GOTO SURVEYORS

RICS

LEVEL 3

Your survey report

Property address

Client's name

Inspection Date

7th March 2025

Surveyor's RICS number

3

Contents

A

About the inspection and report

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A About the survey

As agreed, this report will contain the following:

- a thorough inspection of the property (see 'The inspection' in section M) and
- a report based on the inspection (see 'The report' in section M).

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

Any extra services we provide that are not covered by the terms and conditions of this report must be covered by a separate contract.

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using reasonable efforts to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the ‘elements’) of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

Reminder

Please refer to your **Terms and Conditions**, that were sent to you at the point you confirmed your instruction to us GOTO Surveyors Ltd, for a full list of exclusions.

A

About the inspection

Surveyor's name

Surveyor's RICS number

Company name

GOTO Surveyors Ltd

Date of the inspection

7th March 2025

Report reference number

O745390228

Related party disclosure

The surveyor is employed by GOTO Surveyors who are part of the GOTO group of companies. We are not aware that there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

Full address and postcode of the property

Weather conditions when the inspection took place

During our inspection of the property, the weather was dry, following a period of mainly wet weather.

Status of the property when the inspection took place

The property was occupied and furnished. The floors were covered. The property is owner occupied. Personal effects, stored items, furnishings and floor coverings within the property prevented the inspection of some areas.

B

Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note
To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section L, 'What to do now', and discuss this with us if required.

B Condition ratings

Overall opinion of property

It is important that the report is considered in its entirety before proceeding with the purchase. If there are any points which require clarification or on which you require further advice, please do not hesitate to contact us. Our comments reflect the overall condition of the property on the day of our inspection, although this report should not be interpreted as a definitive list of every single defect which may be present. Parts of the structure and fabric should not be expected to be 'as new' and due regard has to be given to natural deterioration due to the elements and usage.

The purpose of this report is to advise on the structural condition and state of repair of the property. The inspection has been carried out in accordance with the Terms of Engagement. The report should be construed as a comment upon the overall condition of the property and the quality of the structure, but not as an inventory of every single defect, many of which would not significantly affect the value of the property.

We are pleased to report that this property is considered to be a reasonable proposition for purchase if you are prepared to accept the cost and inconvenience of dealing with the various repair and improvement works reported. These deficiencies are quite common in properties of this age and type. If the necessary works are carried out to a satisfactory standard, we can see no reason why there should be any special difficulty on resale.

This survey report is confidential to the customer for the specific purpose to which it refers. It may be disclosed to the customer's professional advisers, but it shall not be disclosed to any other person, nor reproduced in whole or in part without the prior written consent from the customer and GOTO Surveyors Ltd, to specify who they would like it disclosed to.

B

Condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.

R

Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
Please find list of documents we recommend you obtain and have explained by your legal adviser prior to the exchange of contracts	Documents we suggest you request before you sign contracts:- - EPC Certificate, - Electrical Test Certificate and - Gas Safe Certificate. Your legal adviser should obtain certified copies of the installation and/or commissioning certificates relating to:- - Boiler. In addition to the above certificates, we recommend that the following documents are obtained:- - Planning Permission Approval and - Building Regulation approval. The following reports should be obtained:- - Flood Risk, - Environmental Assessment and - Coal Mining Information. Your Legal Adviser should obtain the Title Deeds although no discrepancy was noted. Any guarantees or warranties relating to the property:- - Replacement windows or doors (FENSA) and - Damp treatment. These should be transferred to your name on completion of purchase.	

3

Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name
E5	Fireplaces, chimney breasts and flues

Element no.	Element name
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating

2 Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D5	Windows
D8	Other joinery and finishes
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E8	Bathroom fittings
E9	Other
F3	Water
F6	Drainage
G3	Other

1 Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name
D4	Main walls
D6	Outside doors (including patio doors)
E4	Floors

Element no.	Element name
E7	Woodwork (for example, staircase joinery)

NI

Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
D7	Conservatory and porches
D9	Other
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

Further Investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

To assist we set out above, and in Section I1, the defects listed as a ‘Condition Rating 3’, which is a summary of the main items in need of repair that, in our opinion, you should attend to both now and allow for in the future. This is not intended to be an exhaustive list and we would recommend the report is read in full to gain an overall picture of the property.

You will note that a number of building elements have been categorised as 'Condition Rating 2'. There may be some benefit to carrying out the corresponding recommended works in conjunction with those rated 3, particularly if you intend to refurbish parts of the property or where expensive access equipment is required. In any case, you should obtain quotations for these works to assist you in planning your maintenance, repairs and upgrades in the context of your available budget.

You are strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts. As soon as you receive the quotations and report for the work specified above and the responses from your Legal Advisers, we will be pleased to advise you whether or not they would cause us to change the advice which we give in this report. We must advise you, however, that if you should decide to exchange contracts without obtaining this information you would have to accept the risk that adverse factors may come to light in the future.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a mid terrace house with two storeys. It has been extended to the rear.

Approximate year the property was built

Based on desktop research, our knowledge of the area and housing styles, we believe the property was built in between 1900 - 1929.

Approximate year the property was extended

The property has been extended to the rear. Based on our knowledge of construction, we believe this was built in between 1980 -1990.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

The property is not a flat or maisonette.

Construction

The property is built using traditional materials and techniques.

The walls are constructed from solid masonry and finished with brick. The extension walls are cavity masonry construction. The roofs are of pitched and flat construction with tiled and mineral felt coverings. The ground floor is built of solid construction. The upper floor is built of suspended timber construction. The windows and doors are of PVCu construction.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	1		1		1			
First		2		1				

Means of escape

The property appears to have an adequate means of escape in the event of a fire. However, it should be noted that we are not qualified fire risk assessors, and the commentary of a qualified fire risk assessor should be sought in order to establish the adequacy of the means of escape in the event of a fire.

Means of escape in case of fire is relevant to all occupiers of domestic property, and the requirements are covered in the current Building Regulations by Approved Document B. Homes constructed more recently should have been built in compliance with the relevant Building Regulations applicable at the time. However, subsequent alterations such as the removal of internal walls or conversion of the loft into habitable accommodation, which may have been undertaken without proper consents may result in non compliance. Older properties built before the introduction of Building Regulations, by definition, can never have complied with regulations and these are not retrospectively enforced.

The main means of escape to the property are via via the external doors. There is also another means of escape through the first floor windows.

It is now recommended that mains powered heat and smoke detectors are installed within all residential properties. There appear to be battery powered heat and smoke detectors installed, although these should be replaced with mains powered units as soon as possible.

It is recommended that windows at first floor level should not be locked in order to aid escape. It is important that all external windows and doors provide a suitable level of protection against unwanted entry into the property. You should ensure that the locks to doors and windows comply with the requirements of your insurers and we would always recommend that locks are changed when a property changes hands.

Things to consider when assessing the fire risk in a residential property:-
• Blocked, obstructed or restricted escape routes.
• Layout and length of escape routes to the final exit avoiding the kitchen.
• Condition of the staircase, walls and ceilings.
• Smoke and fire detection equipment.
• The type and condition of the space heating, open fires, electric fires and gas heaters.
• The condition of the electrical system and the likelihood of overloading.

C

Energy efficiency

We are advised that the property's current energy performance, as recorded in the EPC, is as stated below.

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating

The EPC indicates that the property has an Energy Efficiency Rating (EER) of C71 with the potential to achieve an C71 of B89.

Issues relating to the energy efficiency rating

The property appears to be as described in the EPC Certificate.

The EPC Certificate recommends consideration be given to the following energy improvement matters:-

Steps Recommended: cavity wall insulation, External or internal Wall insulation, Solar thermal panels and Solar photovoltaic cells.

The property extension is suitable for cavity wall insulation, provided that the necessary safeguards against thermal bridging, clear cavities and ducted vents, cable entry points are carried out. A brush strip may be required between properties.

The external walls to the property are of solid construction and are generally suitable for the provision of wall insulation. For this property, the provision of external wall insulation is possible, subject to the wall being assessed as suitable by a specialist with regard to condensation. The success of this type of insulation is to ensure that there are no thermal bridges around doors, windows, meters, door canopies or other similar obstructions.

If internal wall insulation is carried out, this will result in substantial disturbance and the loss of floor space internally, the calculations for condensation must still be carried out. Care should be taken to ensure there are no thermal bridges.

Solar Photovoltaic (PV) cells are used to supplement the existing electrical installation and are generally fixed to the roof. The orientation of the front roof slope should be suitable for such installations.

Solar thermal tubes preheat water for use in the central heating system and are generally fixed to the roof. The orientation of the front roof slope should be suitable for such installations.

It is felt unlikely that both Solar Thermal or Solar PV cells can be installed. Where either solar thermal panels or solar photovoltaic panels have been recommended, we would advise that specialist advice should be sought as to the suitability of the existing roof structure to carry any such additional loading. The installation of either solar thermal panels or solar photovoltaic panels may compromise the integrity of the roof finish and will make access for maintenance more difficult.

Mains services

A marked box shows that the relevant mains service is present.

☑ Gas ☑ Electric ☑ Water ☑ Drainage

Central heating

☑ Gas ☐ Electric ☐ Solid fuel ☐ Oil ☐ None

Other services or energy sources (including feed-in tariffs)

There are no other services or energy sources to comment upon.

Other energy matters

An increasing number of property buyers consider a good EPC rating (C+) to be a fundamental factor when buying a new home. This is influenced by the rising cost of energy and energy price cap increases.

To meet United Kingdom Carbon Neutral targets ahead of 2050, National Government and Local Authorities are proposing to introduce legislative and policy changes that might require retrofitting homes with upgrades such as thermal insulation and heating (including requirements for fossil fuelled boilers to be phased out). In addition, Mortgage Lenders are also starting to align their policies towards homes with good EPC ratings with ‘green mortgage’ deals and other incentives. These changes may impact the future saleability of property going forward.

