped pellets. Gritty when rubbed between fingers.	Sapwood or heartwood of partially damp and decayed hardwood. Mainly oak.
	Powerpost beetle.	 1-2mm	Cream coloured. Very fine, feels talc-like when rubbed between fingers.	Not found in softwoods. Found in furniture and block or strip flooring. Well developed attack will leave a fine veneer on surface.
	House longhorn beetle.	 Oval holes 6-9mm	Sausage shaped pellets. Gritty when rubbed between fingers.	Attacks sapwood of softwoods, particularly roofing timbers. Presently restricted to Surrey.
	Wood boring weevil.	 Small, ragged approx. 1mm	Very small granular pellets.	Wood must be decayed and damp. Liable to move to other areas if wood starts to dry. No treatment required other than to dry out timber.

This table shows some of the more common types of wood-beetle found in the UK.

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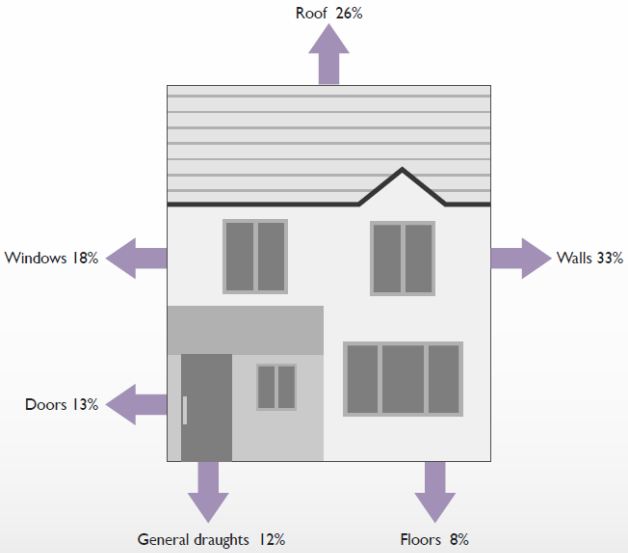
5.10 Thermal Insulation

The diagram below shows typical heat-loss from an un-insulated home.



This diagram shows typical heat-loss from a modern house.

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The thermal insulation qualities of this property will be poor in comparison to properties built to current standards and significant heat-loss will be experienced through un-insulated wall and floor structures. It is a large house and space and water heating costs will be higher as a result.

The following improvements should be considered:

- Upgrade loft insulation and insulation in the eaves areas to a depth of 300mm. It is important that adequate ventilation be provided as increasing the level of loft insulation will increase the risk of condensation occurring within the loft space. Consideration should be given to the use of natural wool-based insulation product which will have advantages in terms of moisture retention and avoiding condensation. Insulation should be fitted to the access hatches.
- The sloping ceilings could be further insulated using a high-performance board product such as Celotex or Kingspan with a laminate / bonded plasterboard finish.
- There are no obvious signs that cavity wall insulation has been installed in the original walls of the property. You could investigate further the possibility of installing cavity insulation. Whilst this is an effective measure to reduce heat-loss, it will also increase the risk of water ingress and potential problems of dampness inside.
- The flat roof coverings of the utility room extension will need to be replaced soon and the insulation within the roof should be upgraded to modern standards as part of this work.
- As the existing heating system comes towards the end of its life, you should consider installation of a ground or air source heat pump. Systems of this type are becoming more common and should be more efficient than an oil-fired boiler.

Other energy saving ideas:

- Fit aerating taps and shower heads to reduce water use. This can save money if you have a water meter and also energy costs relating to water heating.
- Fit reflective panels behind radiators where present on external walls.
- Buy energy efficient domestic appliances.
- Use only low energy light-bulbs.

6. SERVICES

PLEASE NOTE THAT ONLY A GENERAL INSPECTION OF SERVICES HAS BEEN MADE. SUPPLIES AND SERVICE INSTALLATIONS HAVE NOT BEEN TESTED.

6.01 Gas / Oil

Mains gas is not connected.

Space heating is provided primarily by the oil-fired 'Grant Vortex' boiler which is located in the garage.

There is an oil storage tank concealed by partitioning and vegetation in the rear garden. The tank is of comparatively modern plastic construction and it has concrete block supports. Although only a limited inspection was possible, the tank appears to be in adequate condition. The design and construction of the supports may not comply fully with current regulations in that it is normally recommended that the support or base extends 300mm beyond the sides of the tank. The tank appears level and there are no signs that the weight of the tank or the proximity to vegetation has caused problems. Combustible material around the tank should be removed.

The tank and pipes leading from the tank to the boiler should be checked annually when the central heating boiler is serviced by a suitably qualified contractor.

The gas range cooker in the kitchen and the fire in the snug are supplied by bottled propane gas which is stored within a timber enclosure to the rear of the garage. Again, the tanks and pipes should be checked annually when the gas appliances are serviced. It was noted that the gas bottles are enclosed within a timber structure which is also used for storage of solid fuel. The bottles would be better stored in a fire resistant structure separate from any other fuel source. See:

https://www.calor.co.uk/gas-bottles/advice/storing

6.02 Electricity

Mains electricity is connected with the meter being located externally to the left rear and the consumer unit being located to the left side of the garage.

The consumer unit is of a relatively modern type, the visible wiring is neatly fitted and there are a reasonable number of power points in most parts of the property. It is assumed that the electrical installation dates from the time the property was extended and modernised.

Current advice is to have systems tested every 10 years *and* upon change of ownership. You are strongly advised to have the system tested by a suitably qualified contractor who will provide a written quotation for all / any works of upgrading required.

As part of other works of improvement in relation to the electrical system, it is recommended that you install a comprehensive fire detection and alarm system. A heat detector should be fitted in the kitchen with linked smoke alarms in all other principal rooms. This is important because the property has accommodation over three levels and lacks other fire safety features.

Mains-wired carbon monoxide alarms should be maintained in all rooms with gas, solid fuel or oil appliances.

6.03 Cold Water

Mains water is connected. There is a stop-tap within the cloaks cupboard at ground floor level and externally to the rear of the property.

Like gas, oil and electrical services, the water and plumbing industry is likely to become more regulated over time and the water supply pipes and fittings in many older houses are likely to need to be updated and improved to meet modern standards. This will help ensure that the water supply is safe.

Watersafe is an umbrella body which includes seven approved trade organisations and can help you to locate a qualified plumbing contractor. It is important to use a qualified contractor when undertaking any work. See:

https://www.watersafe.org.uk/

It appears that the water pipes enter the property from the front passing beneath the right side lawn and to the external stop-tap to the rear.

Water pipes internally are likely to be comparatively modern dating from the time the property was extended and improved. It will probably be necessary to carry out some works of re-plumbing in conjunction with future replacement of kitchen and sanitary fittings and also when the space and water heating system is updated.

There are two primary cold water storage tanks located in the loft space to the right side of the property and in the eaves to the far left. The tanks are of plastic construction and appear to be reasonably well-covered and lagged. These tanks supply the hot water tanks which are present in the landing airing cupboard and in the dressing room to the rear of bedroom one.

