LEVEL 2

Your survey report

Property address

Clients name

Inspection date
21 July 2023

Surveyor's RICS number
5609373

2

Contents

A

About the inspection and report

This RICS Home Survey – Level 2 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 inspection and report

As agreed, this report will contain the following:

- a physical inspection of the property (see *The inspection* in section L) and
- a report based on the inspection (see *The inspection* in section L).

About the report

We aim to give you professional advice to:

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

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 only carry out a visual inspection. Also, we do not remove secured panels or undo electrical fittings.
- We 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 (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under- floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Reminder

Please refer to your **Terms and Conditions**, that were sent to you at the point you (Mr Sean Isaac Rothman) confirmed your instruction to us (S Jones Surveying Ltd), for a full list of exclusions.

A

About the inspection and report

Surveyor's name

Steven Jones

Surveyor's RICS number

5609373

Company name

S Jones Surveying Ltd

Date of the inspection

21 July 2023

Report reference number

n/a

Related party disclosure

We are not aware of any conflict of interest as defined in the Royal Institution of Chartered Surveyors' 'Rules of Conduct' or as defined in its 'Valuation Standards'.

Full address and postcode of the property

Weather conditions when the inspection took place

At the time of our inspection it was overcast but dry.

Status of the property when the inspection took place

The property was occupied and furnished throughout. There were fully fitted floor coverings in all rooms.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

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.

Important note

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

B

Summary of condition ratings

Overall opinion of property
This property is in need of some potentially costly and disruptive remedial works. We recommend that if you wish to proceed with the purchase, you should obtain further advice and quotations as discussed and listed in this report. As no costings valuation was requested in your instruction to us, we can't comment on how these remedial works impact the property value and whether the agreed sales price should be reduced to take them into consideration. You may well need to renegotiate with the selling agent/vendor.

B

Overall opinion

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'.

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
D1	Chimney stacks
D2	Roof coverings
D4	Main walls
D5	Windows
D6	Outside doors
D8	Other joinery and finishes
E2	Ceilings
E3	Walls and partitions
E4	Floors
E5	Fireplaces, chimney breasts and flues
E7	Woodwork
E9	Other
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating
G2	Permanent outbuildings and other structures

B

Overall opinion (continued)

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
D3	Rainwater pipes and gutters
E6	Built-in fittings
E8	Bathroom fittings
F3	Water
F6	Drainage

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
G3	Other

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
E1	Roof structure

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 two storey, traditional mid-terraced house. We understand the property is freehold.

Approximate year the property was built

1910's

Approximate year the property was extended

n/a

Approximate year the property was converted

n/a

Information relevant to flats and maisonettes

n/a

Construction

The external walls are of traditional cavity and solid brick construction. The main and offshoot roofs are pitched and covered with slates. Internally, the floors are of timber and solid concrete construction.

Accommodation

	Living rooms	Bedrooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Conservatory	Other	Name Of Other
Lower ground									
Ground	2				1			1	hallway
First		2	1					1	landing
Second									
Third									
Other									
Roof Space									

C

Energy efficiency rating

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, we will present the ratings here.

We have checked for any obvious discrepancies between the EPC and the subject property.

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

Energy efficiency rating

D 61

Issues relating to the energy efficiency rating

No significant discrepancies were noted in the available EPC and accordingly there are no implications to report regarding this property's energy efficiency.

Mains services

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

X	Gas	X	Electric	X	Water	X	Drainage

Central heating

X	Gas		Electric		Solid Fuel		Oil		None

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

None.

Other energy matters

None.

C

Location and facilities

Grounds

The property has front and rear gardens. Only on-street parking is available. Space is limited and parking may be a problem from time to time. There is an outbuilding to the rear of the property. There are no garages with this property.

Location

The property is located in a residential and suburban area. The immediate neighbourhood includes similar style and aged properties.

Facilities

The property is within reasonable distance of the usual amenities. Public transport is readily available.

Local environment

Mining

The property is located in a former coal mining area and your legal adviser should check whether a Mining Report is available detailing any potential risk as well as enquiring whether any work has been carried out to the property as a result of this activity. We refer you to our recommendations in Section H.

Flooding Unlikely

The property is unlikely to suffer from significant flooding. According to the Environment Agency (the Government organisation responsible for flood control) the property is in an area of Very Low Risk of surface water flooding and Very Low Risk of flooding from rivers and the sea. For more details on the risk to the property please check the following website at http://flood-warning-information.service.gov.uk/long-term-flood-risk/postcode

D

Outside the property

D

Outside the property

Limitations to the inspection

None.

D1 Chimney stacks

1 2 3 NI

3

The property has a brick chimney stack. The junction between the stack and the roof coverings is sealed with cement mortar fillets.

Chimney stacks, flaunching securing any chimney pots/flue terminals, and the protective flashing are very exposed to the effects of seasonal weathering, therefore these should be regularly inspected and maintained to ensure adequate weatherproofing.

In our opinion, the following remedial work is required, and the most serious or beneficial work is listed first. It should be noted that the remedial work reported, directly affects the property's saleability and any advisory work is more minor, although it should still be carefully considered if its within your budget to repair.

PLEASE NOTE THIS FORMAT (REMEDIAL OR ADVISORY WORK) IS APPLICABLE FOR THE MAJORITY OF THIS SURVEY REPORT.

REMEDIAL WORK

Eroding Pointing

The mortar between the brickwork (called pointing) has started to erode as a result of seasonal weathering and requires localised repointing. This will help ensure adequate weatherproofing and minimise problems associated with damp, particularly to the internal chimney and roof structure. As chimney stacks are very exposed at high level, the mortar pointing should be regularly inspected and maintained.

Scaffolding Cost

Due to the height and location of most chimney stacks, you should also factor in additional services such as scaffolding, as this will increase the overall cost of repair work.

ADVISORY WORK

Inadequate Flashing

The protective detail (called flashing) to the chimney stack is formed with mortar fillet. This was found to be in a satisfactory condition. However, it needs to be regularly inspected and repointed accordingly, to ensure some form of weatherproofing and help prevent rainwater penetration into the roof space.

It should be noted that this type of flashing detail is inferior compared with lead and requires much more ongoing maintenance, therefore you should consider upgrading this with a more robust alternative, if it is within your budget to do so.

D

Outside the property (continued)

Eroding Pointing

D

Outside the property (continued)

Inadequate Flashing

D

Outside the property (continued)

Inadequate Flashing

D

Outside the property (continued)

Inadequate Flashing

D

Outside the property (continued)

Eroding Pointing

D

Outside the property (continued)

Eroding Pointing

Outside the property (continued)

Eroding Pointing

D2 Roof coverings

3

The roofs are pitched and covered with slates.

The roof coverings, any protective flashing to junctions, dormers, or valley gutters should be regularly inspected and maintained to help keep the property weathertight and protect against problems associated with damp, condensation, mould, and timber infestation. Due to the height of most roofs, you should also factor in additional services such as scaffolding, as this will increase the overall cost of any repair work.

REMEDIAL WORK

Lifted/Loose/Damaged Coverings

There are numerous lifted, loose, and damaged coverings to the front and rear roof slopes. The affected coverings will require re-setting or replacement to provide adequate weatherproofing and prevent rainwater penetration into the roof space and problems associated with damp and timber infestation. When the remedial work is carried out, the remaining coverings should also be inspected to check their serviceability.

Inadequate Flashing

The junctions to the front and rear roofs and neighbouring properties external wall is sealed with mortar fillet flashing and this was found to be cracking/eroding and for a temporary repair, it should be repointed.

This type of flashing detail is inferior compared with lead and until remedial work is carried out, this area will now be more vulnerable to water ingress and problems associated with damp. You should consider repairing with a stepped lead flashing, as this will offer much better weatherproofing and requires minimal maintenance once installed.

Eroding Ridge

D

Outside the property (continued)

D2 Roof coverings (continued)

3

The tiles on the top of the roof (known as ridge tiles) sit on a bed of mortar. The mortar bed has started to erode as a result of seasonal weathering and requires localised repointing to prevent water ingress. Until this work is complete, the roof space will be more vulnerable to potential damp problems.

However, it should be noted that whilst repointing is a suitable form of weatherproofing, you should consider installing a modern plastic interlocking system called a dry ridge system, if it is within your budget to do so, as it requires minimal maintenance once installed.

Scaffolding Cost

Due to the height and orientation of the roof slopes, you should also factor in additional services such as scaffolding, as this will increase the overall cost of repair work.

ADVISORY WORK

Moss/Algae

There was visible evidence of moss/algae build-up. This should be removed periodically to prevent accelerated deterioration of the roof coverings and blockages to the guttering from prolonged accumulation. During heavy rainfall, this will cause rainwater to overflow onto the surface of the external brickwork/pointing and if these are in a poor condition, the property will be at an increased risk of localised penetrating damp.

Eroding Ridge

D

Outside the property (continued)

Moss/Algae

D

Outside the property (continued)

Inadequate Flashing

D

Outside the property (continued)

Inadequate Flashing

D

Outside the property (continued)

Inadequate Flashing

D

Outside the property (continued)

Lifted/Loose/Damaged Coverings

D

Outside the property (continued)

Lifted/Loose/Damaged Coverings

D

Outside the property (continued)

Lifted/Loose/Damaged Coverings

D

Outside the property (continued)

Lifted/Loose/Damaged Coverings

D

Outside the property (continued)

Lifted/Loose/Damaged Coverings

Outside the property (continued)

Inadequate Flashing

D3 Rainwater pipes and gutters

2

The property is served by a mixture of plastic and cast-iron gutters and downpipes.

Gutters and downpipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure and guttering can be easily blocked by debris/vegetation, which will allow rainwater to overflow, saturate the external walls/joinery, and cause damp related problems. All the rainwater fittings should be regularly inspected and maintained to ensure they remain watertight.

ADVISORY WORK

Blocked Guttering

Guttering to the rear of the property, serving the offshoot roof, is partially blocked with built-up debris/vegetation. The affected guttering should be unblocked and regularly cleaned to allow rainwater to disperse more easily into the surface water drainage system. This will also help minimise problems associated with localised damp, especially at the junctions of internal ceilings and walls at high levels within the property.

The remaining rainwater goods should be checked for durability, watertightness, and replaced where necessary.

Misaligned Guttering

Guttering to the front and rear of the property, serving the main roof, does not align properly and is uneven. During heavy rainfall, this can cause an overflow of built-up standing water to saturate the surface of the external brickwork/pointing, increasing the risk of localised damp problems internally.

Outside the property (continued)

D3 Rainwater pipes and gutters (continued)

The affected guttering should be removed, and the clips realigned so that there is a straight gradient into the downpipe. The remaining rainwater goods should be checked for durability, watertightness, and replaced where necessary. 2

Hopper Head

The hopper head (collective rainwater inlet fitting) to the rear offshoot is open and unprotected. The purpose of the hopper head is to increase the flow of rainwater through the downpipe, thus allowing more water to be diverted away from the property and into the surface water drainage system.

Hopper heads should be regularly inspected and maintained as blockages from a build-up of debris/vegetation can cause an overflow of rainwater to saturate the external wall and this will increase the risk of penetrating damp. Any current blockages should be cleared, and a protective plastic cover installed.

LEGAL ADVISER

Shared Fittings

As the downpipes and gutters are shared with the neighbouring property to the front and rear, you should check with your legal adviser about your rights and obligations before carrying out any repairs/maintenance work and we refer you to our comments in Section H.