It is likely to become increasingly important that property is improved in terms of its energy performance as recommended in the EPC. We recommend you begin considering upgrades to your property wherever possible. Some changes to the property may require specific consent from the Local Authority.

C

Location and facilities

Grounds

The property has gardens to the front and rear of the curtilage. The outbuildings comprise stores. These are located beyond the rear garden. There is no garage. There is no on-site parking. Off-site parking is not restricted.

Location

The property is in a village location. The property is situated in an established residential area with properties of differing character and age. The road outside the property is adopted.

We are unaware of any potential planning applications. You should ask you legal adviser to consider these when undertaking their searches (Please see Section H1 Regulations).

Photo - 2 Street Scene

Photo - 3 Street Scene

Facilities

For a village of this size, the local amenities and facilities are limited. Travel to nearby locations will likely be required for access to other amenities. The property is located approximately 5 miles away from SELBY where there are a larger number of facilities and amenities. There are a few schools in the immediate area. You should familiarise yourself with the locality and amenities before purchase.

Local environment

FLOOD RISK
The property is in an area that is at Very Low Risk - the risk is less than a 0.1% chance of flooding from rivers and seas in any one year. In addition, it is in an area that is at Very Low Risk - the risk is less than a 0.1% chance of surface water flooding in any one year. (see Sections I1, I2 and I3).

RADON
The property is situated in an area where less than 1% of the properties within a 1km radius are affected by high levels of radon. This is considered to be a very low risk. Radon is a toxic gas that can cause cancer over long term exposure and you should be mindful of this. Newer properties are usually protected

as they include a radon barrier built underneath the building.

We are not aware of any other issues in the local environment.

GENERALLY
We inspected the property during the day. At the time of our inspection, no significant sound from adjacent properties was noted. Given the property's age, it is unlikely that effective sound insulation was provided between adjacent properties during construction. Depending on the neighbours' lifestyle, sound transmission may be encountered during your occupation and could affect your quiet enjoyment in extreme cases.

We strongly advise that, prior to exchanging contracts, you return to the property on several occasions, particularly in the evening and on weekends, to establish who your neighbours are and whether their use and occupation of their property will produce unreasonable levels of sound transmission that could affect your quiet enjoyment. If known to you prior to purchase, this might lead you to reconsider your proposal to purchase the property.

We recommend that formal legal enquiries be made with the vendor to determine whether they have encountered any previous problems with noisy neighbours or other disputes during their ownership.

We are not aware of instances of aircraft, rail, road, or other noise unduly affecting this property. We recommend that your legal adviser makes formal enquiries with the local authority prior to purchase to determine whether there is any recorded evidence of noise pollution within the area that, if known to you at this time, would lead you to reconsider your purchase. Additionally, as part of pre-contract search enquiries, your legal adviser should determine whether there are any proposals for adjacent development or alteration to transport facilities (road, rail, and air) that could impinge upon your quiet enjoyment of the property.

In adjoining properties high levels of sound transmission from one unit to another may cause disturbance. Adjoining or nearby properties may not have been occupied during our inspection and we therefore cannot comment on the efficiency or otherwise of any sound reduction material or other measures taken that may have been incorporated between the various parts of the different structures.

We are not aware of any additional local factors, for example significant external noise and smell or other nuisances.

Other local factors

We are not aware of any additional other local factors.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

There may be hidden defects in areas not inspected. The condition ratings assigned throughout this report are based on what was visible at the time of inspection. It is possible that defects may exist in unseen areas and unless the property is fully inspected (with stored or obstructing items being removed), before exchange of contracts, there may well be additional repair costs which must be borne by you.

Only a limited view of elements at upper level was available from the ground.

Therefore where condition ratings have been allocated, these have been based on a limited visual inspection.

It was not raining at the time of our inspection therefore, we cannot comment upon the adequacy or water tightness of the rainwater goods.

1 2 3 NI

D1 Chimney stacks

2

We are unable to see the condition of the flaunching (the mortar into which the chimney pots are set), from ground level.

When access is possible to the chimney, it would be advisable to check the hidden areas to determine if the chimney is in an acceptable condition. Until access is provided, regular visual inspections should be carried out, particularly if the chimney is used as a flue for any open fires, multi fuel stoves, oil or gas boilers.

The property has one chimney stack and this is located to the right hand side. The chimney stacks are generally built of brick. The chimney has lead flashings. The stack is shared with the adjoining property. Any repairs should be done with their agreement regarding cost, time and method.

The jointing between the bricks is in a poor condition. The defective areas should be renewed.

You should instruct a competent contractor with a safe means of access to provide a quotation prior to exchange.

Chimney stacks are usually the most exposed part of any property and will therefore be prone to heavier weathering and wind damage. Good maintenance is essential to prevent deterioration, maintain stability and to prevent damp penetrating into the building. When undertaking high level repair work it is essential to check the condition of all hidden parts (including roofs and rainwater goods) to assess if any other repairs are needed. Until repairs are carried out regular checks should be undertaken internally for any signs of damp. Chimneys also serve an important role in the ventilation of a property (Please see Section E5 – fireplaces, chimney breasts and flues below).

Photo - 4 Defective pointing

D2 Roof Coverings

2

Our inspection of the roof surfaces was restricted by limited visibility from ground level and restricted sight lines. When access is possible it would be advisable to check the hidden areas to determine if they are in an acceptable condition. Until access is provided, regular internal inspections should be carried out for signs of water ingress.

The main roof is formed from a pitched design clad with clay pan tiles. The ridge tiles comprise clay tiles. The eaves are closed with mortar pointing.

We note that the ridge tiles are frost damaged and selective replacing is required. Mortar pointing to the eaves is cracked and missing in places, requiring repointing. The pointing to the ridge tiles is weathered to several locations, requiring repointing.

The roofs and any part of the roof structure should be maintained regularly to prevent water ingress and damage. We recommend the roof surfaces are inspected each autumn so that any repairs can be carried out before the winter begins.

FLAT ROOF
The flat roof over the rear extension is covered with mineral felt.

The flat roof covering appears to be in a satisfactory condition although it should be noted that the life expectancy is less than pitched roofs and the condition should be monitored regularly.

Flat roofs with bituminous felt coverings have a limited life depending on the standard to which they are constructed and the degree of exposure. The maximum lifespan is generally considered to be 10 - 15 years from new, although they can fail earlier. In this case there are no outward signs to suggest leakage, although minute leaks can occur which are absorbed into the fabric, taking time to appear, during which the roof timbers may deteriorate extensively. When you replace the flat felt roof, please remember that there are a number of modern alternatives to bitumen felt, such as single ply membranes, metal, fibreglass (GRP) or EPDM. Whilst theses are generally more expensive, they do have a significantly greater life expectancy and we recommend you discuss the most suitable option with a range of competent flat roofing contractors.

The use of EPDM and other sheet rubber materials for flat roofs is often considered when replacing a traditional flat roof. This is considered to be a longer life alternative than traditional

bitumen based mineral felts, however, some insurance companies do consider it to be a higher risk in terms of fire and may not insure a property if such a roof finish is used.

Photo - 5 Ridge - frost damage

Photo - 6 Eaves - Defective pointing

D3 Rainwater pipes and gutters

2

The weather was dry at the time of inspection. We are therefore unable to comment upon the adequacy of the rainwater goods in removing water away from the property and being designed to cope with heavy rainfall.

The rainwater goods are made up of PVCu components and fittings. The rainwater goods are shared with the adjoining property (see below).

The PVC rainwater goods are of considerable age and significantly stained, presumably due to long term minor leakages, beginning to discolour (solar degraded) and additionally are now likely to be brittle. Some sections are mis-aligned, and the rubber seals are likely beginning to perish, which will lead to leaking from the joints particularly at corners. In the first instance a minor overhaul and a thorough clean is required, checking that they are free from moss and obstruction. However, some sections will need replacing and you may consider it prudent to completely upgrade the rainwater goods. During our inspection defects were identified as follows: sagging gutters and leaking joints.

These defects can lead to the impaired function of the rainwater disposal system resulting in dampness internally and other external deterioration. The system now requires a thorough overhaul to leave it sound and watertight. You may wish to instruct a competent contractor to provide an estimate for these works and any necessary associated repairs. We recommend that the works are undertaken as soon as possible.

Gutters and down pipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater fittings should therefore be regularly checked for defects in order to prevent leakages and spillages which could lead to damp internally. It is important that rainwater goods are always well maintained as any leaks or spillages, if not dealt with, can cause deterioration and damage to the outer surfaces of the property and decay to joinery. Annual inspections during heavy rainfall are recommended. The downpipes discharge on the land of a neighbouring property. Permission will be needed for access should blockage occur. Your legal adviser should check your rights and liabilities in this respect, and we refer you to our comments in Section H.

Photo - 7 Rainwater goods - defective joints

Photo - 8 Rainwater goods - defective joints

D4 Main walls

1

The main walls are assumed to be of solid construction, and are approximately 300 mm thick. There was a visible Damp Proof Course (DPC) which is of slate. A remedial injected damp proof course has been installed. It appears as though the front elevation has been raised in height at some stage as the upper level bricks are more modern.

The extension walls are assumed to be of cavity construction, and are approximately 300 mm thick. There was a visible Damp Proof Course (DPC) which is of plastic.

The finish to the walls are of brick.

Within the limitations of our inspection, the wall surfaces appeared to be in a generally satisfactory condition and no significant defects were noted. The pointing is generally satisfactory, but there are some loose areas to the front and rear elevations, which will require raking out and repointing during routine maintenance using a suitable mortar.