As described below, the hot water system is of an older design and if it is to be upgraded with pressurised hot water tanks, there will be no requirement to maintain cold tanks of this type.

6.04 Hot Water

Domestic hot water is supplied by the oil-fired 'Grant' system boiler which is located to the rear of the garage. There are two open-vented hot water tanks located in the landing airing cupboard and in the dressing room to the rear of bedroom one.

Both tanks are of some age and hot water pressure is relatively low being dependent on the size and height of the cold water tanks in the loft. For this reason, electric pumps have been installed to increase hot water pressure to the showers. Electric pumps will require periodic maintenance / replacement.

As mentioned above, the property has an older type of hot water system and you should consider upgrading with the installation of one or two pressurised hot water tanks.

Two larger tanks will be able to provide a more satisfactory volume of hot water at reasonable pressure without the need for electric pumps. New tanks would also probably incorporate better lagging to help reduce heat-loss.

The tanks have electric immersion heaters for secondary water heating.

Please refer to Section 6.05 below.

6.05 Space Heating

Space heating is provided by the 'Grant Vortex' boiler serving conventional hot water radiators.

The diagram below shows the components of a heating system similar to that present in the subject property.

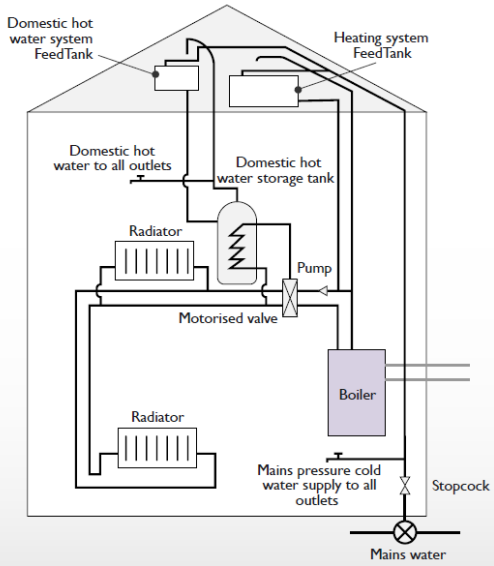

Diagram showing a traditional open vented heating and hot water system.

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The heating boiler is of a relatively modern type and it is understood that it has been installed within the last 10 year period. The owners of the property indicated that it has been regularly serviced and documentary evidence should be obtained to confirm. The boiler must be serviced annually by a qualified contractor.

The boiler condensate pipe should be lagged to prevent freezing.

Radiators should be periodically flushed to remove deposits and corrosion inhibitor added to the water. Over time, older radiators are likely to require replacement.

6.06 Sanitary Fittings

Sanitary fittings in the main bathroom at first floor level include a bath, separate shower cubicle, WC and washbasin. There is an en-suite shower room to bedroom two to the left side of the property incorporating a tiled shower cubicle with electric shower, WC and washbasin. Fittings in the en-suite bathroom to bedroom one include a WC, bath, washbasin and separate shower cubicle. There is a WC and washbasin at ground floor level.

The fittings were checked briefly as in normal use with no serious defects noted. The majority of fittings are however now of some age and most purchasers would wish to plan and budget for replacement in the medium term.

As part of this work, it will be necessary to carry out some works of re-plumbing and replacement of drainage branch connections, renewal of wall tiling and floor coverings. Floors should be carefully checked when fittings are renewed as small leaks and problems of condensation can cause concealed damage. Boarding to the floors in the en-suite bathroom to bedroom one may need to be replaced.

It is important to maintain / provide good quality mechanical ventilation in both bathrooms, shower room and in the ground floor WC. The extractor fan in the en-suite to bedroom two did not appear to be in working order.

6.07 Drainage

The property is assumed to be connected to the mains drainage system. The drains run primarily to the rear of the property although there will be connecting pipework to the left side and possible underground pipes running to the front and elsewhere serving surface water downpipes.

There are a number of access points to the drains to both front and rear of the property. The lids were lifted revealing drains of a combination of plastic and clay construction. Much of the underground drainage pipes have been replaced, presumably when the property was extended and modernised. These pipes should be in adequate condition.

Older pipework running beneath the rear garden is likely to be in less satisfactory condition and the need for repair cannot be ruled out. Because there is a long length of pipe running towards the left side boundary, the costs of any significant repairs could be high. For this reason, you should consider obtaining a CCTV drainage test to help prioritise and schedule maintenance.

There are a number of soil vent pipes present to the rear and left side of the property. These appear satisfactory although it will probably be necessary to replace some of the branch connections when kitchen and sanitary fittings are next renewed.

Formerly drainage was to a private septic tank. It appears that the old tank remains within the rear garden. The lid was lifted and it was found to be partly full of what appears to be surface water. Assuming the tank no longer serves any practical function, it should be properly decommissioned. Certainly it is essential that a secure / lockable cover be fitted to prevent children or others falling into the tank by accident.

It is likely that some of the rainwater downpipes, and particularly those to the front of the property, drain into soakaways rather than into the foul water system. Again, the condition of underground pipes is not known and the need for repair cannot be ruled out. Any old soakaways may not have been built to a good modern standard and they could have become blocked over time.

Your Solicitor should obtain a drainage search to provide further information in relation to the status and location of underground pipes.

6.08 Other Facilities

Not applicable.

7. THE SITE

7.01 Garage

There is a double garage to the left side of the property.

The garage is of concrete block construction with a mostly timber-framed flat roof which has mineral felt coverings externally.

The garage has been built to a satisfactory standard and no urgent repairs are required. The following points were noted:

- The roof structure is satisfactory with joists spanning from side to side being supported on a steel beam which spans from front to rear.

- The mineral felt roof coverings will have a limited life expectancy and will be prone to leakage. Repairs should be carried out as necessary in the short term before the roof coverings are renewed in the medium term. You should consider a good quality modern single ply covering or a GRP / fibreglass covering which will have a more satisfactory life expectancy than mineral felt. The roof should be constructed to a suitable fall to reduce ponding water. Alternatively it may be possible to construct a pitched roof.

- Slight cracking was noted around the lintels above the twin up and over doors. Cracks were visible internally and externally. This could be the result of shrinkage of the construction materials or possible slight settlement. The cracks should be repaired to maintain weather-tightness and observed for signs of further movement. There is a poplar tree growing relatively close to the left side wall of the garage and trees of this type have a high propensity to absorb water causing contraction of the soils and subsidence.

- The two up-and-over doors to the front of the garage have electric assistance. They were working correctly at the time of inspection. The doors will need to be maintained over time.

- Maintenance will be required in respect of external joinery to the main doors and the side pedestrian door and also in respect of the fascias to the left side of the garage which are in poor condition.

- It is recommended that you consider replacing the internal door between the garage and utility room. This door should be constructed as a 30 minute fire door and with a robust five-lever lock and possible additional bolts to improve security. Forced entry could be gained via the garage.

- There is a uniform crack within the floor structure. This may be the result of a relatively large area and either shrinkage of the construction materials or thermal factors.