Shared Fittings

D

Outside the property (continued)

Misaligned Guttering

D

Outside the property (continued)

Shared Fittings

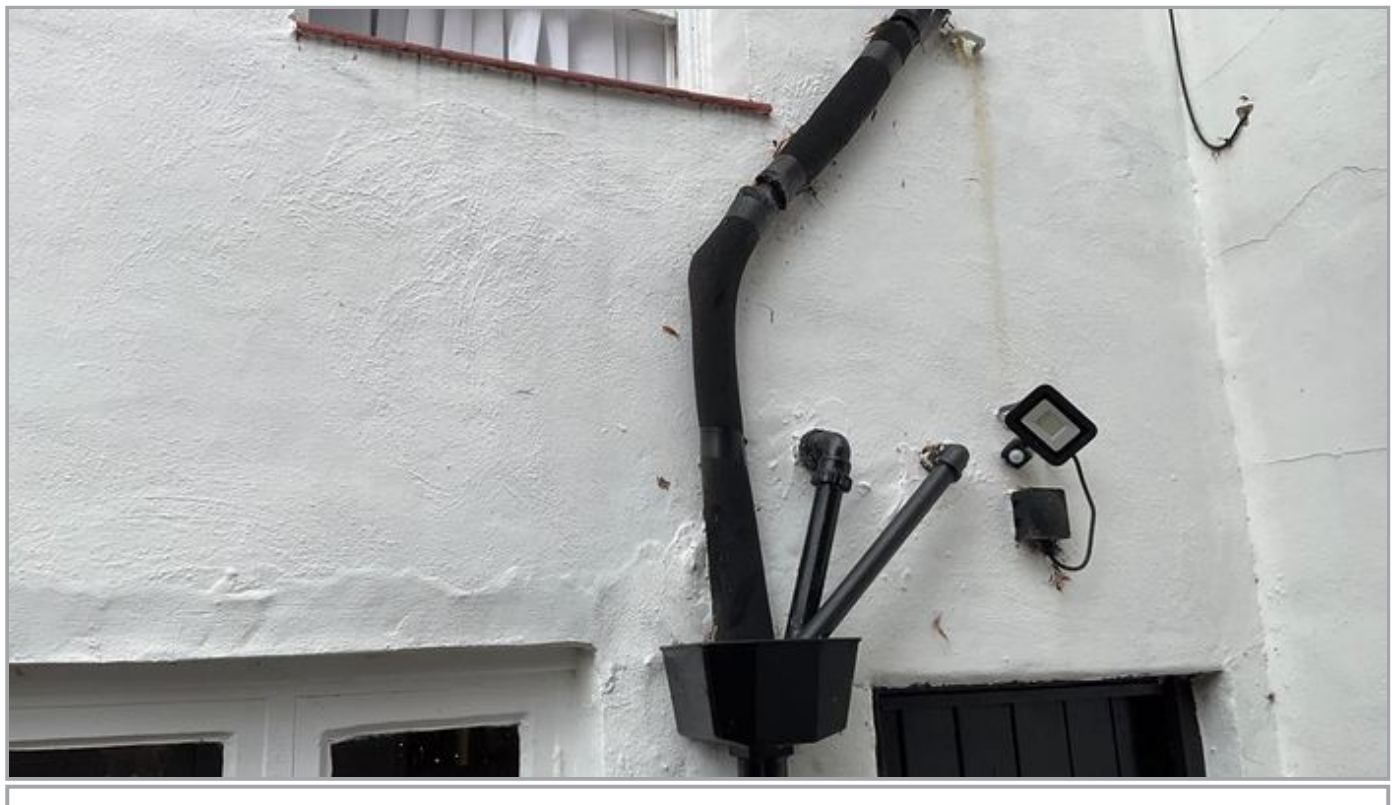
D

Outside the property (continued)

Misaligned Guttering

D

Outside the property (continued)



Hopper Head

D

Outside the property (continued)

Blocked Guttering

D4 Main walls

3

The walls are a combination cavity brick construction to the front and rendered solid brick construction to the rear, based on neighbouring un-rendered properties, within the same street.

We cannot confirm whether a damp-proof course is present because of the high ground levels and external render coating obscuring the construction. However, bearing in mind the age of the property, the walls are likely to have either a slate or bitumen damp-proof course.

REMEDIAL WORK

Bridging DPC

Ground levels to the front have been raised due to the concrete path, causing bridging of the damp-proof course (known as the DPC). This will significantly reduce the DPC's effectiveness and result in problems associated with condensation, mould, damp, and timber infestation affecting internal areas of the property, especially low-level walls and any timber flooring.

The existing ground levels, where it is practical to do so, should be reduced to a minimum of 150mm (two courses of brickwork) below the top of the visible damp-proof course and ideally a grated drainage channel should be installed to help divert rainwater away from the property.

To the rear, the rendered coating is causing bridging of the damp-proof course. Non-breathable paintwork/render is susceptible at trapping moisture beneath the material and causing problems associated with damp. This will significantly reduce the DPC's effectiveness, therefore the paintwork/render needs to be removed carefully, with any damaged brickwork/pointing beneath repaired, to provide adequate weatherproofing.

Painted Surfaces

D

Outside the property (continued)

D4 Main walls (continued)

3

The rear of the property has been painted with what appears to be numerous coats of non-breathable paint. Once the paintwork cracks, moisture entering the openings will become trapped as it can't evaporate naturally, and this will increase the risk of penetrating damp, although this is dependent on the condition of the brickwork and mortar pointing beneath. The paintwork should be removed carefully, and any damaged areas beneath repaired accordingly.

Efflorescence/Paintwork

There is efflorescence (white powdery salt deposit) growing on the rear elevations. Efflorescence is caused by salts contained within the brickwork, brought to the surface by the natural evaporation of moisture. This is not unduly serious, and the white deposits can be removed by dry brushing. The staining may continue until all the salts have been removed by evaporation.

This has been exacerbated due to the non-breathable paint, which is not allowing the brickwork or mortar pointing to breathe, retaining moisture, and preventing evaporation. The paintwork should be removed carefully, and any damaged areas beneath repaired accordingly.

MOVEMENT/CRACKING

Render Cracking/Thermal Movement

Cracking was noted to the rear rendered walls and this is indicative of shrinkage cracking (also known as crazed or map cracking). This is a common occurrence in cement based rendered properties and is often caused by either an incorrect ratio mix of sand/cement, or poor application with either no scratch coat (base coat), or the mix is too strong, resulting in the top coat and base coat moving at different rates to each other due to the effects of thermal/moisture movement from seasonal weathering. Applying the render in the wrong weathering conditions compromises the strength and can also cause cracking.

Horizontal and more straight type cracking was also noted to the rendered coating to the rear elevation walls. This has been caused by thermal movement, as the render and background brick wall expand and contract through temperature variations from the effects of seasonal weathering. This type of cracking is usually of a similar width and follows the path of least resistance, often between or in the vicinity of window/door openings. It is also common on continuous walls with no expansion joints incorporated within the construction.

Assuming this is a cement-based render, it should ideally be removed as it is non-breathable, will trap moisture behind it, and also deteriorate the brickwork beneath. Should you want to have the walls rendered, using a lime-based coating will allow for greater expansion when dealing with movement/cracking and it is highly breathable compared with cement-based render, therefore it will help control moisture building up and potentially migrating into the property.

Solid Construction Eroding Pointing

The mortar between the brickwork (called pointing) is eroding as a result of seasonal weathering and requires localised repointing, although it is often more beneficial to repoint the full elevation. Solid brick walls rely upon the quality of the external pointing and brickwork surfaces for their weatherproofing and as there is no cavity gap, they control potential damp problems by evaporating moisture naturally, especially when pointed properly.

As the walls require repointing, you should consider using a lime mortar as it is flexible and highly breathable, compared to the more commonly used cement mortar. Cement mortars tend to retain moisture and in a solid brick wall, that will allow it to migrate into the property. Once the remedial work has been carried out, the walls should be regularly inspected and maintained.

ADVISORY WORK

Spalling Keystone

The decorative stone in the middle of the front window arch is called the keystone and this is suffering from deterioration of the outer face, as a result of frost attack (also known as spalling) and this has been exacerbated by the repeated freeze/thaw cycles from seasonal weathering. This eventually causes total disintegration of the stone, therefore it will need to be removed and replaced with a suitably graded equivalent.

Solid Construction Limited Insulation

D

Outside the property (continued)

D4 Main walls (continued)

Solid brick walls should be properly insulated as there is little to no gap between the courses of bricks and this makes this type of wall construction vulnerable to damp problems and heat loss. Should you need to deal with any condensation, mould, or damp within the property, this should be taken into consideration and any remedial work carried out by a reputable contractor, as poor installation of insulation to a solid wall can create new damp problems.

3

Eroding Pointing

D

Outside the property (continued)

Spalling Keystone

D

Outside the property (continued)

Bridging DPC

D

Outside the property (continued)

Solid Construction Limited Insulation

D

Outside the property (continued)

Bridging DPC

D

Outside the property (continued)

Bridging DPC

D

Outside the property (continued)

Render Cracking

D

Outside the property (continued)

Painted Surfaces

D

Outside the property (continued)

Efflorescence/Paintwork

D

Outside the property (continued)

Render Cracking

D

Outside the property (continued)

Render Cracking/Thermal Movement

D

Outside the property (continued)

Efflorescence/Paintwork

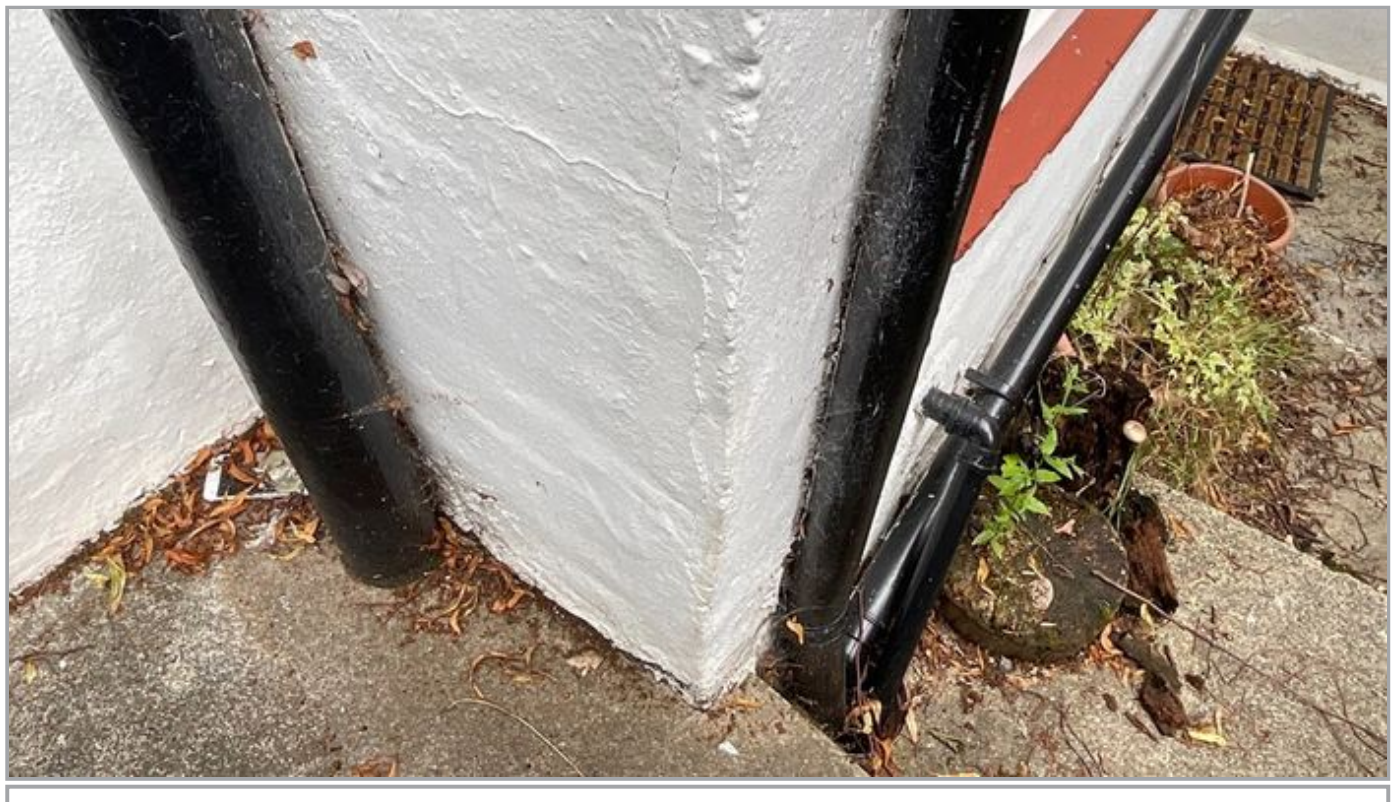
D

Outside the property (continued)

Thermal Movement

D

Outside the property (continued)



Bridging DPC

D

Outside the property (continued)

Solid Construction Eroding Pointing

D

Outside the property (continued)

Solid Construction Eroding Pointing

D

Outside the property (continued)

Solid Construction Eroding Pointing

D5 Windows

3

The property has single glazed timber windows.

The junctions between the window frames and the surrounding brickwork should be regularly checked and maintained, along with all locks, hinges, and catches.

REMEDIAL WORK

Timber Windows

The timber frame windows are weathered/rotten and redecoration/replacement will be required. Timber framed windows that are single glazed, are considered dated by modern standards and it would be more economical to replace them with thermally efficient modern units, ideally with the benefit of in-built trickle ventilation.

Timber frame windows should be regularly inspected and maintained as they are generally draughty and will attract condensation in cold weather, which will result in mould to the internal frames. This can pose a health risk to people with breathing difficulties, such as with asthma and for more detailed advice on how to control condensation and mould effectively, we refer you to our comments in Section E9.