Visible cracking to some mortar joints, particularly in the vicinity of window and door heads on the front elevation, suggests some deflection of underlying lintels. Whilst the pattern and extent of cracking does not give cause for serious concern, without disruptive investigations, we are unable to comment on the presence or adequacy of the lintels. You should arrange for the cracking to be raked out and repointed and for the area to be monitored in the future (see Section D5 – Windows and Section D6 – Doors).

Solid walls have to be carefully maintained to prevent damp penetration. Repointing and repairs to stone and brickwork are important to help prevent against internal damp penetration.

Visible evidence of an injected damp proof course was noted to the front elevation for which a guarantee may have been issued.

In cavity construction the inner and outer leaves of the walls are bonded together by means of wall ties. The cavity has not been inspected and we cannot comment on the condition of these ties, nor on the presence of waste material, which may block or obstruct the cavity. In cavity walls built after 1982, metal wall ties are less subject to corrosion.

D5 Windows

2

It is possible that there are hidden defects to the sills, reveals and other external components of the windows that are not visible from ground level or when viewed from inside. When access is possible to these areas, it would be advisable to check that hidden areas are in acceptable condition. Until access is provided, regular internal and external inspections should be carried out.

The windows are of PVCu construction with double glazed units.

The mastic seals between the window frames and the adjoining masonry are cracked and splitting. These should be raked out and resealed with an external grade mastic to prevent water penetration.

Otherwise the windows generally appeared to be in satisfactory condition for their type and age with no significant signs of deterioration. They will require ongoing routine maintenance (see below).

PVCu is commonly used in window replacement schemes. The quality of the product and the installation itself varies. These factors impact on durability and performance over time, and it is impossible to assess this from one inspection. In particular it is not possible to comment on the suitability, condition or durability of any strengthening element concealed within the frames.

PVCu windows need regular maintenance, including lubrication of the friction stay hinges and locking mechanisms. The PVCu itself requires regular cleaning and will discolour over time.

Since April 2002 replacement double glazing required either Building Regulation Approval or should have been installed by a contractor registered with an association such as FENSA, CERTASS or BM Trada, which are recognised by the Government under the 'Competent Person Scheme'. Your Legal Adviser should check whether any replacement units have been installed with either Building Regulation Approval or by a suitably qualified contractor.

Where replacement windows have been installed, we would have expected the supporting lintels to have been exposed and where necessary, to have been upgraded. Whilst there are no obvious indications to suggest serious defect without disruptive investigations, we are unable to confirm the adequacy of the lintels above the openings. A copy of their installation certificate should be obtained prior to the exchange of contract, if this is not available, then further investigations may be needed.

Over time double glazing seals can perish and fail, allowing moisture to form between the panes which eventually leads to misting on the inside of the glass. The presence of such moisture often depends on certain atmospheric conditions and therefore this problem cannot always be seen on a single visit. Where the windows abut the external wall finish, gaps between the window frame and finish often exist. The mastic that is used to seal these areas does have a limited life, after which it becomes brittle. Consequently, the mastic should be inspected on a periodic basis and replaced with an appropriate external grade mastic suitable for the location to prevent water penetration.

D6 Outside doors (including patio doors)

1

The external doors are of PVCu construction.

The external doors generally appeared to be in satisfactory condition for their type and age with no significant signs of deterioration. They will require ongoing routine maintenance to surface finishes, hinges and locks. The mastic seals between the door frames and the adjoining masonry are in satisfactory condition.

See our comments in Section D5 windows above in respect of: PVCu generally, FENSA certification for replacement units, the durability of sealed double-glazed units and sealants to components and wall junctions.

You should ensure that the locks to doors and windows comply with the requirements of your insurers. External doors provide the first point of exit in an emergency. You should always ensure that you are able to safely exit the building. We would always recommend that locks are changed when a property changes hands.

D7 Conservatory and porches

The property does not have a conservatory or porch. NI

D8 Other joinery and finishes

The fascia and soffit boarding is of timber construction. 2

The external decorative finishes are in poor condition and at least redecoration is required. However, you should budget for some timber replacement as rot is likely to be identified on closer inspection.

External timbers at eaves level require regular maintenance to help prevent against rot.

Photo - 9 Decorations - Defective

D9 Other

There are no other external elements to comment upon. NI

E

Inside the property

E

Inside the property

Limitations on the inspection

There may be hidden defects in areas not inspected. The condition ratings assigned throughout this report are based on what was visible at the time of inspection.

The property included areas with floor coverings, furnishings, personal effects, storage areas and cupboards which placed restrictions upon our inspection.

It is possible that defects may exist in unseen areas and unless the property is fully inspected (with floor coverings, stored or obstructing items being removed), before exchange of contracts, there may well be additional repair costs which must be borne by you.

1 2 3 NI

E1 Roof structure

2

Inspection of the roof space was restricted by the presence of insulation.

As a result of these limitations our inspection was carried out from the ladder, i.e. a “Head and Shoulders” inspection. We cannot confirm that areas not visible from this vantage point are free from defects. When access is possible to these areas, it would be advisable to check the hidden areas of the roof is in an acceptable condition. Until access is provided, regular visual inspections of the external elements and the ceilings should be carried out for signs of water ingress or other potential defects. Due to the limitations within the roof space, we were unable to test for penetrating dampness around the chimney stack. Penetrating damp is a common defect in these locations within properties of this age and type. We would recommend a closer inspection of these areas by a suitable contractor able to provide safe access.

The main roof void is accessed via a hatch on the landing. There is no fitted ladder. The roof space is not boarded.

The roof is formed from softwood timber of traditional construction comprising timber rafters which are supported along their span by timber beams or “purlins” which in turn support the roof covering. The rafters sit on the outer walls on top of timber wall plates to which they are secured. Timber ceiling joists support the ceilings to the internal rooms but also secure the rafter feet together thus preventing outward movement of the roof (roof spread). This is typical of properties of this age and type. The roofing felt beneath the main roof covering is a bitumen felt. The lining, often referred to as sarking felt, provides a second line of defence against water ingress. The roof appears to have been stripped and recovered as the property would not normally have been built with a sarking felt present.

The dividing walls (known as the party walls) are of brick. These provide a physical security barrier between adjoining properties and provide protection from fire spread between properties. The chimney passes through the roof void. It is integral with the party wall. The stacks in the void are of exposed pointed brickwork.

The visible roof timbers appeared to be in a reasonable condition for their age and type. No significant defects were noted. The roof linings appeared to be in good condition and free from tears or damage. Evidence of staining was noted to the timbers immediately surrounding the

chimney structure within the loft area. We would refer you to our earlier comments under Section D1 – Chimneys, regarding the condition of the chimney stack. The potential causes of the damp may include minor defects in the flashings that are not immediately visible, such as small splits or lifts at the edges of the flashings, deteriorated mortar around the chimney, porous brickwork or issues around the chimney pots, which could be potentially allowing water ingress. A specialist contractor should be instructed to undertake an inspection including checking nearby timbers for decay and undertake repairs as required.

Timber used in roof construction may undergo some splitting and/or warping with time due to reduction in water content and seasoning. This is particularly prevalent in older roofs and does not normally affect its structural integrity except in exceptional circumstances. Most importantly none of the timbers should be cut as this could considerably reduce the structural strength.

Roof timbers should be regularly inspected and maintained in good condition. Bitumen felt was commonly utilised as a roof lining during re-roofing of older properties from the 1950s and in property constructed from that time. Its use has since been superseded. Bitumen felt tends to rot at the eaves if not properly supported and the rear of the fascia and top side of the soffit boarding will become damp and provide conditions for wet rot to occur. Because it tends to weaken with age it is also susceptible to tearing and impact damage.

INSULATION & VENTILATION
Insulation is usually installed within roof voids; it is generally laid directly over the ceilings and is designed to prevent unnecessary heat loss. The roof void appears to be adequately Insulated. Condensation can be an issue within roof voids. In severe cases a lack of ventilation can result in fungal decay to the timbers. The Building Regulations require Insulated and lined (felted) roofs to be ventilated. The roof void appears to be adequately ventilated.

E2 Ceilings

2

Where there are built in fittings (cupboards, wardrobes, cabinets, etc.) it is difficult to fully inspect the ceilings unless the fittings have all the items within them removed.

The ceilings are made of plasterboard and lath and plaster.

Defects to the ceilings were noted during our inspection these include: loose areas and uneven areas. These defects should be repaired soon.

There is evidence of condensation to the shower room. See below.

We would recommend that you arrange for a contractor to carry out an inspection of the ceilings and undertake repairs or replacement as recommended. The works identified are not considered to be urgent and should be undertaken when the next regular planned maintenance is undertaken. By planning these and other similar works together, the costs associated with specialist access should be minimised.

Condensation and mould growth can occur on ceilings. In most cases, this is due to a combination of poor ventilation, inadequate heating and localised lack of thermal insulation. Sloping ceilings in attics or adjacent to the eaves are particularly prone to condensation and mould growth. Owing to the construction of the property, it is often not possible to improve the insulation above the sloping ceilings. Therefore, the practical way to improve the insulation is to underline the existing ceiling with an insulated plasterboard., On staircases and other areas of limited head height, insulated plasterboard will reduce the available head height and may therefore not be a practical solution., To reduce the risk of condensation or mould growth, the ventilation, heating and insulation should be checked and adjustments made to balance these to obtain a good, habitable environment. and

The presence of condensation and mould growth in a property is considered to be a risk to people and we refer you to Section I3 below.

Modern ceilings are constructed of plasterboard. This is a sheet of plaster covered and protected by a thick layer of heavy paper. The boards are nailed or screwed to the underside of the ceiling or floor joists. The joints are usually taped over in readiness to receive a thin skim coat of plaster prior to decoration. It is common for minor cracks at the joints between the boards to appear and small areas of plaster skim can be dislodged by the fixings.