7.02 Outbuildings

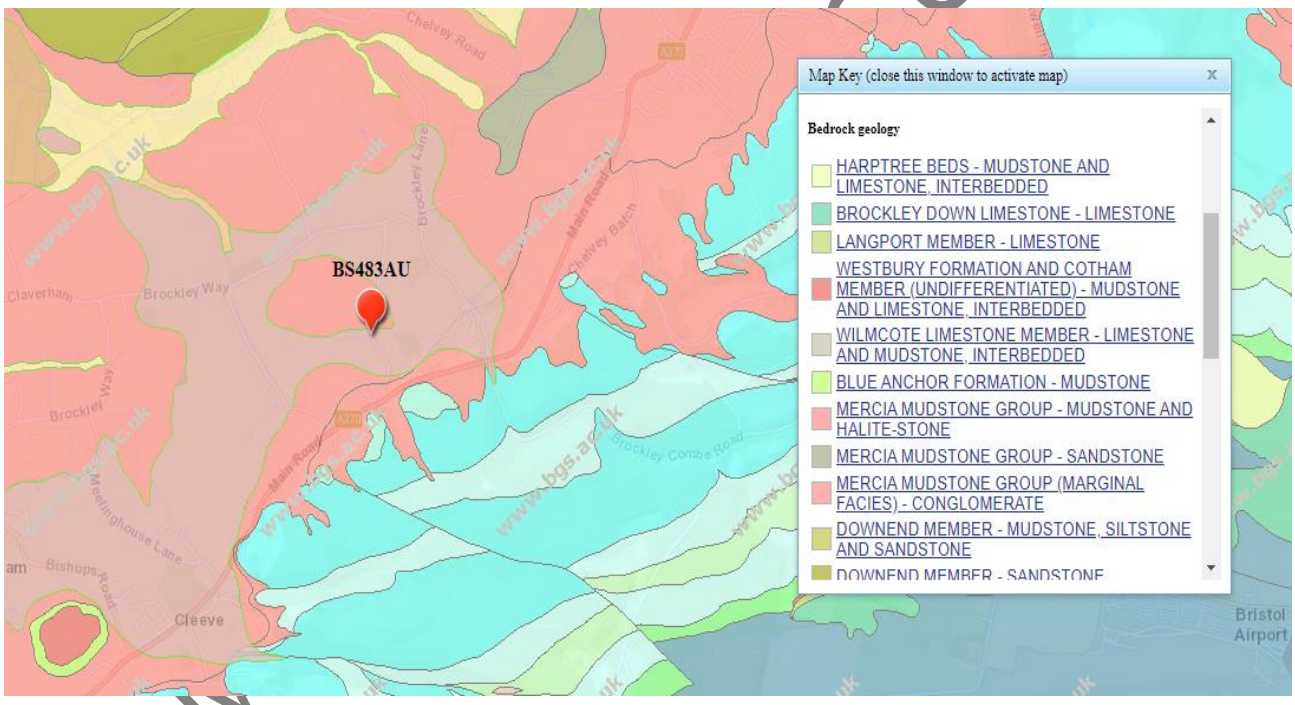
There are no permanent outbuildings.

7.03 The Site and Local Factors

The property occupies a level site with extensive lawned gardens to the right side and rear. There is a large area to the front providing space for off-street car parking. The parking area has a macadam finish.

The gardens have been well maintained. You may wish to consider future resurfacing of the drive however this is not necessarily urgent or essential at present. It would be expensive due to the large area.

As shown below, geological maps were consulted indicating that subsoils in the area are of varying composition and include mudstone, which is normally a mix of silt and clay. Clay soils experience volume change with variations in moisture content and this can cause structural damage. There is no evidence to suggest that the property is adversely affected.



7.04 Trees

There are silver birch trees growing close by to the right side of the property and a poplar tree beyond the left side boundary hedge. All trees have a capacity to absorb water and this can cause contraction of the soils in dry summer months and subsidence. The silver birch trees will present an increased risk as they grow over time and they would probably be best removed. Removal should be carried out over a period of years to avoid excessive hydration of the soils which can also cause problems.

The poplar tree growing beyond the left side boundary hedge probably does not constitute a serious threat at present although, as mentioned in Section 7.01 above, there is some cracking affecting the garage and poplar trees have a particularly high propensity to absorb water.

Creeper growing around the main walls of the house should be regularly cut back or removed to reduce subsidence risk, damage to underground pipes or ingress into the eaves, gutters etc.

7.05 Boundaries

Boundaries consist of predominantly mixed hedging with a post and rail agricultural fence to the right side.

There will be ongoing requirements and associated costs of maintenance in respect of the hedging.

Similarly the right side boundary fence extends to approximately 100m in length. The fence is fairly old and signs of damage were noted. Posts will be vulnerable to rot at ground level. The fence should be repaired in the short term and replaced in the medium term.

7.06 Wayleaves, Easements and Rights of Way

It is possible that water and drainage pipes serving the property pass over land owned by third parties and that services to other dwellings pass within the grounds of the subject house.

I am unaware of any wayleaves, easements or rights of way which may affect the property. Further enquiries will be made by your Solicitor.

7.07 Planning Permission and Building Regulation Approval

Your Solicitor should request confirmation that the following works were undertaken in accordance with all necessary Local Authority permissions and approvals. Certain works such as replacement of windows, doors and other glazing and matters relating to installation and servicing of gas appliances and electrical fittings can be approved through a Competent Persons Scheme.

Where works have been completed recently without the necessary Local Authority consents the owner of the property should be requested to obtain retrospective consent, for example a Building Control Regularisation Certificate. You should not rely upon any indemnity insurance policies which may not put right any problems with the construction. Without the necessary consents problems may arise on future resale:

- Construction of the right side extension, garage extension and associated internal alterations (Planning Permission and Building Regulation approval).
- Installation of any replacement windows or doors fitted after April 2002 (FENSA certification or equivalent).
- Commissioning documentation and service records for the oil heating boiler (Competent Persons Scheme certification).

- Installation of the oil storage tank (Competent Persons Scheme certification).
- Service records for the gas range cooker and gas fire in the snug together with any certification for the private gas installation in general (GSR certification).

Conservation Area Status

The property is not located in a Conservation Area.

Listed Building Status

The property is not Listed as of Special Architectural or Historic Interest.