ADVISORY WORK

Protective Sealant

The mastic/mortar sealant to the external junctions between the window frames and adjacent brickwork is applied to form a weathertight seal and help prevent water ingress and localised damp affecting the internal window reveals and openings, although no damp was noted to these areas during our inspection.

D

Outside the property (continued)

D5 Windows (continued)

The mastic/mortar to some of the windows is loose/missing, and this should be replaced/repointed. The remaining window junctions should be regularly inspected and maintained. 3

Rotten Framework

D

Outside the property (continued)

Protective Sealant

D

Outside the property (continued)

Rotten Framework

D

Outside the property (continued)

Rotten Framework

D

Outside the property (continued)

Rotten Framework

D

Outside the property (continued)

Rotten Framework

D

Outside the property (continued)

Protective Sealant

Outside the property (continued)

Weathered Framework

D6 Outside doors (including patio doors)

3

The property has two part glazed timber doors.

Doors and junctions should be regularly inspected and maintained, similarly as mentioned with the windows in the previous section of the report. Locks and hinges should also be kept in good order for security and operational reasons.

REMEDIAL WORK

Rotten

The front door is rotten in places and as this door is dated by modern standards, it would be more economical to replace it with a modern equivalent than to carry out patch repair work. The remaining door is in satisfactory order.

Safety Glass

The glazing in the front door does not have a British Standard safety rating and this presents a health and safety risk to occupants. The door is also considered dated by modern standards, therefore it should be replaced with a modern equivalent. This is a risk to persons, and we refer you to our comments in Section I.

D

Outside the property (continued)

Rotten

D

Outside the property (continued)

Rotten

D Outside the property (continued)

Safety Glass

D7 Conservatory and porches

None.

D8 Other joinery and finishes

There was no fixed external joinery noted to the property during our inspection. 3

REMEDIAL WORK

No Fascias

There is no external joinery, known as fascia boarding, to the front and rear of the property and this should be in place to provide protection against any leaks or overflow of the gutters during prolonged heavy rainfall. It also seals up the junction between the top of the wall and edge of the roof, providing adequate weatherproofing, thus helping to prevent moisture penetration and problems associated with damp to internal ceilings/walls at high level within the property.

A reputable joinery or building contractor should fit the missing fascia boarding and this can either be timber or plastic.

D

Outside the property (continued)

No Fascias

D9 Other

None.

E

Inside the property

E

Inside the property

Limitations to inspection

Restricted Inspection

Some of the ceilings have been lined with heavy lining paper, which severely restricted our investigation of the surfaces beneath. This could mask defective plaster and if it is disturbed or removed, the underlying plaster may need substantial repair or possible replacement/re-skimming.

Most of the walls have been hidden by ceramic tiling, panelling, and heavy lining paper and this prevented close examination of the wall surfaces beneath. These finishes are likely to hide condensation, mould, and damp, as these are non-breathable and retain moisture until removed. Depending how long the finishes have been in place, this can seriously damage the plaster beneath, resulting in considerable repair or renewal so please bare this in mind during any proposed redecoration work.

The tiled surfaces and obstructed internal walls due to household furniture, fitted cupboards/wardrobes and built-in kitchen/bathroom fittings could not be tested with a moisture meter.

The fitted floor coverings throughout the property restricted our inspection of the floors.

The large amounts of furniture throughout the property limited our inspection of the internal areas.

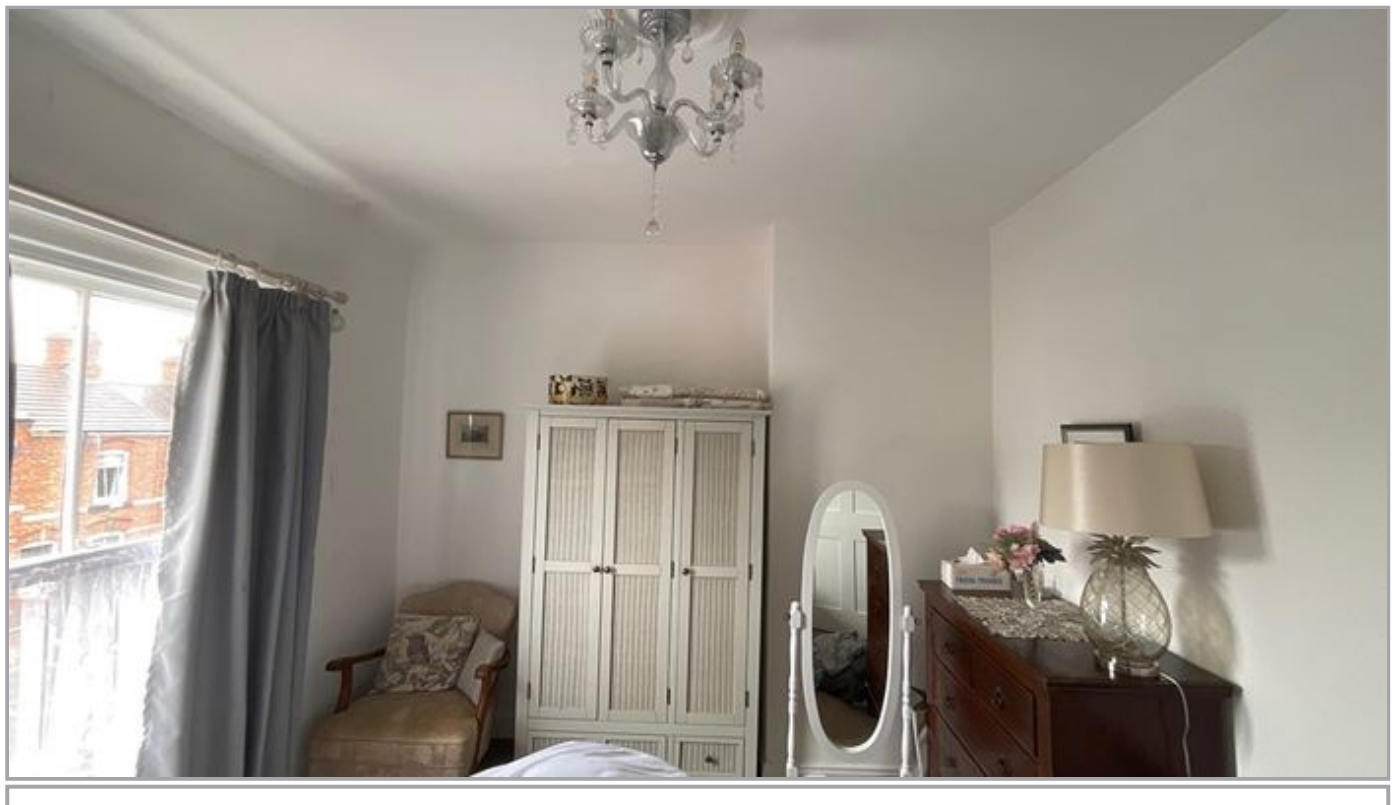
The stair carpet restricted our inspection of the staircase and its structure.

Therefore, where Condition Ratings have been allocated, these may well have been based on a limited inspection.

Restricted Inspection

E

Inside the property (continued)



Restricted Inspection

E

Inside the property (continued)

Restricted Inspection

E

Inside the property (continued)

Restricted Inspection

E

Inside the property (continued)

Restricted Inspection

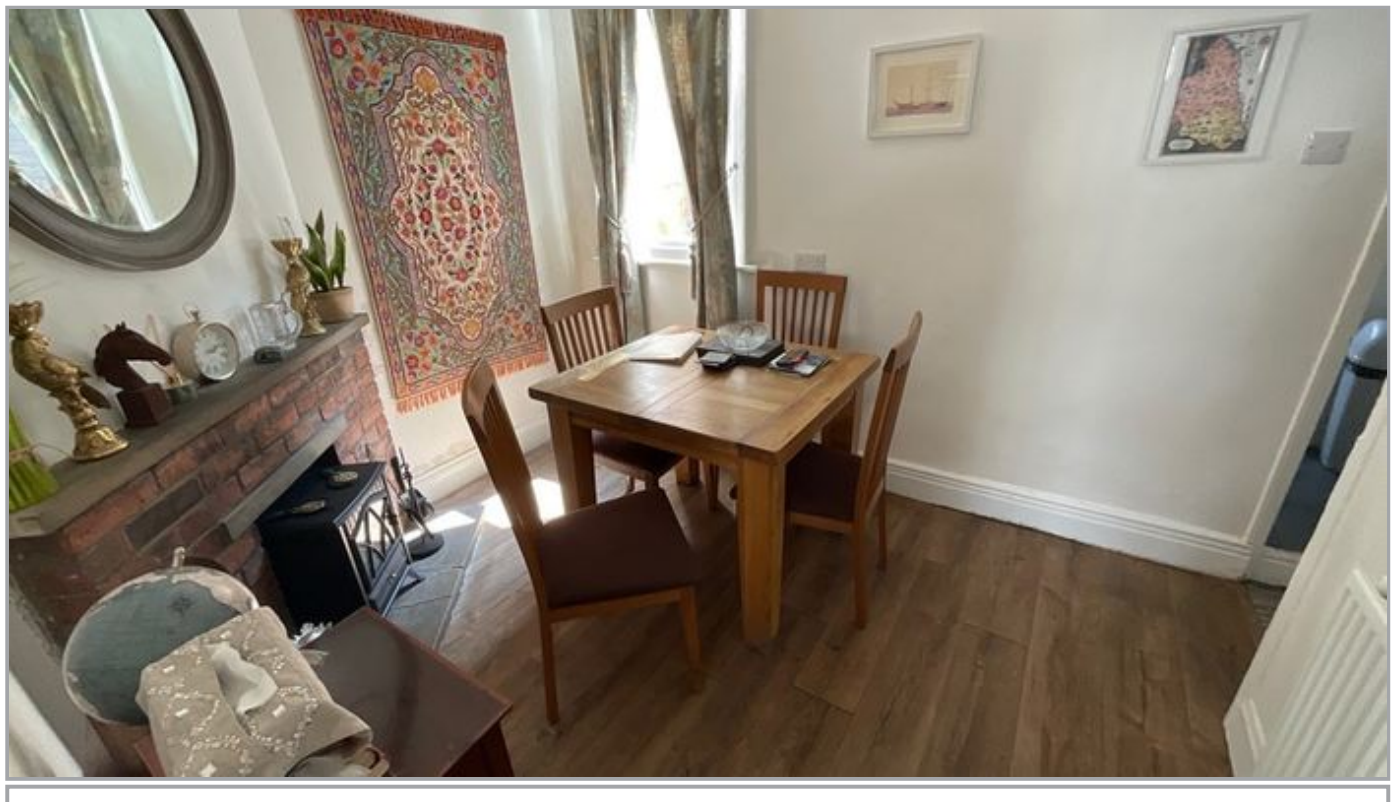
E

Inside the property (continued)

Restricted Inspection

E

Inside the property (continued)



Restricted Inspection

E

Inside the property (continued)

Restricted Inspection

E1 Roof structure

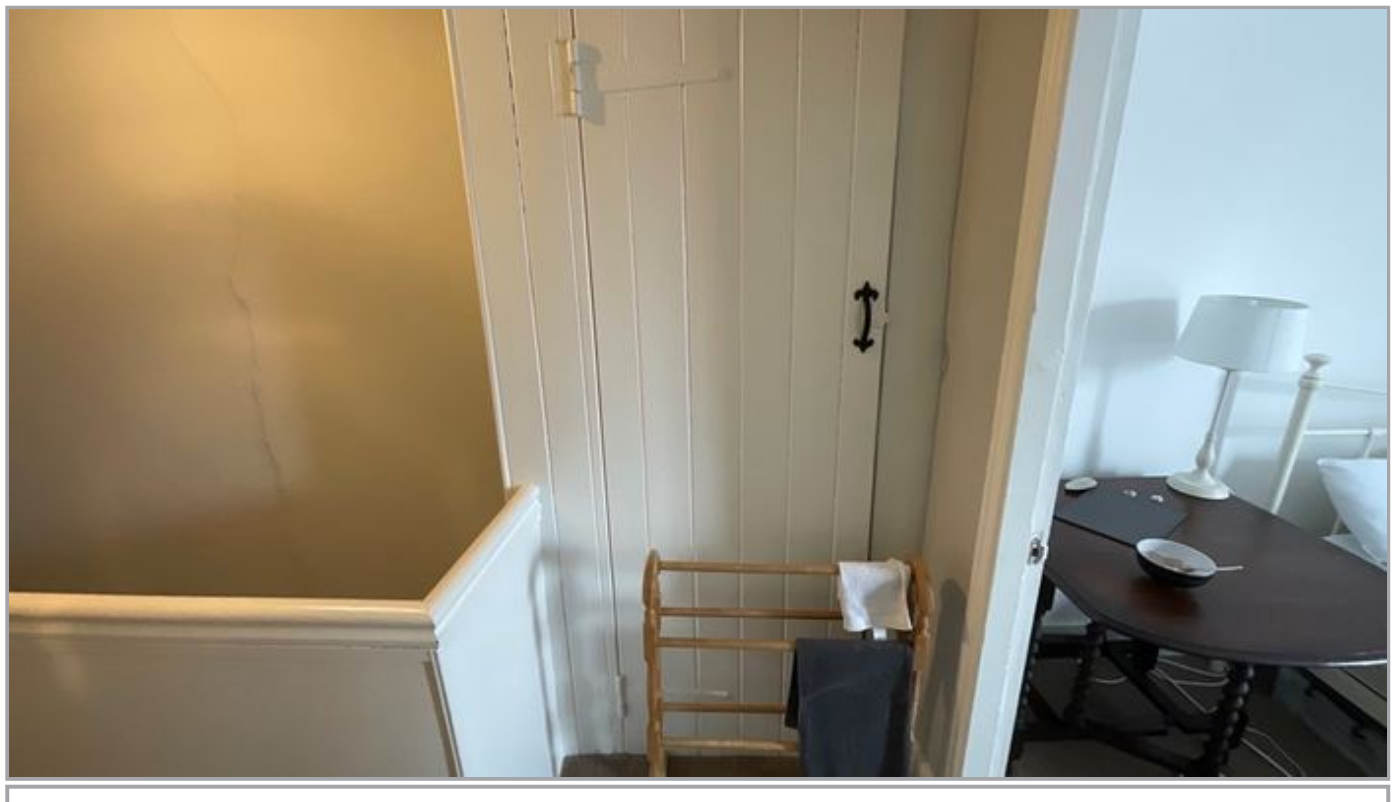
NI

Not Inspected

The roof space could not be inspected as the access hatch was located above stored household items and a fixed landing cupboard.