Lath and plaster ceilings are formed from timber laths fixed to the underside of the floor or ceiling joists. The laths are then covered with plaster that is strengthened by animal hair. The plaster is pressed up between the laths and this forms a key that holds the plaster surface in place. Generally, this is a very durable form of construction although, over time, the plaster key can deteriorate as the ceilings flex, causing cracks to appear and the plaster to become loose. The installation of central heating can also have an adverse effect on the ceilings. Eventually lath and plaster ceilings can become unstable with a potential for collapse. Total collapse is rare but sudden failure presents a risk to the building, inhabitants and contents. Regular inspection and assessment of any increase to the extent of visible cracking is important.

Where ceilings have been concealed by lining papers or other finishes such as Artex it is likely that if the coverings are removed during redecoration, then areas of plaster will become detached and require repair. In this situation it is often more economical to have the full ceiling replaced.

Spotlights have been fitted to the ceilings. These should be provided with half an hour fire protection.

Where ceilings have suffered from damp staining, it is difficult to stop these stains from burning through any new decorations. You should anticipate using a stain block in addition to any normal decorations you may wish to carry out. In extreme cases the only way to stop the staining burning through is to re-plaster the areas concerned.

Photo - 10 Loose ceiling repair

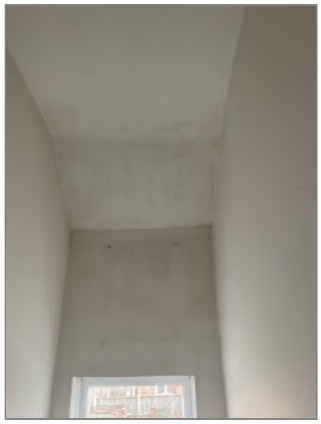

Photo - 11 Ceilings - Condensation & mould

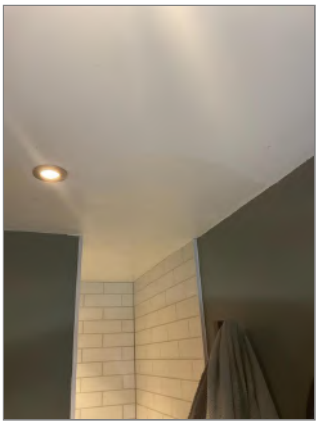

Photo - 12 Ceilings - Condensation

E3 Walls and partitions

2

Our inspection of the internal wall surfaces was limited by the presence of fixtures, fittings, furnishing and household items.

The internal walls are of solid brick and blockwork construction and lightweight timber framed construction, finished with plaster and lath and plaster. There are internal alterations which may have required Building Regulation approval, Your Legal adviser should confirm that where such works have been carried out appropriate consents have been approved. The property has been extended to the rear with a single extension. Your Legal adviser should confirm that where such works have been carried out appropriate consents have been obtained.

The internal wall surfaces were found to be in a generally satisfactory condition. No significant defects, distortion or movement were noted. Non-structural shrinkage cracking will need to be raked out and filled prior to redecoration. Within the limitations of the inspection tests were taken with a moisture meter at regular intervals in a structured methodical manner to internal walls, floors and other surfaces. No evidence of any significant dampness was detected.

In the course of undertaking alterations to the property a potentially load bearing wall has been removed in the following location: between the extension and original accommodation. The loads from the structures above should have been supported on new lintels or steelwork. The structural supports are now concealed beneath plasterwork and decorative finishes. We are unable to confirm the adequacy or existence of the new supports. Your legal advisor should confirm that the alterations were carried out with the knowledge and consent of Building Control. We saw no signs of distress during the inspection.

We draw your attention to our comment in section E2 Ceilings, above, in relation to the condensation marking to the external wall of the staircase.

We would recommend that you arrange for a contractor to carry out an inspection of the internal walls. You should undertake repairs or replacement as recommended.

In traditionally built properties plaster is applied directly to external walls. The structure relies on a balance of good ventilation and heating to prevent damp appearing on the interior wall surfaces. Damp problems within an older property such as this, without a damp proof course, will be minimised in the vast majority of cases by getting the building to work as originally intended. Period properties of solid wall construction tend to work by moisture management (usually ensuring it

escapes before it is noticeable or causes damage), whereas modern buildings tend to be designed to work by moisture exclusion. In other words, they rely on a high level of ventilation. In the past this was never a problem due to single glazed draughty windows, gaps in floorboards and the use of breathable lime-based plasters and renders. Nowadays, often the most common causes of damp in older properties are raised ground levels above original levels (and often above floor or sole plate levels); blocked airbricks; and other means of breathability being restricted. This is compounded by the use of dense cement based mortar for repointing and/or rendering leading to trapped moisture.

Partition walls (which may also be load bearing) are formed from timber laths fixed to a timber frame. The laths are then covered with plaster that is strengthened by animal hair. The plaster is pressed up between the laths and this forms a key that holds the plaster surface in place. Generally, this is a very durable form of construction although, over time, the plaster key can deteriorate, causing cracks to appear and the plaster to bulge and distort. The installation of central heating can also have an adverse effect on the walls. Regular inspection and assessment of any increase to the extent of visible cracking is important.

Where walls have been concealed by lining papers or other finishes such as Artex it is likely that if the coverings are removed during redecoration, then areas of plaster will become detached and require repair. In this situation it is often more economical to have the full wall dry lined.

Even though there may be no visible signs of serious defects, it must be appreciated that in an old building there is a risk of decay to timbers fixed into or against solid walls which may be the subject of damp penetration or have been the subject of damp penetration previously.

Where structural alterations have been carried out to the property, you should not assume that the works were carried out to a satisfactory standard. Only the full exposure of the areas concerned will establish the quality and adequacy of the works undertaken. You should specifically request that your Legal Adviser confirms that all structural works undertaken to the property in the past were carried out in accordance with any appropriate Planning and/or Building Regulation requirements.

Dampness can be caused by a number of factors, for example:
· External rendering being in contact with the ground allowing moisture to rise and pass through the walls.
· The external ground level being above the level of the damp proof course and internal floors.
· The internal plaster being in contact with the flooring behind the skirting boards allowing moisture to rise.
· A failure of the damp proof course previously provided or the damp proof course being only partially installed.
· Absence of a damp proof course to the walls.
· Poor quality materials and/or poor workmanship in the original damp proof course.
· Failure in the past to have the original damaged plaster removed and replaced with new plaster to the specification of the damp proof system.
· Other causes such as condensation giving the appearance of rising damp.

Where walls have suffered from damp staining, it is difficult to stop these stains from burning through any new decorations. You should anticipate using a stain block in addition to any normal decorations you may wish to carry out. In extreme cases the only way to stop the staining burning through is to re-plaster the areas concerned.

If the salt contaminated plaster is not removed or if the new plaster cannot resist the effects of remaining dampness in the wall, damp staining and deterioration may re-occur.

In our experience many damp problems are caused by defective rainwater goods and high external

ground levels. Any leaks to rainwater goods should be resolved including the final disposal of rainwater into the below ground drainage system if it currently discharges to the ground. Where practical ground levels should be lowered though this is often not possible. A specialist contractor should be able to advise you on alternatives such as the installation of an additional damp proof membrane or the installation of French drains. In the case of listed properties specialist advice must always be sought and consent obtained from the local authority.

E4 Floors

Our inspection of floors was restricted by floor coverings, furniture and stored items and we cannot categorically confirm that they are all free from defect. 1

The ground floor is of solid construction. The upper floor is of suspended timber construction.

The first floor was found to be generally firm and level and there are no indications to suggest serious defect. However, defects may become apparent when coverings or boards are lifted.

Timber floors at ground floor level are susceptible to damp and subsequent decay because of their proximity to the ground. In older property with solid wall construction timber joists may be bedded directly into the external walls, without a DPM (Damp Proof Membrane) installed to prevent moisture transference from the wall to the timber joists. Similarly in larger rooms the joists may be laid onto sleeper walls to provide additional support. A DPM is often found between the joists and the intermediate supports. Newer properties will have a DPM or may be supported by joist hangers that enable the joists to be independent of the wall structures. Sub-floor ventilation is key to reducing the risk of damp and decay. Upper floors are less susceptible to damp and decay. Over time damage to floor boarding is inevitable, particularly if it has been lifted and re-laid during alterations or the installation of new services. The presence of modern boarding or alternatives such as plywood or chipboard sheeting in an older property may be benign but it can also be an indicator of previous defects that have been repaired or covered up.

You should be aware that where dampness has been identified adjacent to floor timbers then rot and wood-boring insect activity is likely to be found. You should budget for some repairs and replacements. In a property of this age some timber defects are likely to be present unless previous repairs or remedial works have been properly carried out. Your Legal Adviser should confirm the extent and validity of any guarantees for previous treatment that may exist.

It is not unknown for solid floors to subside due to poor workmanship used in laying the floors or to deficiencies in the hard core or ground beneath the floors. Lime based floors, which were common until the 1900s, sometimes become uneven and present localised areas of 'dipping' or 'dishing'. Poor or uneven consolidation of the material beneath the floor is likely to be the cause and this is common for buildings with floors of this type; such features are rarely a cause for concern. In a property built prior to the early 1900s a damp proof membrane may not have been provided to some solid floors. These can be both expensive and inconvenient to subsequently put in place and therefore low levels of damp (in the absence of timber components) can be acceptable in these situations subject to regular monitoring and good background ventilation.

E5 Fireplaces, chimney breasts and flues

Our inspection was limited to the external surfaces of the chimney breasts and excludes the condition of flues and linings. The number of chimney breasts corresponds with the number of stacks above the roof line. The chimney breasts do not appear to have been altered. There are secondary heating appliances at the property (see below). 3

The property has a solid fuel stove located in the former fireplace. The appliance is not linked into the central heating system.