7.08 Environmental Matters

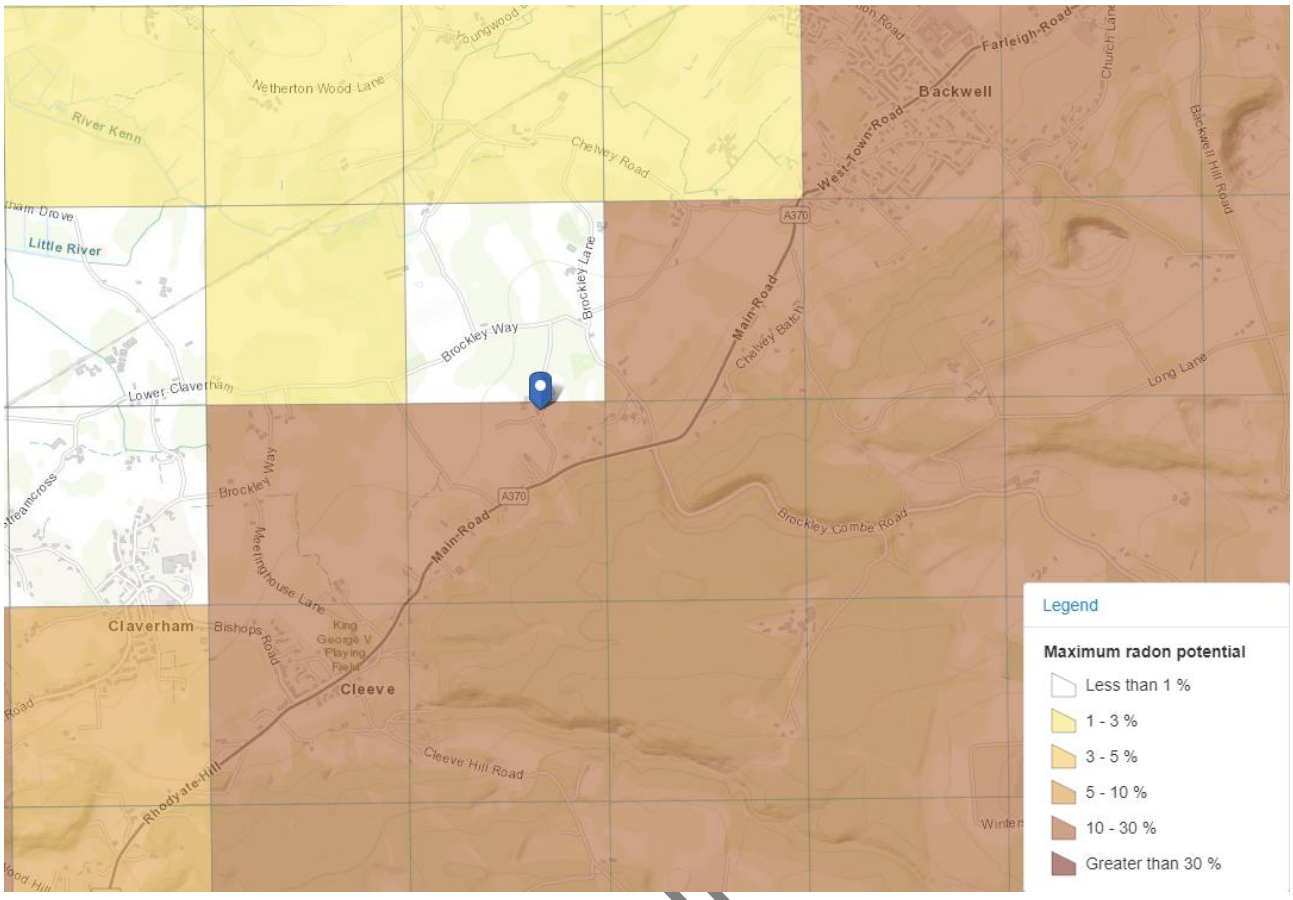
Radon Gas

As shown in the extract below, the property is located in an area of relatively high levels of Radon gas and this may have adverse effects upon health.

Radon gas accumulates in the lower parts of a property and so it is important that good levels of ventilation be provided at all times. Further information may be sought from Public Health England. See:

www.ukradon.org

It is recommended that the property be tested and if necessary, suitable measures installed to prevent the accumulation of Radon gas. An expedited test can be carried out before purchase although a standard test takes around three months. Testing kits are available for purchase for around £50.



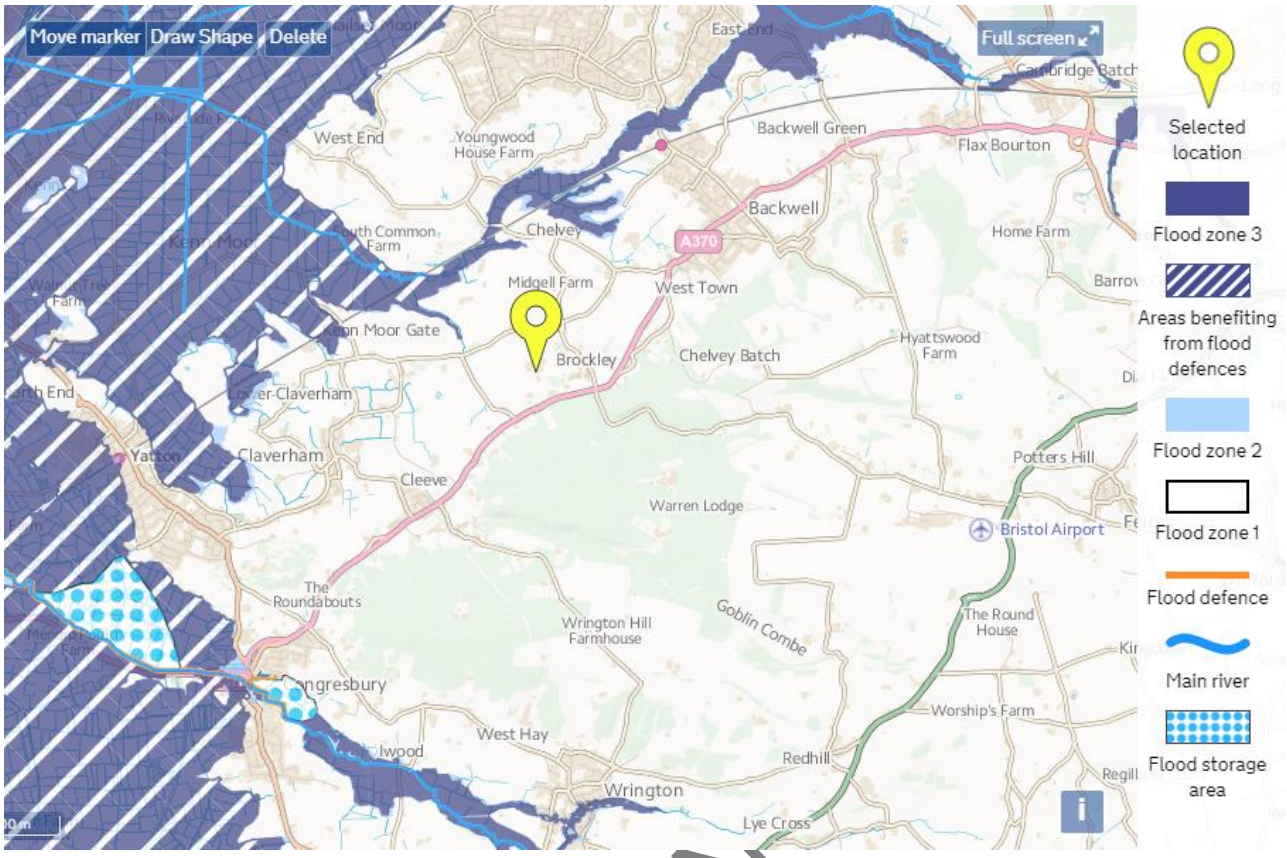
Source: Public Health England

Coal Mining

The property is not located in a former coal mining area.