E

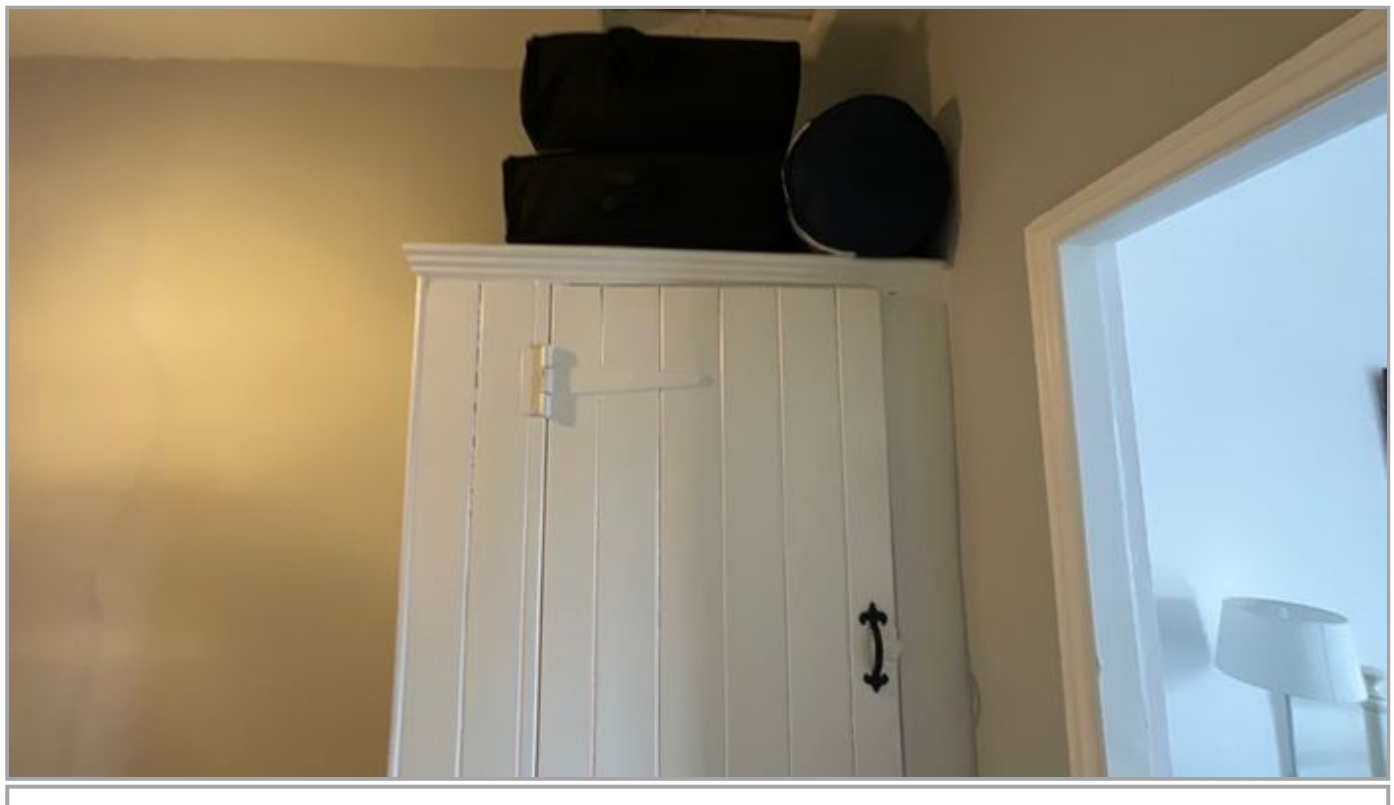
Inside the property (continued)



Restricted Inspection

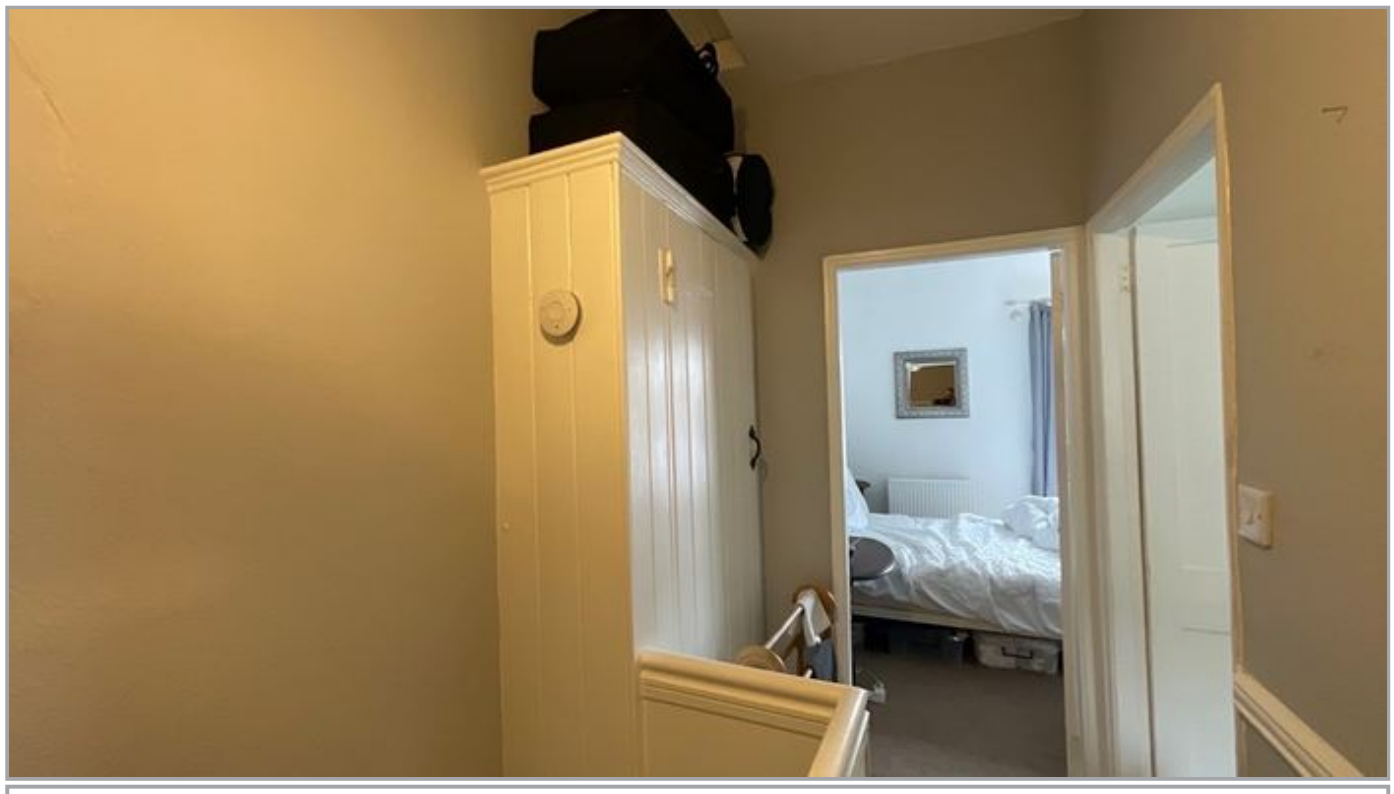
E

Inside the property (continued)



Restricted Inspection

Inside the property (continued)



Restricted Inspection

E2 Ceilings

3

The property has a mixture of older type lath and plaster and modern plaster ceilings. These have a range of painted and papered finishes.

Some of the ceilings are covered, and this restricted the inspection of the surfaces beneath, therefore we refer you to our comments in limitations to inspection.

REMEDIAL WORK

Lath/Plaster

The original lath and plaster finishes are particularly susceptible to vibration and disturbance such as from human activity above, installing new services pipework, fitting carpets, and from the general ageing of the plaster and loss of adhesion over time. These actions will typically cause the ceilings to crack in numerous areas and if not repaired or replaced, they can also sag, resulting in detached pieces of plasterwork falling onto occupants, presenting a health and safety risk as these can be quite heavy.

There is evidence of cracking/sagging to some of the lath/plaster ceilings and replacing these would be more beneficial, as patch repairs or re-skimming these types of ceilings is often difficult and tends to create more problems.

Overhaul Ceilings

Some of the ceilings are covered with heavy paper lining and this prevented our inspection of the surfaces beneath. This type of covering is considered dated and often hides cracked, loose or defective plaster, therefore these ceilings would benefit from being overhauled and replaced. It should also be noted that paper lined ceilings are susceptible to being damaged when the lining is removed, therefore we refer you to our comments in limitations to inspection for more detailed information on this.

E

Inside the property (continued)

E2 Ceilings (continued)

When the ceilings are replaced, you should regularly inspect and maintain them as you will benefit from better aesthetics and help with the long-term saleability of the property in future resales. 3

Damp/Staining

To the first floor front bedroom ceiling, visible damp/staining was noted. In our opinion, this has been caused by the lack of protective fascia boarding. This should be repaired externally and the affected ceiling redecorated or replaced. We refer you to our comments in Section D8 for more detailed information on this.

ADVISORY WORK

Condensation/Mould

To the bathroom, visible mould was noted, and this can pose a serious health risk to people with breathing difficulties, such as with asthma. When moisture laden air comes into contact with an area that is poorly ventilated and often parts of the property that are thermally inefficient, the moisture begins to condense into droplets of water on the surface and encourages the formation of mould. Corners of rooms or junction areas are particularly susceptible, as these are considered cold spots because they are generally harder to ventilate/insulate.

In our opinion, the mould we noted during the inspection has been caused by the inadequate ventilation within the bathroom, therefore rectifying these will help prevent it and we refer you to Section D5 and E8. However, as the causes of condensation and mould are often multi-factorial, controlling it will require ongoing monitoring and we refer you to our comments in Section E9 for more detailed information on this.

Damp/Staining

E

Inside the property (continued)

Damp/Staining

E Inside the property (continued)

Ceiling Covered - See Limitations To Inspection

E

Inside the property (continued)

Condensation/Mould

E

Inside the property (continued)

Ceiling Covered - See Limitations To Inspection

E

Inside the property (continued)

Plaster/Lath

E

Inside the property (continued)

Plaster/Lath

E

Inside the property (continued)

Plaster/Lath

E3 Walls and partitions

The property has a mixture of solid masonry and older type timber framed internal walls. These have been paper lined and painted with some wall tiling in the bathroom and kitchen. The bathroom walls and part of the kitchen walls have been lined with wood panelling. 3

Most of the walls are covered, and this restricted inspection of the surfaces beneath, therefore we refer you to our comments in limitations to inspection.

FURTHER INVESTIGATION

Significant Damp

We noted numerous areas of high damp readings during our inspection, both visually and when using a damp meter, whilst checking the timber skirting boards to the ground floor. As the damp was not in an isolated area, we believe this is an indication that there is a serious damp problem to the subject property.