All heating appliances should be serviced and the flues swept regularly (usually every year) by an appropriately qualified person (Please see Section F4 Heating System). You should ask your legal adviser (Please see Section H1) to check whether the solid fuel burning appliance has been safety checked and whether the chimney has been swept within the last 12 months. If this has not been done, you should ask an appropriately qualified person to do this before you use the appliance.

If you intend to use the existing solid fuel burning appliance, it is recommended that you have the flue swept and the installation checked prior to use. A qualified solid fuel engineer (such as a HETAS registered installer or similar) should be instructed to inspect the appliance, sweep the flue, carry out a smoke spillage test and ensure that the installation is safe to use. The tests will confirm the adequacy of background ventilation, the absence of harmful flue gas leakage and compliance with all relevant Statutory and Building Regulations.

Use of any fireplace or other heat producing appliance without having it first tested by a specialist is a hazard to both the building and to persons. (Please see Section I1 Risks to Building and Section I3 Risks to People).

Chimney breasts form an integral part of a building's structure. The flues, in addition to providing the means to vent combustion gasses from open fires or other heating appliances, also provide background ventilation to interiors. Chimney breasts also give structural support and buttressing to party and gable walls. For these reasons, alterations to chimney breasts require Building Regulations approval and any works should be undertaken by suitably qualified contractors. It is therefore important, if alterations have already been undertaken, that your legal advisor checks that consents have been obtained and works certified.

If you are proposing to alter chimney breasts or make changes to appliances such as gas and electric fires or multi fuel stoves (including new installations) then we recommend that you speak with suitably qualified contractors prior to exchange of contracts to ensure that your aspirations are practical and financially viable. You must not assume, for example, that the existing flues in their current condition are fit for purpose. Works to chimney breasts on party walls will also require the consent of the adjoining neighbour in addition to the statutory consents referred to above.

In older properties, the fireplace and its chimney breast are designed to accommodate an open fire. Flue linings deteriorate and decay and eventually become unsuitable for use unless they are re-lined. Defective or missing linings can lead to leakage of harmful flue gases, particularly if there are redundant flues adjacent. With the trends towards making buildings more airtight sufficient background ventilation becomes particularly important to ensure that any heating appliance or open fire operates correctly.

We have referred to the requirement for regular servicing in the previous paragraphs. You should ask the servicing engineer to confirm that the chimney flues and pots have the correct type of termination fitted to suit the appliance it serves.

If there is no intention to use the fireplaces then ideally the pots should be removed or capped and the stack should be vented. Vents should also be installed in the location of any closed fireplace. These measures will reduce the risk of dampness penetrating down the chimney breasts and keep the structure watertight.

Photo - 13 Solid Fuel Stove

E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

2

The kitchen cupboards contained stored items, which prevented a full inspection.

The built in fixtures and cupboards themselves hide the wall finishes to some areas of the property, we cannot confirm that concealed areas are free from defects.

The built in fixtures to the kitchen consist of proprietary units. There are integral appliances. The condition and functionality of appliances e.g., ovens, hobs, fridges, and dishwashers, is outside the scope of the report. We refer you to the recommendations regarding testing and inspection by suitably qualified engineers in sections F1 Electricity and F2 gas below.

The sealants between the worktops and adjacent surfaces in the kitchen are presently poor and require the re-application of silicone sealant, particularly behind the sink.

The kitchen fittings are generally functional and no significant defects were evident. However, they are of some age and ongoing repairs and maintenance to the doors, drawers and ironmongery should be expected.

The design, layout, aesthetic, and fitness for purpose of kitchens is very personal and subjective. We assume that you have already made your own assessment when viewing the property as to whether you intend to upgrade or replace the fixtures.

If you are planning alterations or replacement to the kitchen, you are strongly advised to make enquiries from your chosen manufacturer regarding layout options and budget costings prior to exchange of contracts.

Fixtures can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes, or obscure dampness to walls. When access is possible to these areas, then it would be advisable to check the hidden areas are in an acceptable condition. Until access is provided, regular visual inspections should be conducted.

All silicone seals to kitchen fixtures should be maintained in a good condition to prevent the penetration of water and the associated risks to adjacent timbers.

We recommend mechanical ventilation is installed, particularly in kitchens and utility rooms.

Photo - 14 Kitchen fittings

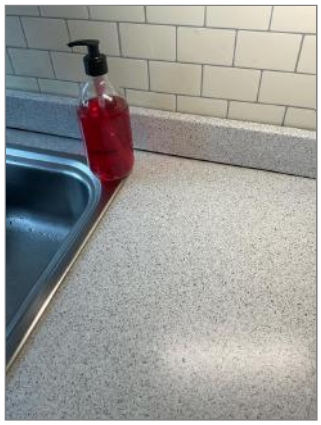

Photo - 15 Missing mastic joints

E7 Woodwork (for example, staircase joinery)

1

Our inspection of the staircase was limited as there were items within the understairs cupboard, the underside is underdrawn and the staircase is carpeted.

The property has timber doors, architraves, stairs and skirting boards.

The general condition of the doors, architraves, skirting boards and timber trims is fair with the usual signs of wear and tear. The glazing to internal doors appears to be safety glass.

The staircase is of timber construction with closed risers. The staircase is enclosed on both sides. There is a handrail fixed to one side.

During our inspection we noted the following defects: a loose handrail. Repair works should be carried out by a suitably qualified joiner.

Staircases are designed to enable safe access between different levels of a property. The building regulations governing the style and design of domestic staircases have changed and developed over time. However, as with many aspects of the building regulations they do not apply retrospectively. Changes to existing staircases are made by successive owners, typically to handrails and balustrades, as needs and fashions change. Some of these alterations are not considered safe – particularly for small children and people with mobility issues. Such alterations include removing balustrades, horizontal and inclined rails and wrought iron balustrades, for example. If such alterations have been made to the property, we will already have referenced them in the report, but you should consider whether the staircases as they exist are suitable for your own personal and family circumstances in terms of the risks involved. Older wooden stairs can show signs of wear especially if floor coverings do not protect them. A badly worn or split edge of the stair (called a nosing) is a safety hazard. Timber also, by its nature, warps and moves over time. This does not generally make the staircase defective but is part of its character. Care should be exercised on uneven staircases. Over time, the wood to staircases can shrink and split loosening the various joints causing the stairs to creak when used. This is not generally a safety hazard, but you should overhaul and repair creaking staircases.

The decorations to the property are generally in a good condition although you should anticipate marks and imperfections to the decorations will be apparent when the current owner's furniture and other items have been removed from the property. We assume that you have already made your own assessment when viewing the property as to whether you intend to upgrade or replace the

internal decorations.

Prior to undertaking any decoration to the property, we strongly recommend that you deal with any underlying defects first. In properties where the decorations are badly affected by pet odour or nicotine staining and smells it will be necessary to redecorate and cleanse the interior of the building. This will typically involve the replacement of decorations, cleaning or replacement of carpets and cleansing of interior surfaces. Where decorations have suffered from damp staining, it is difficult to stop these stains from burning through any new decorations. You should anticipate using a stain block in addition to any normal decorations you may wish to carry out. In extreme cases the only way to stop the staining burning through is to re-plaster the areas concerned.

In addition to their aesthetic qualities, internal decorations also protect underlying features such as plaster and timber. You should read the manufacturer's instructions with regard to the suitable application of paints, stains, and varnishes. In older properties you should carefully consider the type of products you propose to use. Many modern paints etc seal in moisture to the substrates which, in older property is designed to breath. We draw you attention to the important comments we have made in sections E2 Ceilings and E3 Walls & partitions in terms of the redecoration of textured surfaces that may contain asbestos and the potential for damage to plasterwork while removing wallpapers and other linings.

E8 Bathroom fittings

2

Sanitaryware and items such as vanity units and ducts conceal water distribution pipework and drainage. We are unable to confirm that there are no hidden defects behind or beneath the sanitaryware and other fixtures. Wall laminates concealed the elements to which they are fixed. Until access is provided to these hidden areas, regular visual inspections should be carried out to ceilings below sanitaryware and to walls in adjacent rooms for signs that there may be leaks.

There is a shower room located on the ground floor. This has a shower, WC and wash hand basin. There is a separate en-suite WC to the first floor. This has a WC and wash hand basin.

The seals within the shower are presently poor and require the reapplication of silicon sealant and around the shower enclosure. The wall next to the shower is damp as a result of the defective sealants.

The sanitary fittings are of modern design and appear to be of a good quality. No major repair is currently required. They should be maintained and cleaned to keep them in their current condition. We tried to operate the taps to some of the sanitary fittings, the flow of water to the taps was thought to be adequate.

We noted evidence of condensation dampness and surface mould in the shower room. To help overcome this, background heating, insulation and permanent ventilation may be needed, although further additional measures may be necessary following specialist advice, such as electric fans. Please see our comments in Section E9.

Mechanical ventilation is particularly recommended in bathrooms and shower rooms to prevent condensation and reduce risk of mould developing. The ventilation should operate when the lights are switched on and run for approximately 15 minutes after the lights are turned off to allow for condensation to be removed. The mechanical vents should be cleaned regularly.

All seals to sanitary fittings should be maintained in a good condition to prevent the penetration of water and the associated risks to adjacent timbers. Where showers are provided within bathrooms you should pay particular attention to the seals within the shower area to help prevent against localised leaks. We recommend that you check the seals regularly and replace them if there are

any signs of defects or failure.

Where an individual appliance has to be replaced, it can be very difficult to find a replacement that matches the others in the room. As a result, you may wish to replace the whole suite.

Scratched or chipped surfaces to sanitary fittings can be repaired by specialist contractors using proprietary techniques with the fitting still in place. You should use an appropriately qualified person to do this.