Flood

The property is not located in a flood risk area. It is however in a relatively low-lying area and areas close by could be affected by flood, as shown below. There is a drainage ditch parallel to the left side boundary hedge.

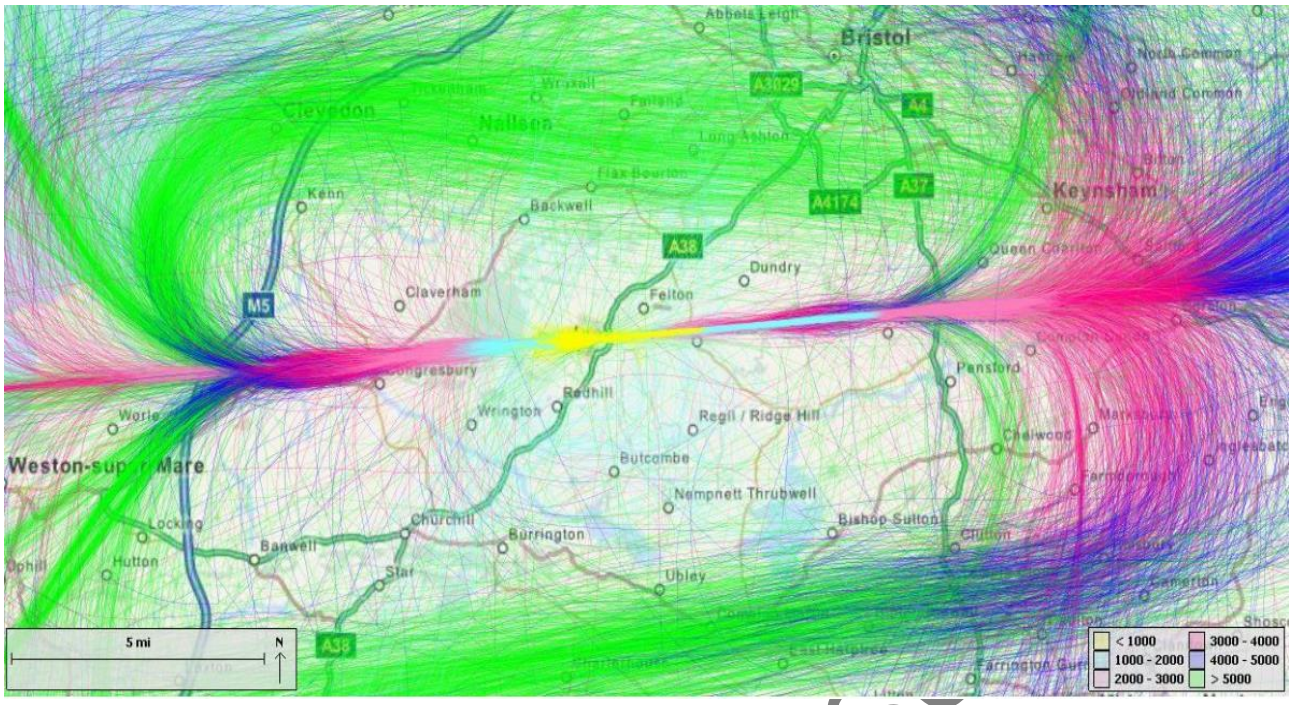


Other

It is recommended that a detailed Environmental Report be obtained to provide further information on environmental factors such as past land use, mining, quarrying, landfill sites, radon gas, flood.

Some noise disturbance, possible odour and other issues such as crop spraying may be experienced given the rural location and proximity to farm premises.

Noise disturbance may also be experienced as a result of the proximity to Bristol airport. Noise levels will increase after the coronavirus lockdown and you should check flight path maps to help assess the impact on the subject property. The image below shows departures and arrivals and the height of aircraft. It is historic and volumes will have increased.



Aerial maps, as shown below, show a corridor of 'disturbed' land outside the right side boundary and passing through the area. Further enquiries should be made to ascertain what this relates to and if it could have any impact on the property. It could be related to services or infrastructure such as drainage or water pipes or possible power cables.

8. HEALTH, SAFETY AND SECURITY

8.01 Health and Safety

Asbestos

"Asbestos can be found in any building constructed before the year 2000. When materials that contain asbestos are disturbed or damaged, fibres are released into the air. When these fibres are inhaled they can cause serious diseases. These diseases will not affect you immediately; they often take a long time to develop, but once diagnosed, it is often too late to do anything. Around 20 tradesmen die each week as a result of past exposure." Health and Safety Executive. See:

http://www.hse.gov.uk/asbestos/dangerous.htm

Asbestos products are often concealed from view. Identification requires laboratory analysis which can be carried out by a specialist contractor.

No asbestos materials were noted.

Carbon Monoxide

The following information was taken from the Health and Safety Executive Website. See:

http://www.hse.gov.uk/gas/domestic/co.htm

'Carbon monoxide (CO) is a colourless, odourless, tasteless, poisonous gas produced by incomplete burning of carbon-based fuels, including gas, oil, wood and coal. Carbon-based fuels are safe to use. It is only when the fuel does not burn properly that excess CO is produced, which is poisonous. When CO enters the body, it prevents the blood from bringing oxygen to cells, tissues, and organs.

You can't see it, taste it or smell it but CO can kill quickly without warning. According to HSE statistics every year around seven people die from CO poisoning caused by gas appliances and flues that have not been properly installed, maintained or that are poorly ventilated. Levels that do not kill can cause serious harm to health if breathed in over a long period. In extreme cases paralysis and brain damage can be caused as a result of prolonged exposure to CO. Increasing public understanding of the risks of CO poisoning and taking sensible precautions could dramatically reduce this risk. There are signs that you can look out for which indicate incomplete combustion is occurring and may result in the production of CO:

- Yellow or orange rather than blue flames (except fuel effect fires or flueless appliances which display this colour flame).
- Soot or yellow/brown staining around or on appliances.
- Pilot lights that frequently blow out.
- Increased condensation inside windows.

Carbon monoxide can be produced by any combustion appliance, including those that burn fossil fuels e.g. oil, wood and coal. If you have one of these appliances you should make sure that it is serviced and maintained by a competent person and the chimney is regularly swept.'

It is essential that a good quality audible carbon monoxide alarm be maintained in all rooms with an oil, gas or solid fuel appliance.

Legionnaires' Disease

The following information was taken from the Health and Safety Executive Website. See:

http://www.hse.gov.uk/legionnaires/what-is.htm

'Legionellosis is a collective term for diseases caused by legionella bacteria including the most serious Legionnaires' disease, as well as the similar but less serious conditions of Pontiac fever and Lochgoilhead fever. Legionnaires' disease is a potentially fatal form of pneumonia and everyone is susceptible to infection.