We can't confirm the exact cause or causes purely from a visual inspection alone, as there are likely to be multiple issues that require attention such as, a lack of an effective damp-proof membrane (DPM), plasterwork affected with salt contamination that draws moisture in from the surrounding air within the room, inadequate subfloor ventilation, and raised ground levels are some of the most common causes, although this is not an exhaustive list.

Damp and the problems associated with it are complex and multi-factorial, therefore a more intrusive inspection is required by a specialist to determine the exact causes, inspecting the full property due to the restrictions within our report, and opening up sections of it, where necessary. You will need to seek the homeowner's permission for this, should this be required.

Inside the property (continued)

E3 Walls and partitions (continued)

We recommend further investigation to both the whole ground and first floors is carried out from an independent PCA Damp Surveyor, who can provide a full pre-purchase damp and timber report and advise on the most cost-effective solutions. Upon satisfactory completion of the remedial work, a long-term, insurance backed guarantee should be issued and this will be important for future resale purposes. 3

Possible Ongoing Structural Movement

There is a large crack from the top of the landing to the bottom of the hallway and there is also evidence of distortion to some of the door frame openings, as well as significant sloping/unevenness to numerous floors and the stairs to the first floor. This is covered in detail in the following section of the report.

The internal crack mentioned should be investigated as part of the further investigation into the sloping/uneven floors/stairs (Please See Section E4).

REMEDIAL WORK

Overhaul Walls

As most of the internal walls are covered, this prevented our inspection of the surfaces beneath. We refer you to our comments in limitations to inspection for more detailed information on this. However, it should be noted that heavy paper coverings, wood panelling, and tiling often hides cracked, loose, or defective plaster, therefore the internal walls would benefit significantly from being overhauled as even the removal process of these coverings will likely damage the surfaces beneath. This will require re-plastering/re-skimming and we advise this is carried out by a reputable plastering contractor.

Following on for this remedial work, you should regularly inspect and maintain the walls as you will benefit from better aesthetics and this will help with the long-term saleability of the property for future resale purposes.

Shrinkage/De-bonding

To some internal walls, we noted shrinkage/de-bonding of the plaster, resulting in localised cracking. As plaster hardens after it is applied, the moisture within it evaporates causing the outside layer exposed to the air to shrink in volume and move at a different rate than the inner face and this results in a loss of adhesion to the surface it is applied on.

This type of cracking is not considered serious or significant and hairline cracks should be filled and refinished. If any cracking becomes deeper within the plaster, replacement or re-skimming will be necessary for better aesthetics and to help with the long-term saleability of the property in future resales.

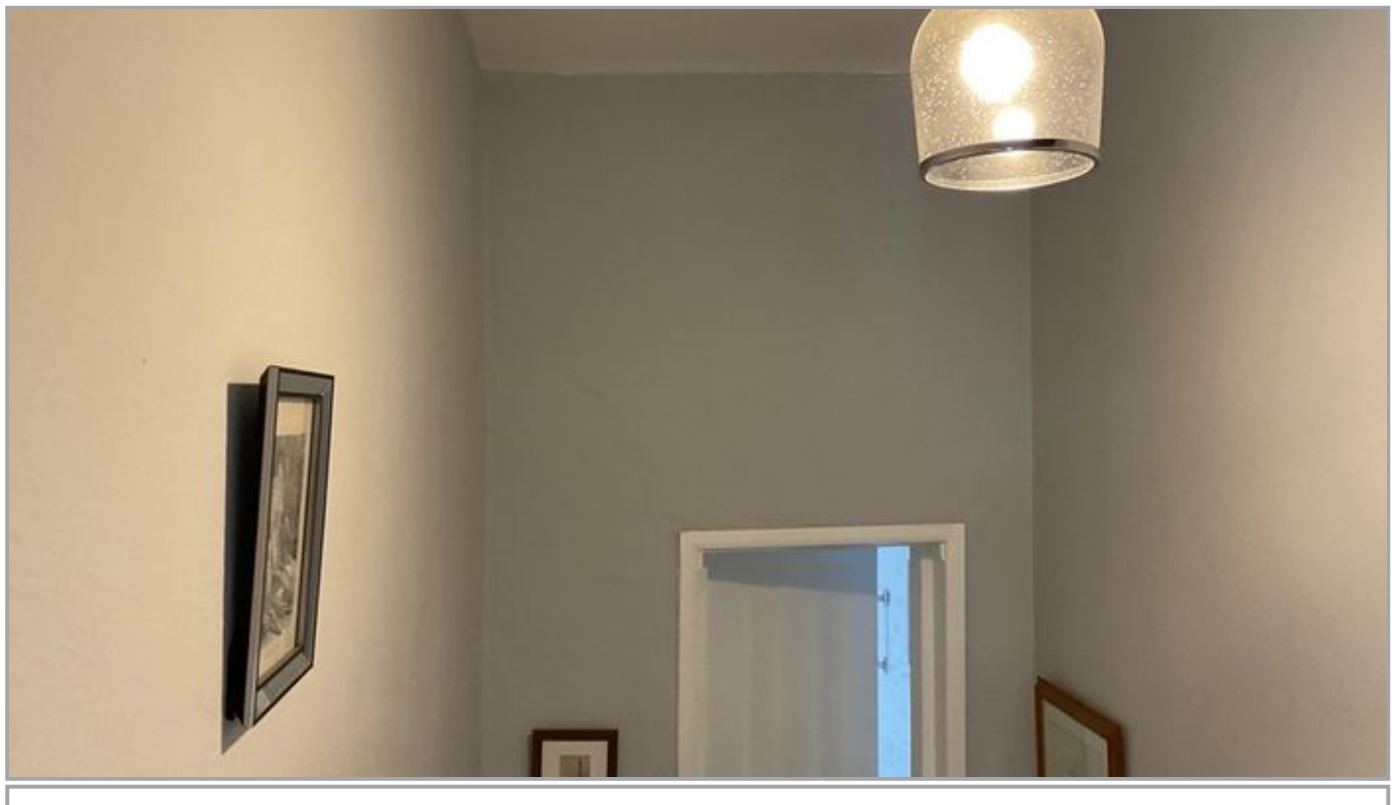
Plasterboard Lining

Some of the walls have been plasterboard lined (known as dry lining) and this is where sheets of plasterboard are fixed to the internal walls with an adhesive, using the dot and dab method, or fixed directly onto thin timber battens. Both methods leave a small gap between the newly fixed plasterboards and inner wall surface.

In older properties, this is commonly used to hide damp problems and there was evidence of significant damp to the ground floor, although we can't comment on the condition of the walls behind the dry lining as this would involve intrusive opening up work.

E

Inside the property (continued)



Possible Ongoing Structural Movement

E

Inside the property (continued)

Possible Ongoing Structural Movement

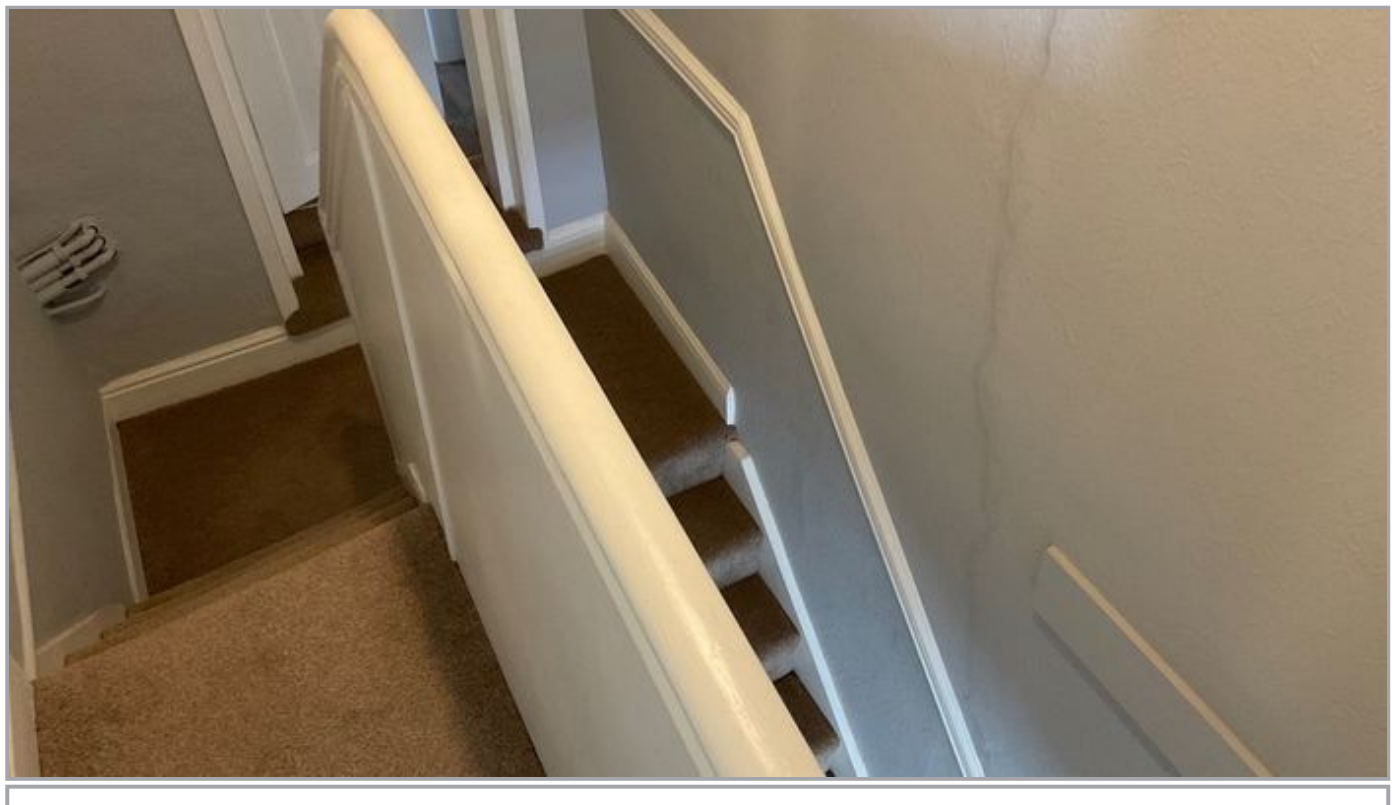
E

Inside the property (continued)

Possible Ongoing Structural Movement

E

Inside the property (continued)



Possible Ongoing Structural Movement

E

Inside the property (continued)

Shrinkage/De-bonding

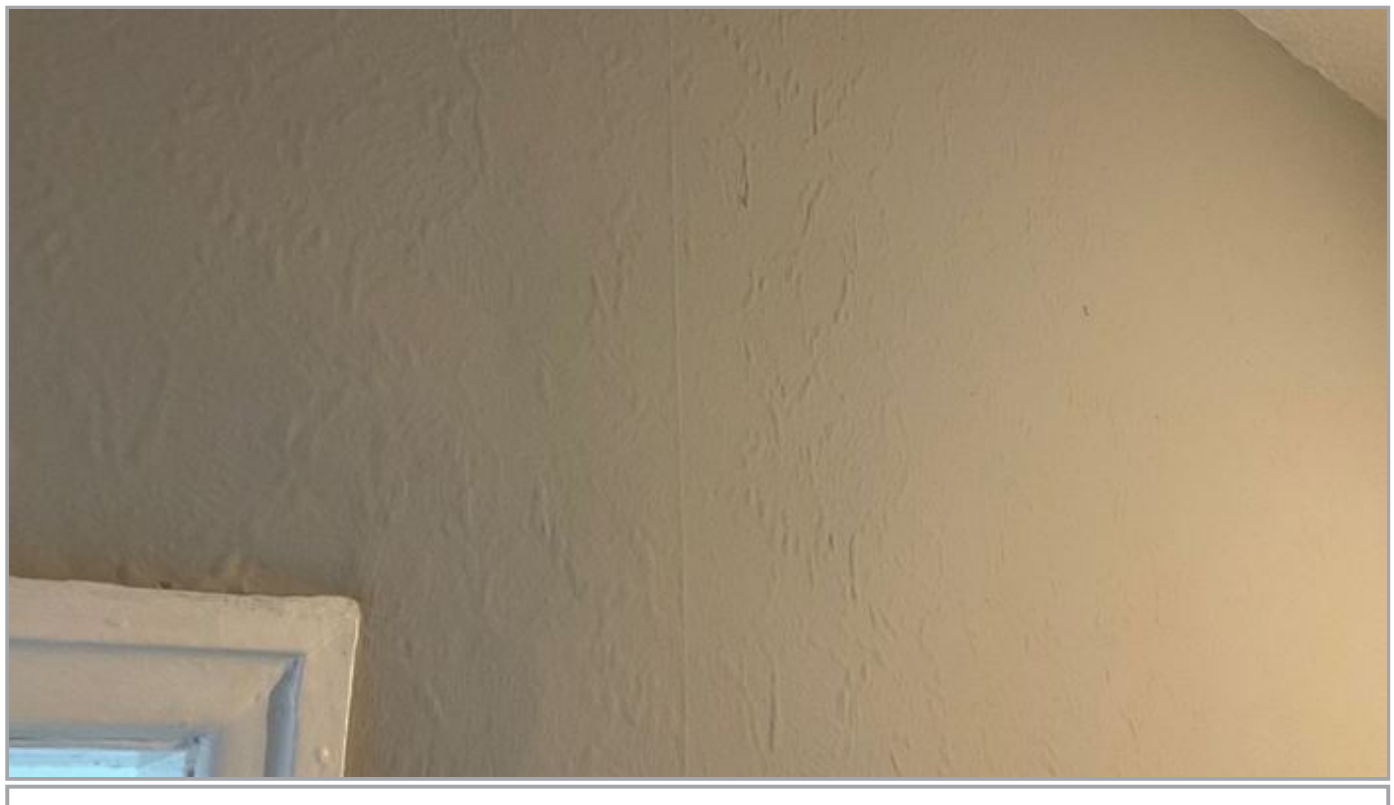
E

Inside the property (continued)