Be aware that when a shower is located within a bathroom or shower room, wear and tear is inevitable to the shower tray particularly. Leaks often occur which may not be readily apparent. Showers and shower trays should be regularly checked and repairs will undoubtedly be required from time to time. By their very nature showers generate significant amounts of steam which will in turn cause condensation. Even with a good mechanical ventilation system mould can be problematic and you will need to remain vigilant and take action at its onset.

Photo - 16 Sanitaryware

E9 Other

FIRE DETECTION
The property has battery powered smoke detectors.

2

Regulations regarding fire, smoke and carbon monoxide detection are currently under review. It is likely that the recommendations for the number and type of these will change in the near future. We would always recommend that this sort of detection is kept up to date with current regulations. We recommend that mains powered smoke, heat and carbon monoxide alarms are installed.

We cannot confirm the satisfactory operation of the alarm(s). To ensure the alarm system remains effective, it should be maintained and tested regularly. You should ask your legal adviser to check for any service agreement record (see Section H).

ALTERATION WORKS
You should check with your legal adviser to see if conversion and alteration works carried out have received the appropriate building regulation approvals, permissions, guarantees, or warranties (see section H1 and H2). If not, you should ask an appropriately qualified person to comment on the adequacy of the space.

If no formal approval has been obtained or if any regulations have been breached, then costly improvements may well be needed. The area should not be used as “habitable space” until it fully

complies with all Building Regulations requirements.

CONDENSATION
During the inspection we noted condensation problems. Such problems can be due to a number of factors including: lack of mechanical ventilation, poor background ventilation, inadequate insulation and cold and damp walls. To reduce this risk, you should consider improvements to the above as well as carrying out the necessary repair and maintenance work to keep the property in good order.

The presence of condensation is also very much dependent on the number of occupants and how a property is used. If either heating or ventilation is deficient then condensation will occur. Imbalance in heating and ventilation eventually results in black staining and mould on colder surfaces such as those found around windows and doors, behind furniture and in cupboards and rooms where there is poor heating. The situation can be exacerbated by the amount of normal day-to-day activities which produce excessive amounts of water into the atmosphere. Seasonal climate conditions and periods when the property is left unoccupied will also increase the likelihood of condensation. To reduce this risk, you should ensure that there is sufficient heating and ventilation at all times and that both are carefully monitored and balanced appropriately. Condensation and its causes are multi-factorial and sometimes nothing less than significant upgrading of the heating and ventilation together with improving the fabric of the building will stop condensation and mould occurring.

ASBESTOS
Most properties of this age and type are likely to contain some asbestos based materials in one form or another. The presence of asbestos would not normally constitute a hazard unless the material which contains asbestos is disturbed, drilled or damaged. When maintenance work, building improvements or alterations are undertaken, you should therefore be mindful of the possibility of asbestos and the need for a licensed contractor to remove and dispose of any asbestos found which could be costly (see Section I3).

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

F

Services

Limitations on the inspection

There may be hidden defects in areas not inspected. The condition ratings assigned throughout this report are based on what was visible at the time of inspection. It is possible that defects may exist in unseen areas and unless the property is fully inspected (with stored or obstructing items being removed), before exchange of contracts, there may well be additional repair costs which must be borne by you.

It should be appreciated that the majority of the electrical, drainage, water, heating and other services installation is not visible. Our inspection only relates to the accessible areas. Any further investigation by a specialist contractor might highlight defects and an inspection and testing of the services is always recommended prior to exchange so that you are aware of any likely future costs. As with all properties, elements of the services are hidden by the fixtures and the fittings. Some pipes and cables will be installed below flooring or wall finishes which will make it difficult to detect any potential leaks. Our comments are based on a visual inspection only, and no tests have been applied. We are not specialists in this field and would therefore recommend that you seek specialist advice from suitably qualified contractors where necessary. The details given below are not to be construed as a full and complete assessment of any problems which may exist and should be regarded for general information purposes and where an element has been assigned a Condition Rating of 3, it may be because we are not suitably qualified to comment on the condition of the installation. There may be hidden defects in the areas not inspected. The condition ratings assigned throughout this report are based on what was visible at the time of inspection.

Services such as electric, gas and central heating systems can only be stated as safe by a registered competent person. Therefore, these appear as an installation requiring inspection and report by a specialist competent person.

1 2 3 NI

F1 Electricity

Safety warning: *The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact the Electrical Safety Council.*

3

Electricity is supplied from the mains via a meter located on or in the front elevation and a consumer unit in the front reception room.

We do not know if there is a current test certificate for the electrical installation.

The electrical installation appears satisfactory with no obvious visual defects, but much is hidden from view. As such systems require specialist knowledge, we cannot comment on its serviceability or safety.

You should ask an approved electrical engineer registered with either the National Inspection Council for Electrical Installation Contracting, (NICEIC), or with the Electrical Contractors Association, to inspect and test the electrical installation and report to you before exchange of contracts.

Thereafter, the installation should be retested every ten years. However, we would strongly recommend an inspection of the electrical system on change of ownership. We refer you to the page in this report entitled 'What to do now'.

Electrical faults are now the major cause of accidental fires in UK homes. The installation should also be checked whenever changes are made to the property or when accidents occur which affect the electrical system.

The consequences of an electric shock are far more severe in a bathroom or shower room as wet skin reduces the body's resistance. Electric showers should be checked more often for any disrepair to ensure they are safe to use. Your legal adviser should check the validity of any test certification for the installation.

Alterations are often undertaken to the electrical system which are then hidden from view. These may be a hazard especially when carried out by a property owner. Any alterations that have been undertaken to the electrical installation within the property since 1st January 2005 must now follow certain Building Regulation principals (BS 7671), such work being undertaken and/or certified by a suitably accredited electrician. You would be advised to request that your Legal Adviser makes appropriate enquiries in this respect to confirm that any such works undertaken to the property do have appropriate approval.

We have not arranged for a specialist test of the electrical installation and are unable to comment upon it in detail. Without such a test it is not possible to say whether the installation is safe and complies fully with current regulations. We would strongly recommend that the inspection is carried out prior to exchange.

We refer you to our comments in Section H. This is a risk to the building and to persons, and we refer you to our comments in section I1 and I3.

F2 Gas/oil

Safety warning: *All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.*

Mains gas is connected via a meter located to the front elevation. 3

We do not know of any current test certificate for the gas installation.

The installation appears in fair order with no significant defects evident. However, as much is hidden from view and as such systems require specialist knowledge, we are unable to advise on its serviceability or safety.

Without specialist examinations of the system, we are unable to comment on the quality or safety of the system and as a precautionary measure we would recommend further investigations be undertaken prior to purchase.

The gas supply serves various appliances around the property and these should also be inspected as part of the system. Thereafter, the installation should be serviced annually. You should instruct a 'Gas Safe' registered contractor to provide an estimate for these works and any necessary associated repairs (Please see Section I1 - Risks to Buildings).

We refer you to the page in this report entitled 'What to do now'. Your legal adviser should check the validity of any test certification for the installation, and we refer you to Section H. The installation should be inspected and tested every 12 months. If it has not been inspected within the last 12 months, then it should not be used until a full test of the system has been carried out and any faults/shortcomings rectified.

In most mains gas installations, the gas pipes on the 'street' side of the gas meter are the responsibility of the utility company while the property owner has to maintain those on the 'dwelling' side.

We have not arranged for a specialist test of the gas installation. Without specialist examinations of the system we are unable to comment on the quality or safety of the system and as a precautionary measure we would recommend further investigations be undertaken prior to purchase.

Defects in the system are a risk to the building and to persons, and we refer you to our comments in Section I.

F3 Water

We were not able to inspect pipework in detail because of restricted access and confined space. Much of the pipework is concealed within ducting or behind fittings. Therefore, we cannot say that the water systems are free of defects. 2

We believe the water supply to be shared with neighbouring property. Cold water is supplied via an external stopcock which is located in the front pavement.

The internal stopcock is located in the WC.

The distribution plumbing, where visible, comprises plastic and copper pipework. No significant leakage was noted on the surface although most of the pipework is concealed in ducts and floors.

When access is possible to these areas, then it would be advisable to check the hidden areas of the service installation are in an acceptable condition. Until access is provided, regular visual inspections should be carried out.

Mains water is generally provided by the local Water Authority. The authority is responsible for the supply network up to and including the external stop tap. Pipework within the property boundary is the sole responsibility of the property owner. The internal stop tap is designed to enable the water supply to be turned off in case of emergency or if there is a leak. It is very important that you know where the stop tap is located and ensure that it is maintained in an operational condition as isolating the water by the internal stop tap is the most straightforward way to minimise water damage during an emergency. Water distribution pipework generally runs behind fittings and within voids or ducting. When access is possible to these areas, then it would be advisable to check the pipework is in an acceptable condition. Until access is provided, regular visual inspections of the areas concealing pipework (e.g. ducts and ceilings) should be carried out. Access for maintenance is important and areas around stop taps and water tanks should be kept clear. Stored items should not be allowed to rest on pipe runs. Pipework can be susceptible to damage from cold temperatures and vulnerable to freezing if not property insulated. Pipework that runs below the ground floor or through unheated spaces is particularly vulnerable Providing good insulation in these areas is important.

You should be aware that properties built pre-1975 are often found to have lead rising mains, these are considered to be a potential health hazard. The exact property build date should be confirmed by your legal advisor, and if pre-1975, then the pipework should be investigated by a reputable plumbing contractor. If lead pipes are present and lead is then found in the water, any offending pipework should be replaced. The test carried out by the local water company is sometimes free and you should enquire about this with your water company and/or the local council.

In properties with older plumbing systems, particularly where copper pipes are hidden, leaks can occur which are not readily apparent. Some repairs and replacements of the pipework should be anticipated. The likelihood of work to the plumbing system will be greatly increased where the property has been rented out or poorly maintained.