People contract Legionnaires' disease by inhaling small droplets of water (aerosols), suspended in the air, containing the bacteria. Certain conditions increase the risk from legionella if:

- The water temperature in all or some parts of the system may be between 20-45 °C, which is suitable for growth.
- It is possible for breathable water droplets to be created and dispersed e.g. aerosol created by a cooling tower, or water outlets.
- Water is stored and/or re-circulated.
- There are deposits that can support bacterial growth providing a source of nutrients for the organism e.g. rust, sludge, scale, organic matter and biofilms'.

In light of the above and other possible water-related health problems, it is important to maintain the water pipes, internal fixtures and fittings etc. The temperature of water in the hot water storage tanks should be maintained at a satisfactory level to eradicate any bacteria.

It is also possible to arrange for a water system to be sterilised by a qualified plumbing contractor who has the experience and qualifications to sterilise a water system.

Lead

Lead was commonly used as a construction material in the past and indeed it is still the material of choice for much external detailing for example roof valley linings, chimney flashings etc. It was commonly used for construction of water pipes in older houses and also in paint.

There are numerous serious health risks associated with lead if it is ingested into the body, for example if there are lead water pipes leading to the property or internally. It is often the case that water pipes are hidden from view.

Normally it is recommended that further investigation be carried out to check for lead pipes and any old pipes which are still in use should be replaced. It is however likely that any old lead pipes were replaced when the property was extended and modernised.

Other

The following matters may constitute a risk to health and safety:

- Possible absence of safety glass in some critical locations, for example glazing adjacent to the stairs.
- Possible presence of radon gas.
- Unconfirmed certification for the electrical system.
- Absence of a good fire detection and alarm system.
- Unconfirmed certification for the oil-fired heating boiler, gas fire and gas range cooker.
- Safety risks associated with the disused septic tank.

8.02 Security

Security precautions are average. It is however a property located in a quiet rural area and this means that forced entry could more easily be gained unseen if the property is left unoccupied. The following improvements could be considered:

- Replace door locks and upgrade security to the internal door between the garage and utility.
- Ensure that the burglar alarm system is regularly and professionally maintained.
- Install extra security lighting.
- Install a CCTV security system.
- Consider installing secure gated access to the front.
- Maintain boundaries. Defensive planting with spiky bushes can deter unauthorised entry.
- Gravelled paths make a silent approach more difficult.

9. MATTERS TO BE REFERRED TO YOUR SOLICITOR

We advise that you raise the following matters with your Solicitor or other Legal Advisers and seek sufficient clarification prior to entering into any legally binding contract:-

Please refer to Sections 7.05 to 7.07 above.

- Confirm tenure of the property and details of any restrictive covenants.
- Investigate further whether the property has had a history of subsidence and any associated insurance claims.
- Confirm, where possible, the ownership of boundaries and responsibility for maintenance where they are shared with neighbouring property.
- Ensure that there are no outstanding debts in respect of credit agreements to the property, fittings or contents remaining.
- Ensure that there are no road improvement or development proposals which would be detrimental to the property.
- Obtain a drainage search to provide further information in relation to the location and status of foul and surface water drains together with details in relation to responsibility for maintenance.
- Obtain service records for the central heating boiler and any safety certificate.
- Confirm the ownership / adoption status of all access roads and liability for maintenance.
- It is recommended that a detailed environmental report be obtained to cover the following: flood, land contamination, historical land use, radon and coal and other mining.
- Obtain details of any recent test of the electrical installation and safety certificate. Part P Certification from a competent contractor or from Building Control should be obtained for most electrical work carried out since 1st January 2005.
- Obtain copies of FENSA certification or Building Control approval for any replacement windows and doors fitted after April 2002 together with full details of any transferable Guarantees.
- Aerial maps show a corridor of ‘disturbed’ land outside the right side boundary and passing through the area. Further enquiries should be made to ascertain what this relates to and if it could have any impact on the property.

Any adverse discovery may have serious effects on the resale potential of the property and a possible detrimental effect upon its value. It may therefore be important for you to refer any such matter back to us before you proceed to exchange of contracts.

10. LIMITATIONS

- Many parts of a building, such as foundations and sub-floor areas, are concealed during construction and we do not disturb these.

- For practical reasons, we have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect.

- No ladders were raised for the close inspection of the upper parts of the building. My inspection was made entirely from ground level or from upper windows where available.

- Binoculars were used to inspect roof slopes, chimney stacks, etc externally and a dampness test meter was used internally.

- Where floor coverings were present, floors could not be inspected in detail. Concealed joists and other timbers were not inspected.

- As far as the service installations (electricity, hot and cold water, space heating, plumbing and drainage) are concerned, our inspection was a limited superficial one and in the absence of specific tests we cannot give warranty as to their condition, design or efficiency. Unless adequate documentation, service records and safety certificates are available all installations should be tested by competent and registered contactors.

- Underground pipes from rainwater downpipes or gulleys were not traced or tested.

- In drafting this report, we have limited comment to the more material matters and, in particular, we have not listed individually such minor items as slightly loose door or window fittings or minor decorative blemishes which have no structural significance.

- The property was occupied and fully furnished.

- The presence of furniture and stored items in most rooms restricted the inspection.

- Due to the nature of the construction, only a limited inspection of the roof timbers and underfelt etc was possible.

- It is not possible to comment in detail upon the construction of old solid floors and specifically the adequacy of damp-proofing precautions. Hidden floor timbers could not be checked.

Any advice given in relation to the cost of required works must be taken as an approximate guide only. Quotes from contractors will vary widely depending on a number of factors. You are strongly advised to obtain several written quotations from reputable contractors for the works required. This must be undertaken before purchase so that you are aware of the likely cost implications before you commit to buying the property.

This report is for the private and confidential use of the Client for whom the report is undertaken and for the use of their professional advisers 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 Edwin Lake Ltd.

11. ADDITIONAL ADVICE

Insurance Reinstatement Cost

The minimum cover for insurance rebuilding purposes is £650,000 (six hundred and fifty thousand pounds).

This is not related to the Market Value of the property.

The Gross External Area is approximately 325sq.m.

Signed……

Richard Lake, BSc, DipSurv, MRICS.

For and on behalf of
Edwin Lake Ltd

'Mirabelle', Entry Hill Drive, Bath, BA2 5NJ.
Tel: 01225 300879

Henleaze House, 13 Harbury Road, Bristol, BS9 4PN.
Tel: 0117 363 7699

Date: 21st May 2020

Appendix A.

Terms & Conditions

1. The inspection will include the main structure of the property and main outbuildings, any principal garage if applicable, and grounds and boundaries. Outbuildings of a prefabricated or temporary nature and specialist leisure facilities such as swimming pools are excluded. If there are extensive grounds or outbuildings these will not be inspected unless agreed beforehand.

2. The surveyor will inspect all reasonably accessible parts of the structure from ground level and other visible areas up to 3.0m in height from ladders, or with the aid of binoculars, where appropriate. No furniture, floor coverings or floor boards will be lifted or removed. No parts of the property will be forced or laid open to make it accessible and no destructive tests will be undertaken.