Wall Covered - See Limitations To Inspection

E

Inside the property (continued)



Wall Covered - See Limitations To Inspection

E Inside the property (continued)

Wall Covered - See Limitations To Inspection

E

Inside the property (continued)

Wall Covered - See Limitations To Inspection

E

Inside the property (continued)

Damp Patches/Salt Staining Bathroom

E Inside the property (continued)

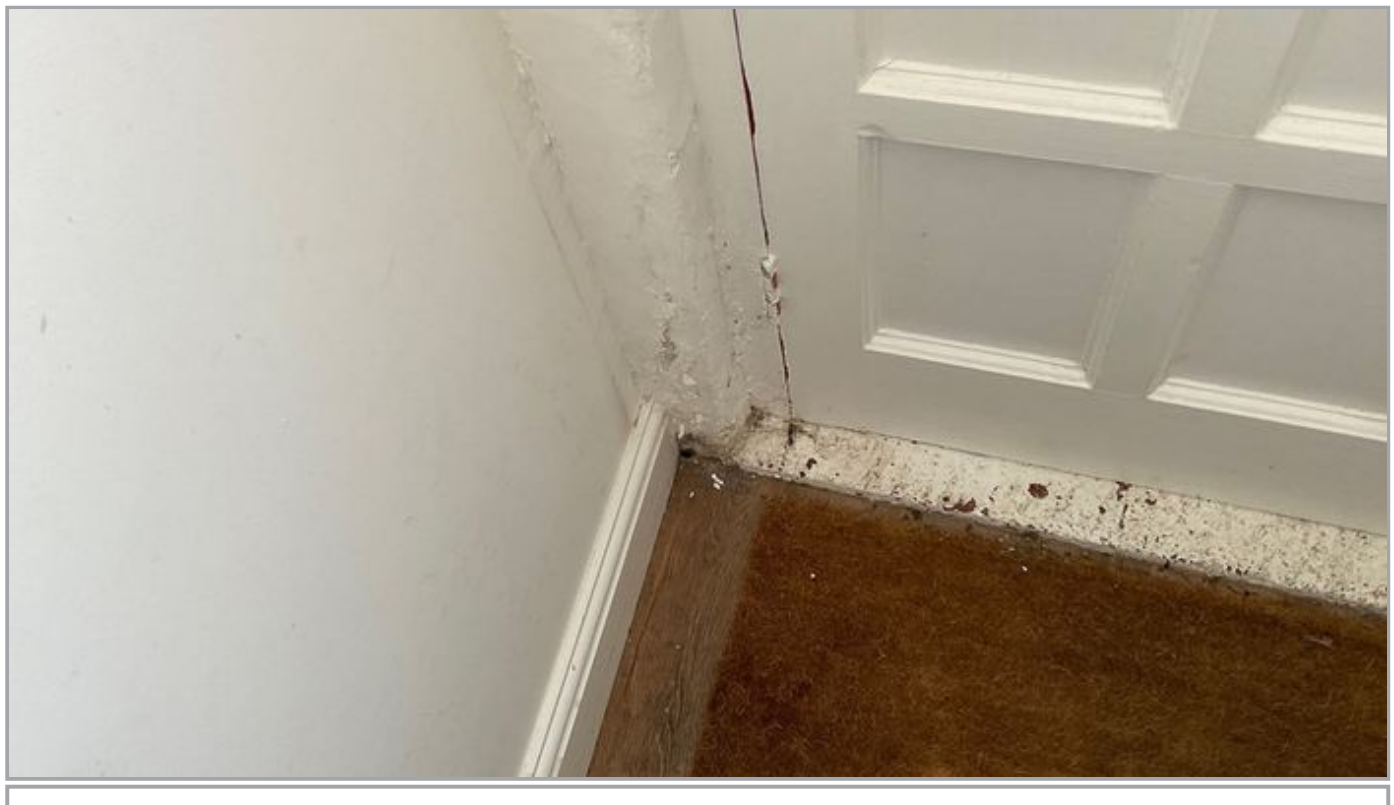
Damp Patches/Salt Staining Bathroom

E

Inside the property (continued)

Shrinkage/De-bonding

Inside the property (continued)



Damp Patches/Salt Staining

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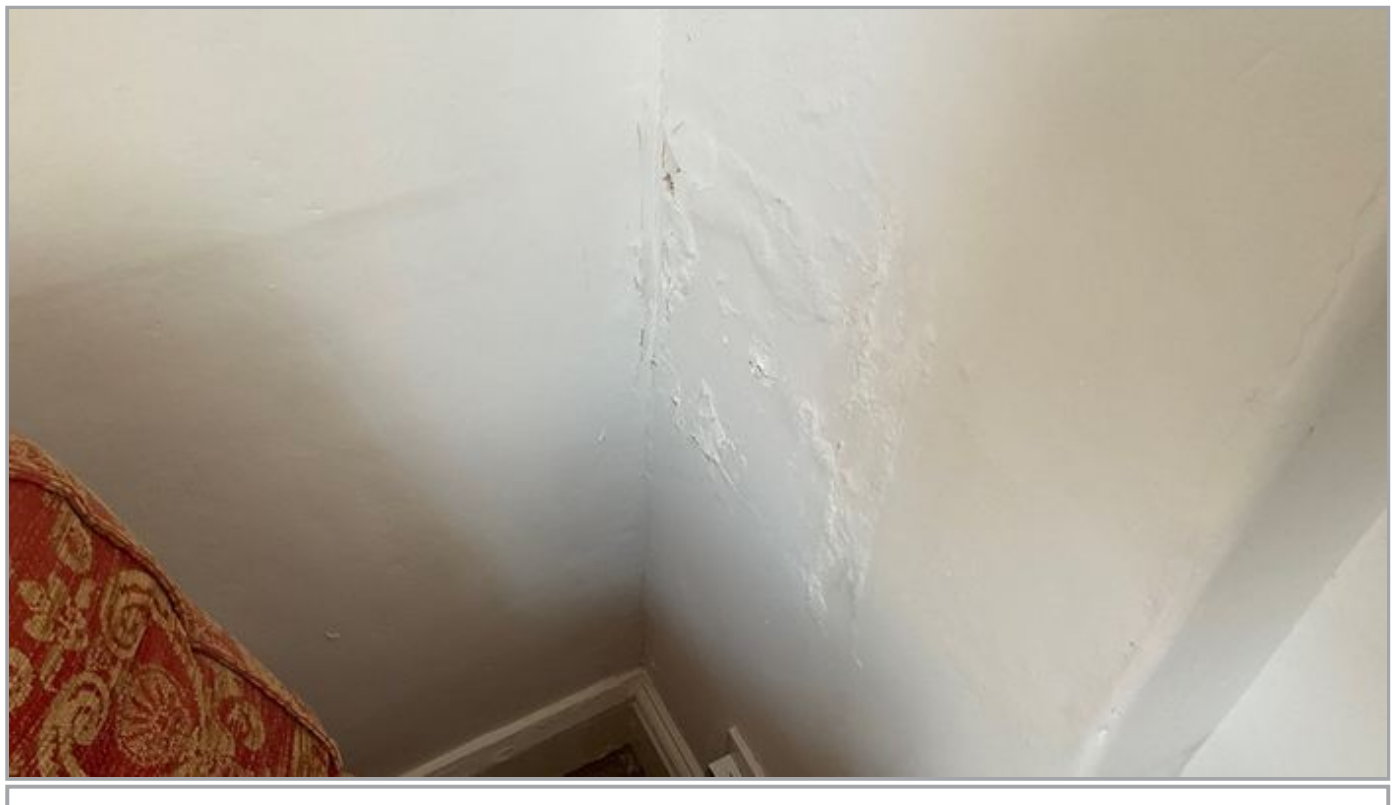
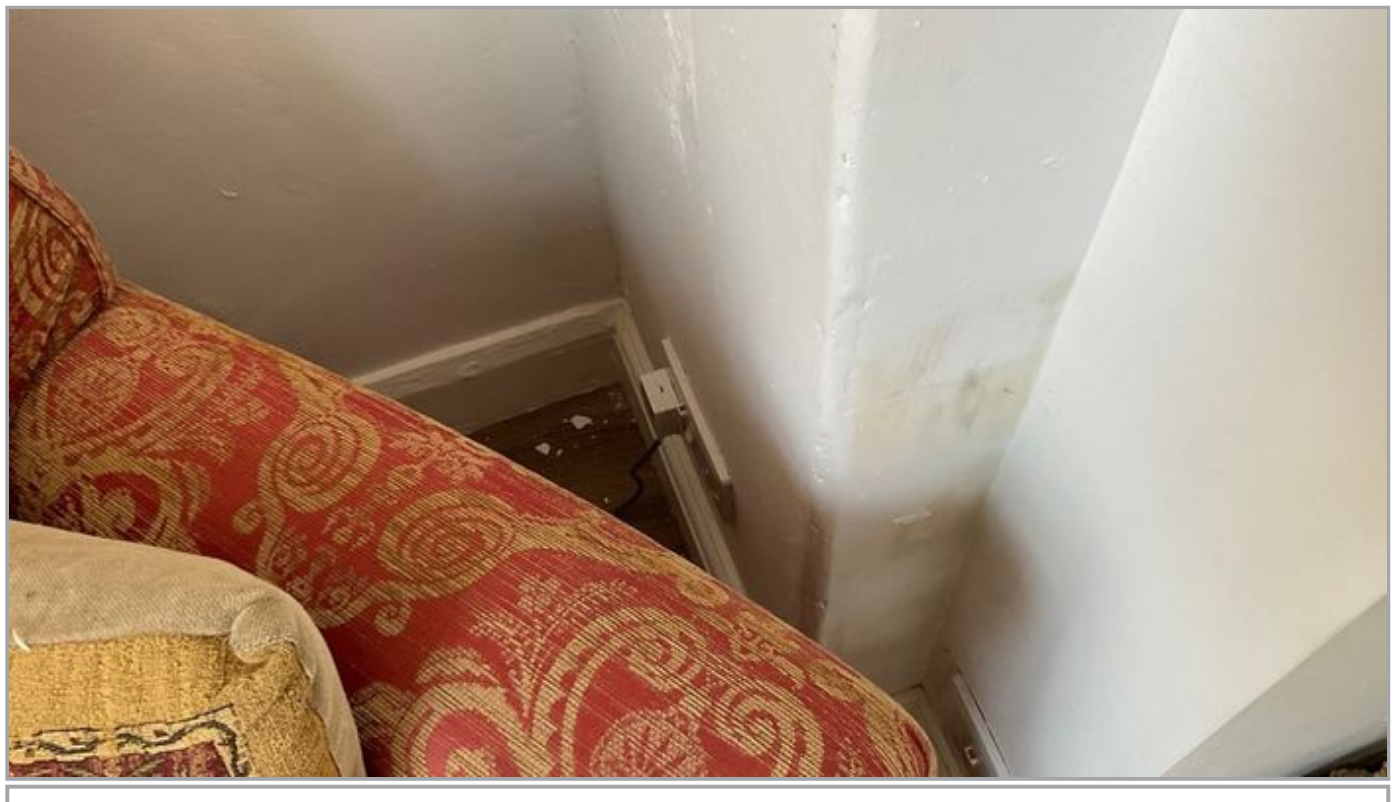
Inside the property (continued)



Damp Patches/Salt Staining

E

Inside the property (continued)