In a property of this age, unless the water main has been recently replaced you should budget for its replacement.

Where the mains water supply is shared with neighbouring property the external stop tap will be common to the properties it serves. On a day-to-day basis you may notice that the water supply pressure drops when neighbours are also using water, particularly at peak times. You will also need to liaise with your neighbours if the water needs to be isolated at the external stop tap for any reason.

You should ask your legal adviser to check whether satisfactory agreement guarantees access to this shared supply. If not, an independent and separate connection to the utility company's water supply should be provided. You should ask your legal adviser to investigate this issue and advise you of your rights and obligations (see section H).

You may wish to approach the Water Authority to explore the options for having an independent supply installed but you should be aware that the authority would generally seek to recover the cost of installation and require upgrades to the internal pipework and fittings.

F4 Heating

3

Central heating is provided by means of an Ideal gas fired combination boiler located in the en-suite WC. The boiler serves pressed steel panelled radiators within the property. This is an unvented system that requires no storage tanks. Hot water is supplied ‘on demand’ direct to the taps. Combination boilers only heat what is required and offer space advantages in smaller dwellings as no hot water storage cylinder is required. Hot water flow rates can be affected if multiple taps are opened at the same time. (See section F5 – Water heating below.)

The pipework serving the heating system is standard sized copper pipework.

The occupier was asked to activate the central heating and hot water system. Within the limitations of our inspection, it appeared to operate satisfactorily.

No obvious defects were seen but we have only carried out a visual inspection of the system and therefore cannot comment in detail on its working condition. We have not made any calculations to check that radiators are of adequate size, and we did not test the system and therefore cannot comment upon its efficiency.

There is no evidence that the heating system has been checked or serviced within the last 12 months. This is a safety hazard. This should be resolved now (Please see Sections H2 - Guarantees and Sections I1 and I3 - Risks to Building and People).

We recommend that you instruct a suitably qualified heating engineer to carry out a thorough inspection and functional test of the heating system and to advise on any improvements and/or upgrading required prior to exchange so that you are aware of any remedial costs. We would recommend that a regular maintenance contract be placed with an approved “Gas Safe” heating engineer.

Your legal adviser should check the validity of any service information and/or test certification for the boiler and heating system and we would refer you to section H. We refer you also to any

previous comments in Section F2 regarding the fuel supply's installation and testing. You should be aware that boilers and systems of this type require regular maintenance and any servicing or replacing of components must only be carried out by approved installers. You should ensure that you are familiar with the instruction manual for the system.

Where a gas appliance such as a boiler is located in such close proximity to a bedroom, the installation of mains operated smoke and carbon monoxide detectors in that room is particularly important. The noise from a boiler may be nuisance at night.

F5 Water heating

We draw you attention to the limitations in Section F3 – Water and F4 – Heating, which affected our ability to inspect the water heating system. 3

Water heating is provided by the combination boiler direct to hot water outlets.

No obvious defects were seen to the hot water system, but we have only carried out a visual inspection of its various components. Therefore, we cannot comment in detail on its working condition.

We draw your attention to our earlier recommendations in sections F1 – Electricity, F2 – Gas & Oil and F4 – Heating with regard to inspection and servicing prior to exchange of contracts.

F6 Drainage

Waste water from domestic property is classified as consisting of two elements; either Surface water (rainwater draining from roofs and hard landscaping) or Foul water (which is water coming from bathrooms, kitchens and utility rooms). The underground pipework carries away effluent without danger to health or giving nuisance. Ideally the underground system will have access points (inspection chambers and rodding eyes) to allow for inspection, maintenance and drain clearance. 2

Historically older drainage systems combined foul and surface water waste disposal, with both types discharging to the sewerage system. Combined systems are no longer permitted under the current Regulations, but these are not retrospective in operation. Modern systems keep the two elements, foul water and surface water, apart in separate drains. Foul water is discharged into the sewerage system and surface water is disposed of locally into a soakaway system (normally an underground holding chamber which gradually disperses the water through the soil back into the water table).

ABOVE GROUND DRAINAGE
The main soil and vent stack is of plastic construction and is located on the rear elevation.

Other waste outlets (For example from the kitchen sink, appliances and wash hand basins) drain to gullies in various locations. These are made of plastic.

A plastic or wire cage should be fitted to the open end of the soil and vent stack to prevent the entry of birds and vermin. The soil vent pipe and other waste outlets appeared to be in satisfactory condition and functioning as intended. Drainage gullies should be kept clear of debris to ensure that the functionality is retained.

BELOW GROUND DRAINAGE
The property is presumed to drain to the mains sewer via drain lines, which appear to run to the

front and rear of the property. Your Legal Advisers should, however, confirm that the property is connected to mains drainage. Where possible, inspection chamber covers within the boundary of the plot were lifted. In these locations the underground drainage system appeared free of any significant defects or blockages. Please note however that this brief inspection should not be interpreted as a formal examination of the drainage system, and it is possible that defects have developed within hidden parts of the system.

The only way to ascertain the true condition of the below ground pipework is by a way of a specialist CCTV inspection which should be undertaken by a suitably qualified contractor prior to exchange of contracts.

Gullies require regular maintenance and cleaning. Inspection chambers should be checked frequently and jet washed annually.

Modern WC cisterns use much less water than older traditional cisterns. In older properties where sanitaryware has been replaced the drains should be regularly flushed through.

F7 Common services

The property is a separate dwelling and does not appear to have any common services. NI

G

Grounds
(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

There may be hidden defects in areas not inspected. The condition ratings assigned throughout this report are based on what was visible at the time of inspection. It is possible that defects may exist in unseen areas and unless the property is fully inspected (with stored or obstructing items being removed), before exchange of contracts, there may well be additional repair costs which must be borne by you. Therefore, where Condition Ratings have been allocated, these may have been based on a limited inspections.

1 2 3 NI

G1 Garage

The property does not have a garage. NI

G2 Permanent outbuildings and other structures

To the rear of the property is a shared access way with outbuildings belonging to neighbouring properties. Your legal advisor should investigate your legal rights and responsibilities in relation to the repair and maintenance of the structures in this area. The area is generally dilapidated and you should investigate the potential costs that are necessary to keep the area maintained. NI

G3 Other

The property has a garden, but no on-site parking. The main garden is at the rear of the property. 2

BOUNDARIES
The boundaries are generally defined by masonry wall and timber fencing. Ongoing maintenance can be anticipated. You should make sure that these are sufficient for your security and insurers requirements.

The boundary walls show signs of some deterioration with loose coping stones. Some repointing is required to the boundary walls. Further repairs may be identified on closer inspection. The timber boundary fences are deteriorating. Loose and damaged sections and posts should be repaired or replaced and ideally, wooden fences would benefit from treatment with preservative. A general overhaul and replacement of fencing should be expected.

Your Legal Adviser will establish who owns the boundaries and who is responsible for maintaining them. Please see Section H3 – Issues for Your Legal Adviser.

HARD LANDSCAPING
The main hard landscaping to the property includes concrete paving slabs and gravel. The hard paved areas (paths, patios, etc.) are generally even, but there are a few loose or poorly pointed areas that require attention.

SOFT LANDSCAPING
The grounds appear in a satisfactory condition, usual maintenance, pruning, cutting, digging of the elements of the garden should be carried out on a regular basis.

Photo - 17 The rear garden

H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

H Issues for your legal advisers

H1 Regulation

You should ask your legal adviser to confirm whether the extension has received planning permission approval from the local council and advise on the implications. You should ask your legal adviser to confirm whether the extension has received building regulation approval (including the issuing of a final completion certificate) from the local council and advise on the implications.

With regard to any alterations carried out to the property in the past, we strongly recommend that you instruct your Legal Adviser to make the necessary enquiries to ensure all appropriate consents were obtained.

H2 Guarantees

It is possible that guarantees exist for the property. Your Legal Adviser is recommended to establish the existence of any guarantees and if appropriate, to transfer any benefits to yourself, (for example for the boiler, conservatory and windows and doors).

You should ask your legal adviser to confirm whether double glazed windows and doors are covered by a FENSA guarantee or warranty and advise on the implications.

You should ask your legal adviser to confirm whether the walls that have been injected with the chemical damp-proof course (DPC) are covered by a guarantee or warranty and advise on the implications.

H3 Other matters

From desktop research we believe the property to be Freehold. You should ask your legal adviser to confirm this and explain the implications.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition-rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.

I Risks

I1 Risks to the building

We recommend that you should treat the following matters - all discussed earlier in the report - as "risks to the building" and should be investigated as soon as possible:

Section E5 - Fireplaces, Chimney Breasts and Flues, requires safety check

Section F1 - Electricity, requires safety check
Section F2 - Gas, requires safety check
Section F4 - Heating, requires safety check
Section F5 - Water Heating, requires safety check

I2 Risks to the grounds

We recommend that you should treat the following matters - all discussed earlier in the report - as "risks to the grounds" and should be investigated as soon as possible:

Section C - according to the Environment Agency (the Government organisation responsible for flood control), the property is not in an area that is vulnerable to flooding.