3. The surveyor will inspect the roof spaces if there are available hatches with safe and easy access. The surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single-storey roof, not more than 3.0m (10'0") above the floor or adjacent ground. It may therefore not be possible to inspect roofs above this level; in such cases, pitched roofs will be inspected by binoculars. The surveyor will follow the guidance given in Surveying Safely issued by the RICS in August 2006 as amended from time to time together with any other relevant Health & Safety guidance from RCIS.

4. Services are often hidden within the construction of the property and, as a result, only the visible parts of the available services can be inspected. The surveyor will not carry out specialist tests, or test or assess the efficiency of electrical, gas, plumbing, heating or drainage installations (or whether they meet current regulations) or the inside condition of any chimney, boiler, or other flue.

   Manhole covers will be lifted where accessible and practicable. No tests will be applied unless previously agreed. The surveyor will report if, as a result of the inspection, tests are considered advisable, and, if considered necessary, a test and report from a specialist.

5. The surveyor will not be responsible for arranging the testing of service installations unless specifically instructed to do so. Specialist tests can be arranged at an additional fee. Due to the specialist nature of these tests neither the surveyor, nor the lender can accept any liability with regard to the accuracy or content of a specialist's reports. Liability will be assumed by the contractor appointed.

6. The surveyor will identify any areas which would normally be inspected which it was not possible to inspect and indicate where it is considered that access should be obtained. The surveyor will advise on possible concealed defects based on available visible evidence.

7. The surveyor will use all reasonable skill, care and diligence expected of a reasonably competent surveyor in carrying out the survey and preparing the report.

8. Parts of the structure, such as foundations, wall ties and woodwork which are covered, unexposed or inaccessible will not be inspected except where agreed to the contrary. No site investigations or environmental survey will be carried out and we can give no assurance whatsoever that the property is unaffected by mineral extraction, land-fill or noxious substances.

9. No enquiries will be made to Local and Statutory Authorities concerning such matters as Planning, road widening proposals or charges, sewers or services. The surveyor will comment to the extent of their current knowledge, but written enquiries should always be made by your legal adviser to the relevant Authority to confirm the latest position on such matters.

10. The survey does not include an asbestos inspection and it falls outside 'The Control of Asbestos Regulations 2012'. However the report will emphasise the suspected presence of asbestos-containing materials if the inspection identifies that possibility.

11. Unless otherwise expressly agreed or stated the surveyor will, in carrying out the report of the property, assume:

11.1 that the property has / is sold with vacant possession;

11.2 that all required, valid planning permissions and statutory approvals for the buildings and for their use, including any extensions or alterations, have been obtained and complied with and the relevant certificates have been / will be obtained;

11.3 that no damaging or hazardous materials or techniques have been used, that there is no contamination in or from the ground, and it is not land-filled ground;

11.4 that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown;

11.5 that the property and its value are unaffected by any matters which would be revealed by a Local Search (or their equivalent in Scotland) and replies to all the usual legal enquires, or by a Statutory Notice and that neither the property, nor its condition, its use, or its intended use, is or will be unlawful;

11.6 that an inspection of those parts which have not been inspected, would not reveal any material defects, to cause the surveyor to alter any valuation materially;

11.7 that the property is connected to and there is the right to use the reported main services on normal terms;

11.8 that sewers, mains services and the roads giving access to the property have been adopted, and that any lease provides rights of access and egress over all communal estate roadways, pathways, corridors, stairways and to use communal grounds, parking areas and other facilities; and

11.9 that in the case of a newly constructed property, the builder is a registered member of the NHBC, the Zurich Municipal Mutual, or equivalent and will construct the property to obtain its cover.

12. The Survey report will not include a valuation of the property unless otherwise agreed in writing.

13. Any valuation will be on the basis of market value defined as: The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The interpretive commentary as set out in the RICS Valuation Standards has been applied to the above definition.

14. We do not pay a referral fee or equivalent to any party who may have recommended us.

15. Any fees taken in advance are not client money and not subject to the RICS client money protection scheme.

16. In the event of you being dissatisfied with any aspect of the service provided, a copy of our complaints procedure is available on request.

17. Unless expressly agreed otherwise the surveyor will rely upon information provided by the client or client's legal or other professional advisers relating to the tenure, tenancies or other relevant matters. If information is not available the surveyor will use the accepted assumptions in Section 10 of this document together with those in the RICS Valuation Standards as applicable.

18. The report will be provided in writing as soon as reasonably possible after completing the inspection and investigations. Any verbal comments given to you prior to the receipt of the full written report are given in good faith but, in order to avoid any possible misinterpretation or misunderstanding, you should not act upon these verbal comments until the full written report has been received and studied.

19. The reports are provided for your use only and are confidential to you and your professional advisers. Any other parties who see the reports, including but not limited to other potential buyers of the property or other potential lenders, rely on them at their own risk and we do not accept any liability whatsoever to any such parties.

20. Nothing in this contract shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 or the Consumer Rights Act 2015, or under any such other legislation as may from time to time be applicable.

    Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract.

    Should you wish to cancel this contract on the day of the surveyor's inspection, or at any stage after the inspection, then any agreed fees and charges incurred by the surveyor will be payable.

Appendix B. Photographs

Right side chimney.

Deterioration to paint finishes and slight cracking affecting the front part of the chimney.

Roof coverings and valley structure around the right side extension. Note moss growth on the rear-facing roof and potentially vulnerable detailing around the side dormers.

Roof coverings to the rear showing four Velux roof-light windows, eaves joinery and rainwater fittings.

Slate roof coverings viewed from one of the Velux roof-light windows showing again moss and lichen growth.

Neat and satisfactory leadwork around the edge of the front porch. Note missing end section to gutter and faded plastic.

Roof slates to the lower part of the rear roof showing also plastic rainwater gutters. Wall finishes have been spoiled by vegetation.

Flat roof coverings above the rear part of the garage and utility extension. Note provision for ventilation to the flat roof. One of the vents has a missing rain-cap.

General works of maintenance will be required in respect of rainwater gutters and pipes including replacement of broken fixings. Plastic gutters, pipes etc will become brittle over time.

Slight cracking was noted, as shown here to the front of the property.

There are risks of structural movement due to the proximity of trees close by.

Render wall finishes were found to be generally sound and well-bonded to the masonry beneath.

Windows are of mostly timber casement construction with laminate glass. Note failed glazing until to the kitchen window as shown here.

Failed glazing units were also noted to the arched window adjacent to the stair.

Patch and filler repairs have been carried out to both windows and doors prior to last redecoration.

The roof-light windows are old and will need to be replaced in due course.

Front door.

Side door to the garage.

Rear door to the utility room.

Glazed French doors to the rear of the breakfast area.

Doors to the rear of the dining room.

Doors to the rear of the sitting room.

Eaves joinery will be vulnerable to rot and is likely to require repair in the future. Note satisfactory installation of the lower slate courses with triple covering visible in the eaves.

Deterioration affecting fascia joinery around the utility room. Note presence of eaves vents.

Roof structure above the side extension showing rafters having intermediate strut supports with bolted connections transmitting load to a steel beam.