Damp Patches/Salt Staining

Inside the property (continued)

Damp Patches/Salt Staining

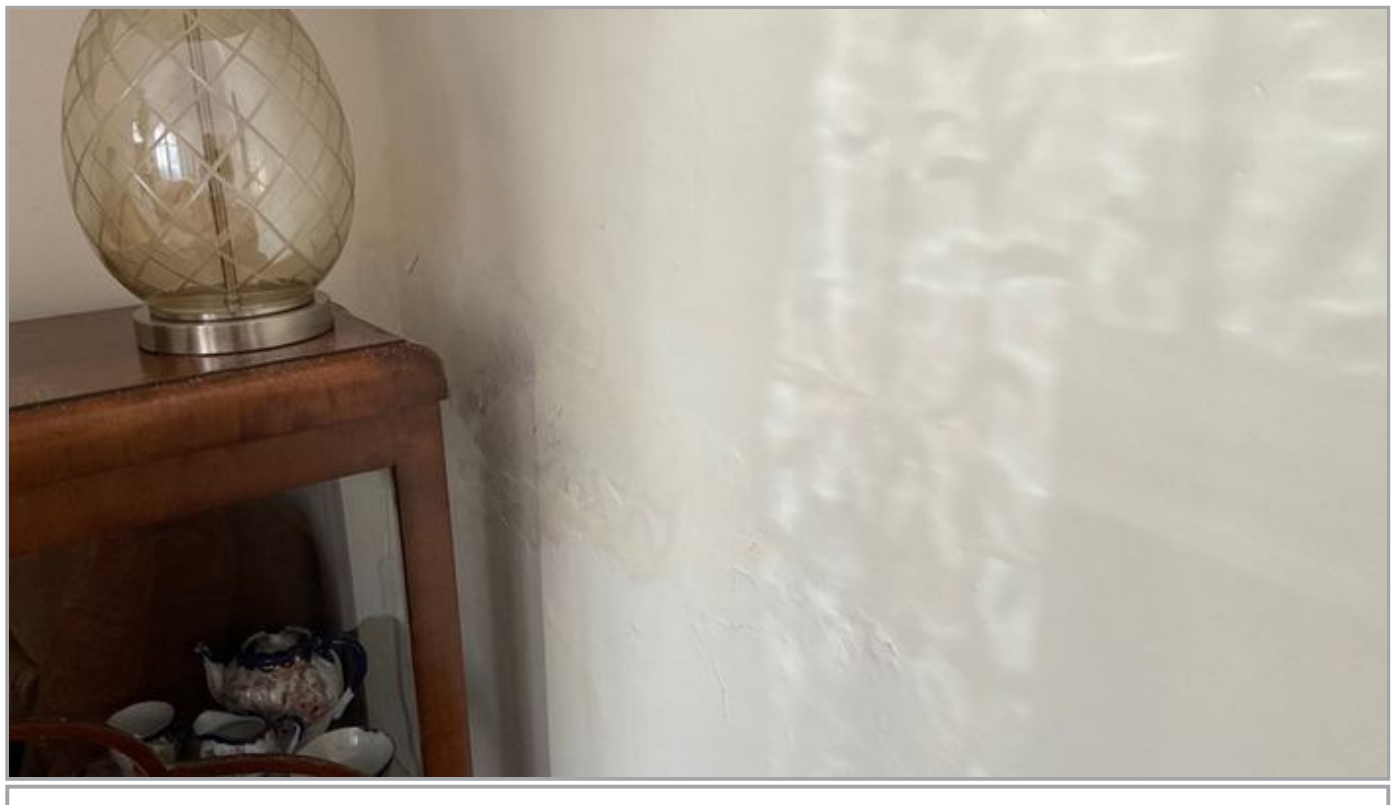
E

Inside the property (continued)

Damp Patches/Salt Staining

E

Inside the property (continued)



Damp Patches/Salt Staining

Inside the property (continued)

Damp Patches/Salt Staining

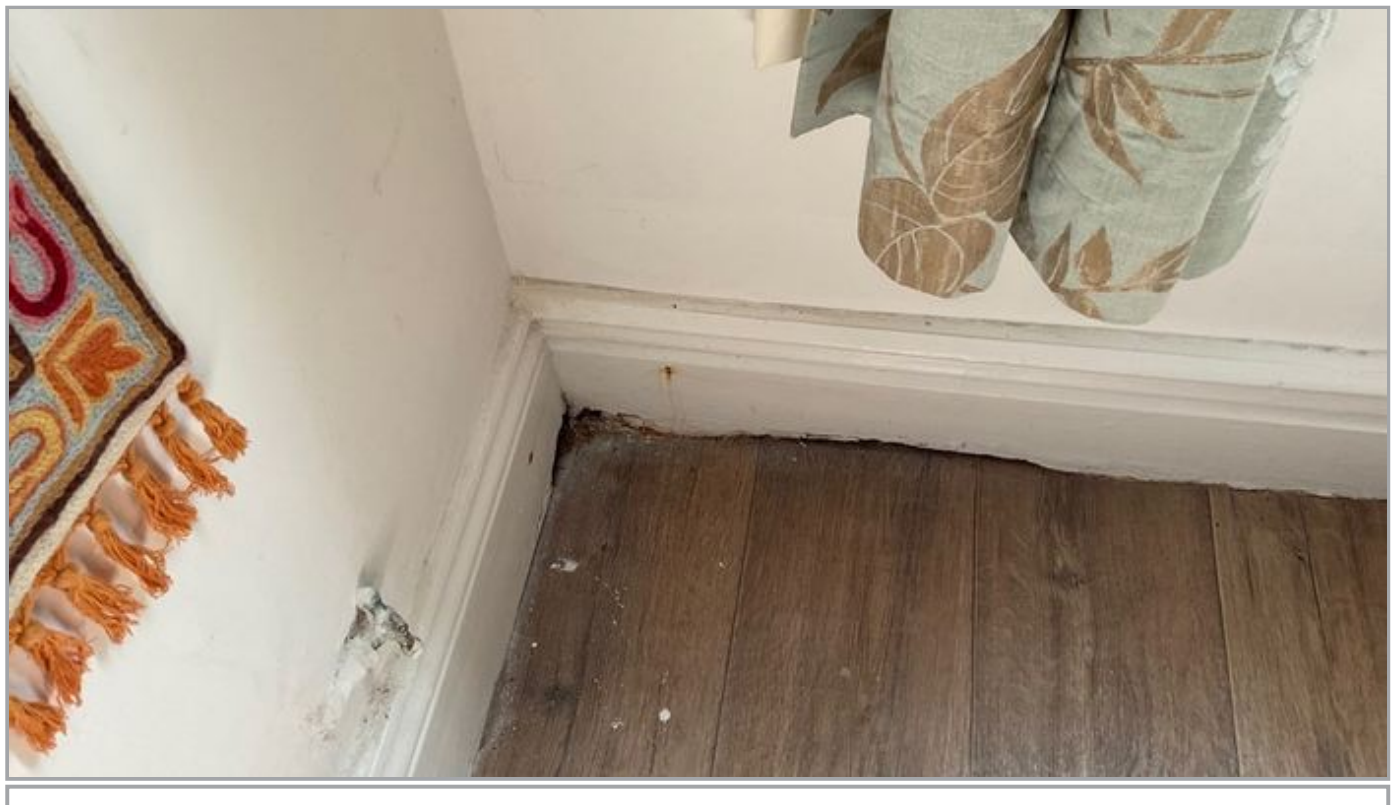
E

Inside the property (continued)

Damp Patches/Salt Staining

E

Inside the property (continued)



Damp Patches/Salt Staining

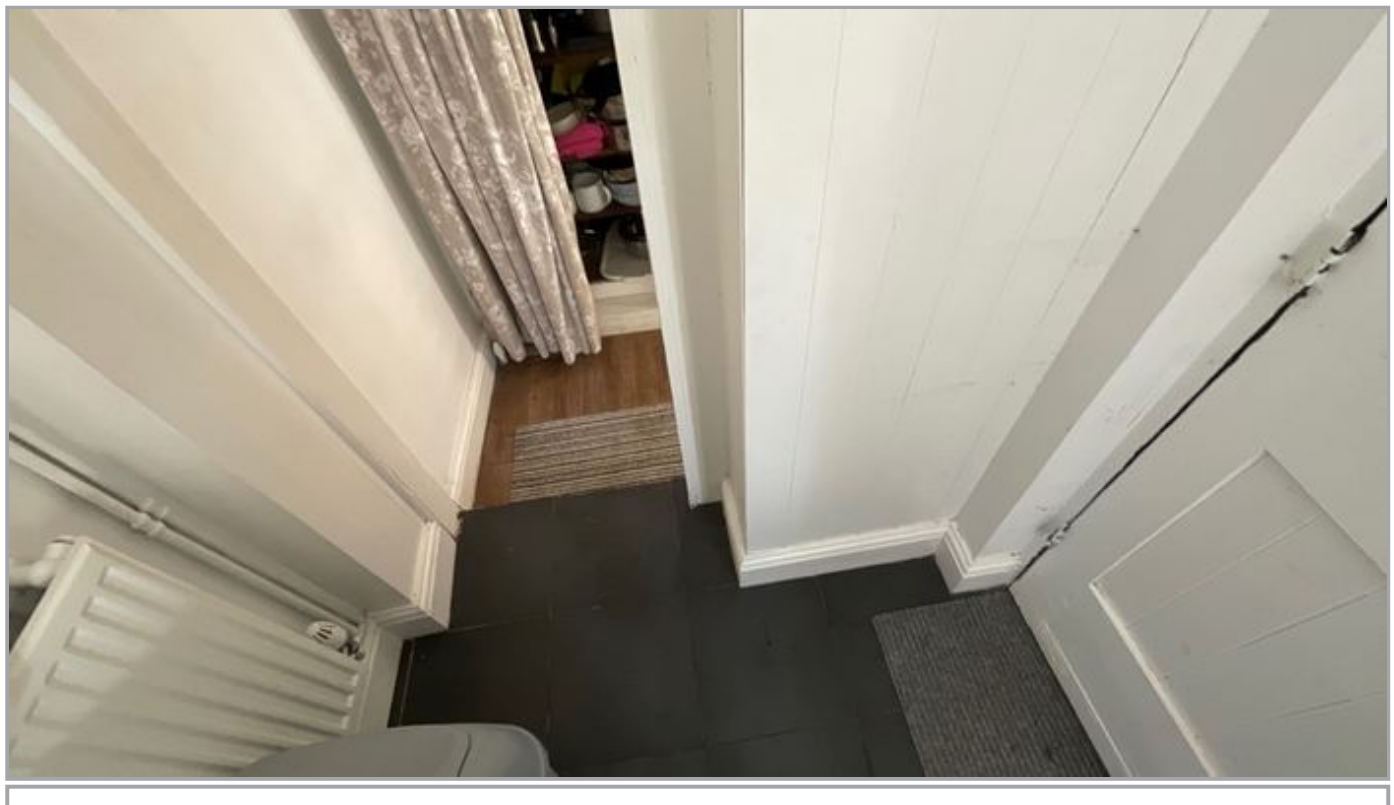
E

Inside the property (continued)

Damp Patches/Salt Staining

E

Inside the property (continued)