I3 Risks to people

We recommend that you should treat the following matters - all discussed earlier in the report - as "risks to people" and should be investigated as soon as possible:

Section E5 - Fireplaces, Chimney Breasts and Flues, requires safety check

Section F1 – Electricity, requires safety check
Section F2 – Gas requires safety check
Section F4 - Heating, requires safety check
Section F5 - Water Heating, requires safety check

ASBESTOS
Parts of the property may contain small amounts of asbestos fibres and could be a safety hazard when disturbed. Asbestos may be present within the property and may also be present hidden areas within the property. Only a detailed laboratory test can confirm this. The manufacture of asbestos based building materials has now ceased, although asbestos materials can still be found within existing dwellings. For example, these can include roofing felt, roof sheets, plastic floor tiles, ceiling tiles, fireproof linings, eaves, soffits, gutters, drainpipes, etc. Asbestos waste has also been identified within lofts and floors, sometimes installed by owners as insulation. As commented above asbestos is a hazardous material and removal is expensive. Because of the presence of possible asbestos building materials and the likelihood it may be discovered elsewhere, further specialist contractors' advice should be sought prior to legal commitment to purchase and all recommendations and quotations obtained. You can obtain further information from a Local Authority Environmental Health Officer or from the Government's Health and Safety Executive. There is public concern about the presence of any asbestos in a property. This could affect future resale values particularly if the material has to be removed by a specialist contractor. It would be sensible therefore to make enquiries now about the cost of replacing the material, should this be necessary.

RADON
In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard. This property is in an area affected by radon gas. You should ask the current owner if they have had the house tested for radon levels. If not, you should ask an appropriately qualified person to assess this property. In most cases, remedial works (if required) are not too expensive. You should ask your legal adviser to advise you of the implications of this (see section H3). If you want more information on radon gas, you should contact the Health Protection Agency (HPA) at 7th Floor, Holborn Gate, 330 High Holborn, London WC1V 7PP or visit the website at www.ukradon.org.

I4 Other risks or hazards

If, after reading and considering this report you intend to proceed with the purchase, we advise you to send a copy of it as soon as possible to your Legal Advisers. Please draw to their attention the whole of Section I - Risks.

J

Energy matters

This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building, but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

J Energy matters

J1 Insulation

Standards for the thermal insulation of domestic properties are constantly changing and, as a result, only the most modern of properties will fully comply with current regulations. Standards cannot however be retrospectively enforced and in any event, retrofitting of insulation may not always be a practical option. The Energy Performance Certificate (EPC) contains a number of potential improvements, although again some of these may not be practical/desirable. Should you wish to implement any of the suggestions included within the EPC, then we recommend that you obtain quotes from a reputable contractor in order to establish the cost and scope of any works. Some insulation schemes also require Building Regulations approval.

Adequate roof void insulation requires a minimum of 300mm of fibreglass quilt or similar with the insulation not obstructing any provision for ventilation. Insulation should not run underneath decking for water tanks and should not cover power cables or light fittings.

Windows and doors are double glazed. These units have a limited life due to progressive deterioration of the edge seals.

In connected properties high levels of sound transmission from one unit to another may cause disturbance. Adjoining properties may not have been occupied during our inspection and we therefore cannot comment on the efficiency or otherwise of any sound reduction material that may have been incorporated between the various parts of the structure.

J2 Heating

The central heating system has been previously described, and we would reiterate our comments in respect of previous servicing and maintenance records.

J3 Lighting

The property generally appeared to be provided with a reasonable level of both natural and artificial lighting. However, improvements can always be made. We would strongly recommend the purchase of energy efficient bulbs in the future. Replacement of bulbs with low energy fitments would improve overall energy efficiency.

J4 Ventilation

It is important that properties are adequately ventilated in order to reduce the risk of condensation, which can lead to dampness and mould growth. Ventilation is usually achieved in a number of different ways, including continual background ventilation via open fireplaces and window vents, or intermittently through the opening of windows.

Mechanical ventilation can also be used by using electrical extractors in high moisture environments such as bathrooms and kitchens.

Poor ventilation commonly leads to condensation and subsequent mould growth. The control of condensation can often be difficult, and requires a careful balance between ventilation, heating and insulation.

Sufficient ventilation should be maintained within the roof void to help prevent against condensation and mould. There appears to be adequate ventilation. You should ensure that adequate ventilation is maintained at all times.

We noted evidence of condensation and surface mould in some areas. To help overcome this, improved background heating, insulation and permanent ventilation may be needed. Further additional measures may be necessary following specialist advice.

The control of condensation is of importance and the following notes are provided for assistance: · Ventilate rooms to the outside during and immediately after cooking, washing or bathing, or whenever the window shows signs of misting. ·Restrict the drying of clothes indoors, to rooms with opening windows and keep internal doors closed. ·Avoid the use of flueless oil and gas heaters. ·Adequate insulation should be provided to help prevent the occurrence of condensation on cold internal surfaces.

Adequate ventilation will help remove water vapour being produced to the outside air, particularly in kitchens and bathroom areas. The installation of electrical extractor fans (possibly incorporating a humidistat) is recommended.

The surfaces of internal walls and ceiling surfaces should be made as airtight as possible to reduce the passage of water vapour into the walls and roof spaces. (For example wall tiling in bathrooms).

J5 General

The overall thermal performance of the property is detailed within the Energy Performance Certificate (EPC), a copy of which can be obtained at www.epcregister.com. The EPC will show the current energy efficiency of the property as well as a number of recommendations for improving overall energy efficiency.

The EPC is based on a number of standard assumptions in respect of occupancy and energy use and may not therefore accurately reflect how energy is used by individual occupiers. In general, the overall energy performance of the property is generally considered average and you may wish to consider implementing some of the recommendations contained within the EPC.

We would recommend that quotes are obtained from suitably qualified contractors prior to commitment to any works. Where a number of recommendations are included within the EPC, please be aware that not all of these will be cost effective and careful consideration prior to commencement of any improvement works. The Surveyor is not aware of any other energy sources.

K

Surveyor’s declaration

K

Surveyor’s declaration

Surveyor’s RICS number

Qualifications

MRICS

Company

GOTO Surveyors Ltd

Address

The Hall Barn, Church Lane, Lewknor, Oxon, OX49 5TP

Phone number

01844 335560

Email

enquiries@gotosurveyors.co.uk

Website

www.gotosurveyors.co.uk

Property address

Client's name

Date the report was produced

17th June 2025

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

Signature

L

What to do now

L

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

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

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

Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed, so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

- a thorough **inspection** of the property (see 'The inspection' below) and
- a detailed **report** based on the inspection (see 'The report' below).

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to help you to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

Any extra services provided that are not covered by the terms and conditions of this service must be covered by a separate contract.

The inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

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

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal condition of any chimney, boiler or other flue.

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 (‘CAR 2012’). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a ‘dutyholder’ (as defined in the regulations), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3**– Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will present the energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

Issues for legal advisers

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

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

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

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation.

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

4 Terms of payment – You agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

6 Liability – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Note: These terms form part of the contract between you and the surveyor.

This report is for use in the UK.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

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Typical house diagram

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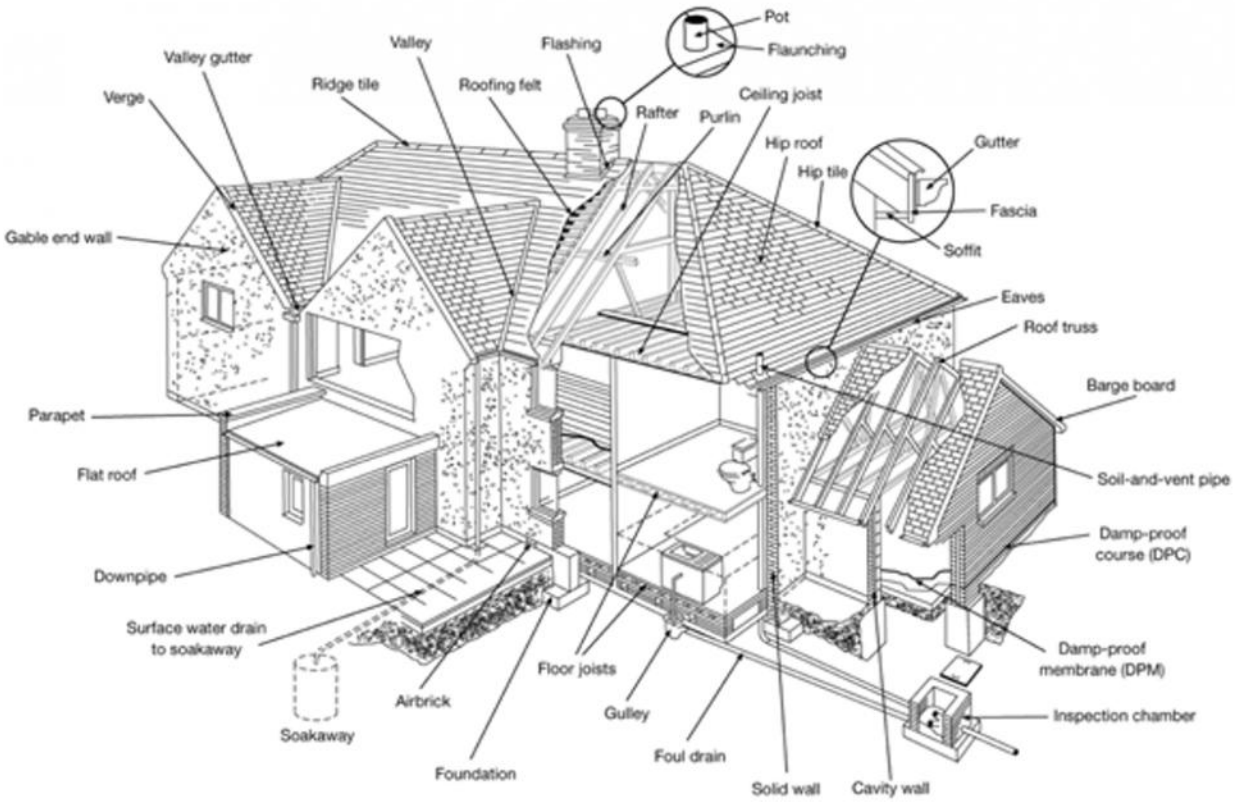
Typical house diagram

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



RICS disclaimer

You should know...

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