One of several steel beams visible in the loft and eaves areas.

Cavity construction of the original brick walls with the roof frame being correctly supported on wall plates on the inner leaf of brick. No signs of cavity insulation were noted.

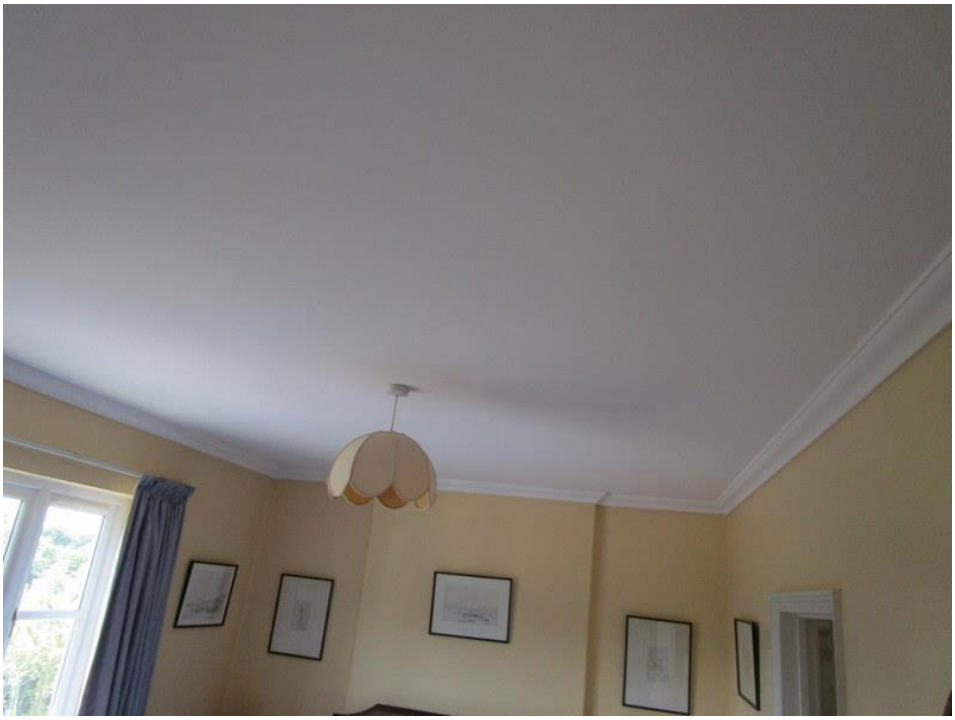
Flue outlet serving the gas fire in the snug. This should be checked by a qualified contractor before use and, as a precaution, extra bracket fixings provided.

The central section of the roof is of timber truss construction. The roof trusses were designed to facilitate construction of the loft bedroom.

Board insulation fitted between the roof trusses showing ventilation pathway designed to help avoid condensation.

Loft bedroom visible internally showing plasterboard ceiling finishes.

A new fire detection and alarm system should be installed.



Ceiling finishes within the property are satisfactory with no urgent repairs required.

Cracking was noted to some internal walls. The cracks are slight and are unlikely to indicate serious structural problems.

Structural openings have been created in a number of the internal walls as part of past changes in the layout of the property.

Concrete floor screed visible in the entrance hall.

The entrance hall and the dining room have board coverings.

Kitchen fittings showing gas range cooker and solid floor with tile finish.

Fittings in the utility room.

Wired glazing to the double doors between the hall and sitting room.

WC and washbasin in the main bathroom at first floor level.

Bath and shower cubicle in the main bathroom.

Sanitary fittings in the en-suite shower room to bedroom two.

Fittings in the en-suite bathroom to bedroom one.

Shower cubicle.

WC and washbasin at ground floor level.

The plastic oil storage tank is relatively modern and the block support appears adequate.

The 'Grant Vortex' oil-fired heating boiler located in the garage.

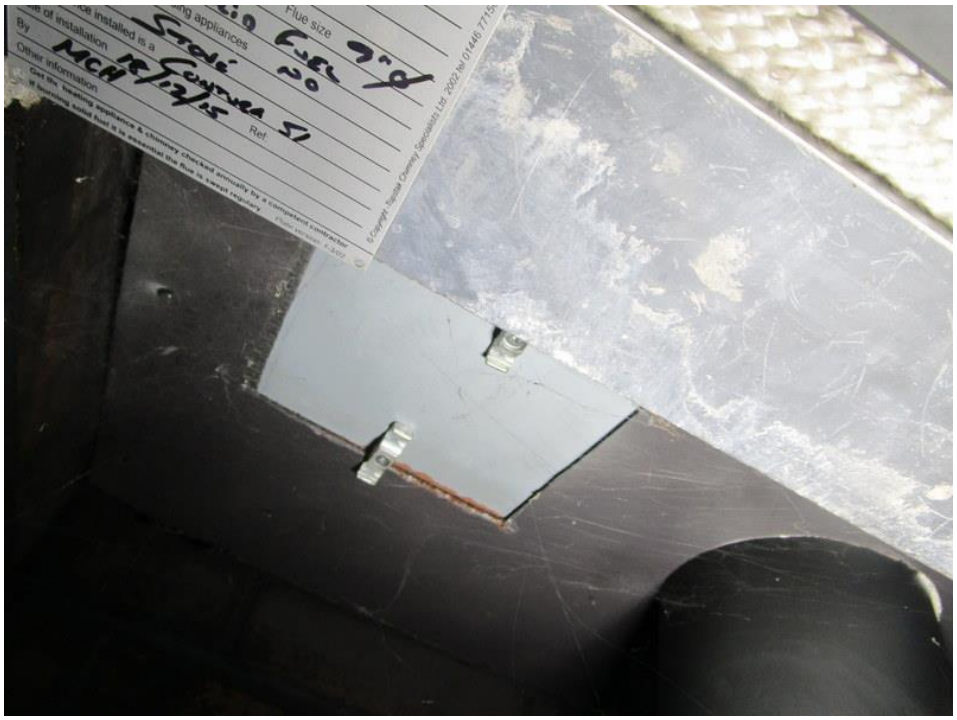
Older radiator with thermostatic valve.

The main hot water storage tank with electric immersion heater located in the landing airing cupboard.

There is a second hot water tank in the dressing room accessed via bedroom one.

External stop-tap and water meter to the rear.

The solid fuel stove located in the sitting room.



Register plate with safety notice.

Propane gas serving the gas range cooker and gas fire in the snug.

Electrical fittings in the garage. Note neatly fitted cables.

Gas fire in the snug.

Plastic drainage pipes to the rear of the property.

Clay pipework visible beyond in the rear garden.

It appears that the property was originally served by a septic tank private drainage system which remains in the garden. Assuming the tank is no longer in use, it should be decommissioned and removed. Alternatively, or as a short-term measure, it is essential to ensure that the lid is secured to prevent accidental entry.

Gardens and boundary fence to the right rear.

The fencing should be repaired in the short term and replaced in the medium term.

Garage roof structure showing timber joists and steel beam. The roof construction is satisfactory.