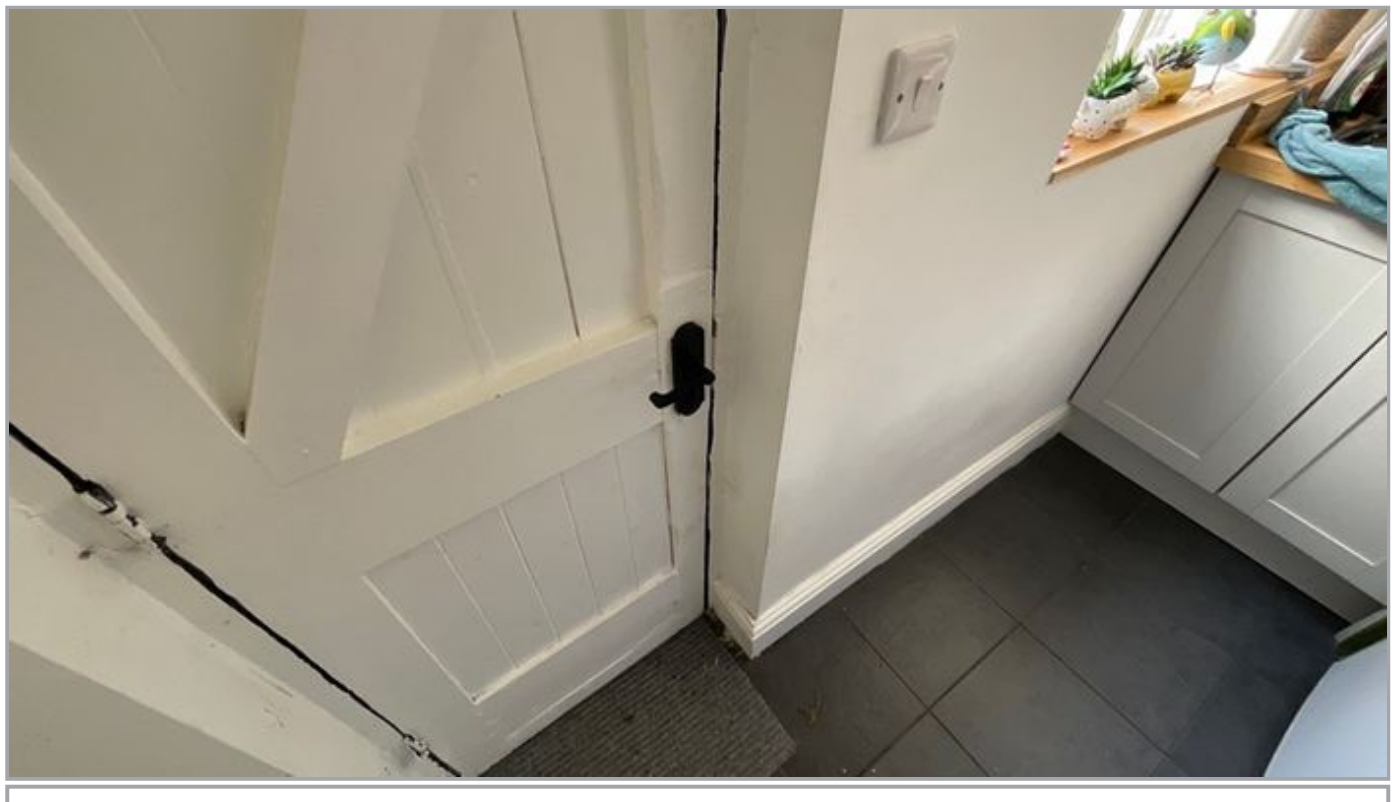
Wall Covered - See Limitations To Inspection

E

Inside the property (continued)

Wall Covered - See Limitations To Inspection

Inside the property (continued)



Plasterboard Lining

E4 Floors

3

The ground floor is of solid concrete construction. The first floor is formed in timber. Where visible, floors have a mixture of carpeted, ceramic tile, vinyl sheet and modern laminate finishes.

Floor coverings restricted close examination of the floor surfaces.

FURTHER INVESTIGATIONS

Unevenness/Sloping

The timber floors to the first-floor have noticeable levels of unevenness and sloping, as well as to the staircase. Properties of this type and age tend to demonstrate a degree of movement over time. This is usually caused by an acceptable amount of deflection (bending caused by loading).

However, we feel that this amount of movement is excessive and considering it is obvious in rooms that have stored household furniture, as a precaution, this should be investigated further by a qualified Structural Engineer.

Damp

The lower ground floor is of solid concrete construction, and it is not known whether there is a protective damp-proof membrane present (DPM). These were not universally used until the early 1970' and to know for sure would involve some intrusive investigation work. Their function is to act as a waterproof barrier and to prevent moisture from rising up from the subfloor hardcore fill and migrating through the concrete floor slabs, resulting in damp to the internal walls, skirting, and flooring.

E

Inside the property (continued)

E4 Floors (continued)

We found significant damp to numerous areas of the ground floor and if the lack of an effective DPM is one of the causes, introducing one would be costly and disruptive. You should have this investigated further and we refer you to our comments in Section E3. 3

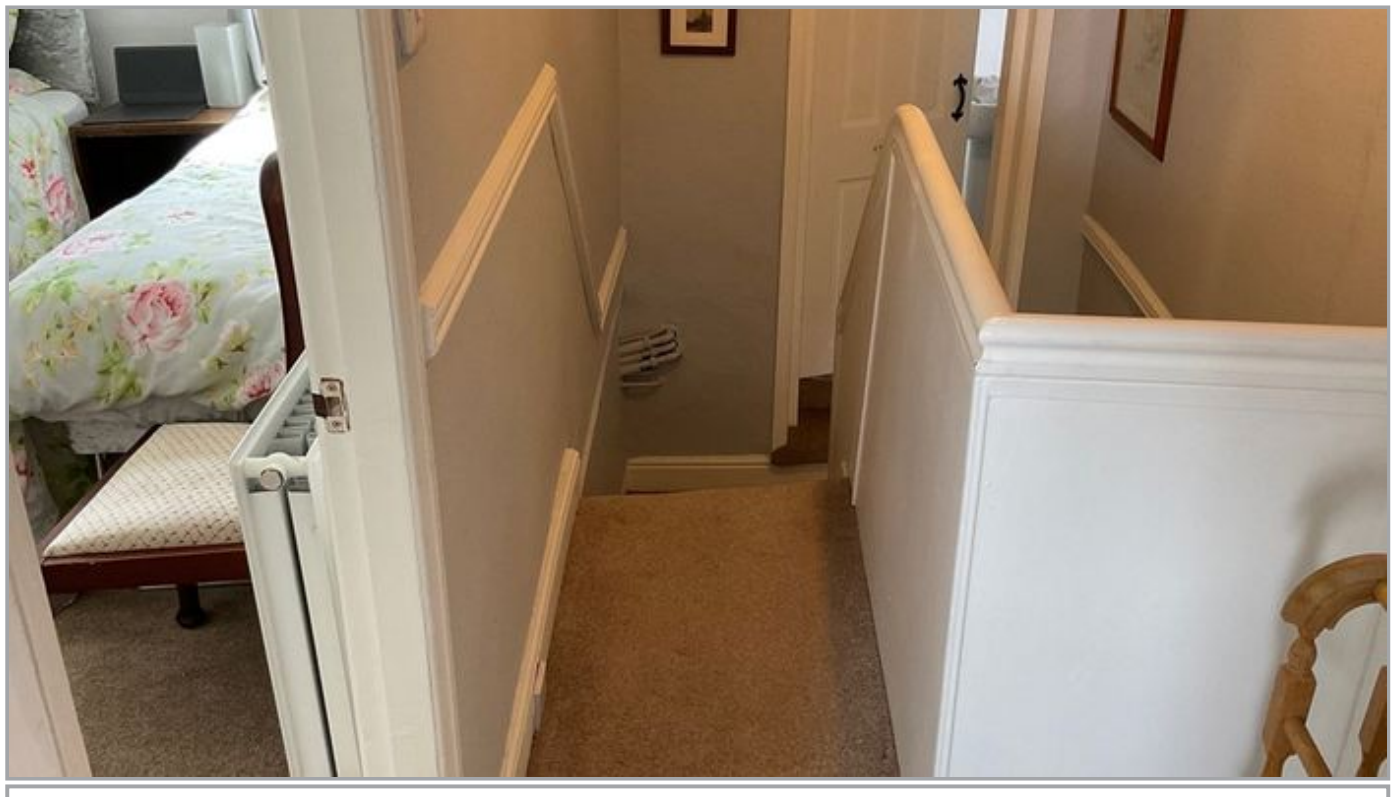
Deleterious Materials

The property is of an age and type, where deleterious materials may have been used in the construction of any concrete floor slabs, or present in the subfloor hardcore fill these slabs are built on as protective damp-proof membranes (DPM's) were not universally used until the early 1970's.

Whilst we did not see any signs of floor heave, noticeable unevenness/sloping or associated structural movement during the survey, without a specialist test, we cannot rule out the presence of deleterious materials in the subfloor hardcore fill and it is these that can go on to cause sulphate attack, when they react with unprotected concrete flooring. DPM's are also extremely important in protecting against damp, in particular rising damp, which is often misdiagnosed.

An effective DPM ensures damp doesn't rise from the ground through capillary action and saturate internal walls and flooring. In many instances we expect the results of such further investigations to reveal that there are no or few deleterious materials. However, if such materials are present the cost of remedial works are significant, therefore despite the small risk we must advise further investigation as a precaution.

You are advised to obtain a site investigation specialist bore hole survey to establish the nature and condition of the subfloor hardcore fill, to ensure that it is not likely to be problematic and to determine whether there is an effective DPM installed. This investigation should be carried out by an experienced and suitably qualified Structural Engineer.



Unevenness/Sloping

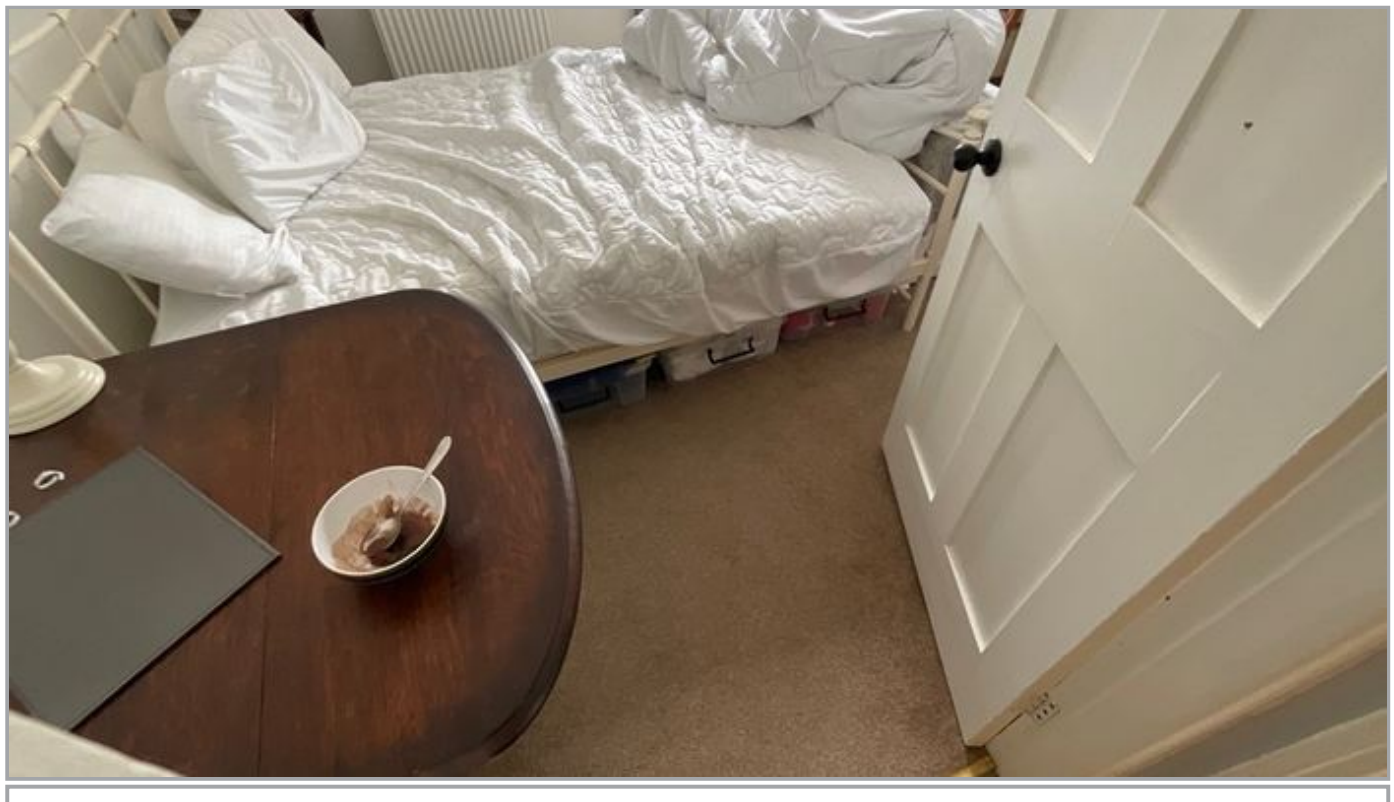
E

Inside the property (continued)

Unevenness/Sloping

E

Inside the property (continued)



Unevenness/Sloping

E

Inside the property (continued)

Unevenness/Sloping

E5 Fireplaces, chimney breasts and flues

The property has four brick fireplaces.

3

REMEDIAL WORK

Inadequate Ventilation

The chimney breasts have no ventilation vents. These should be installed to allow for better airflow and help prevent defects in relation to condensation, damp, and rot occurring to internal areas within the property, particularly to the base of the chimneys and to nearby timber construction in the vicinity, such as skirting and flooring.

E

Inside the property (continued)

Inadequate Ventilation

E

Inside the property (continued)

Inadequate Ventilation

E

Inside the property (continued)

Inadequate Ventilation

Inside the property (continued)

Inadequate Ventilation

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

2

The built-in fittings are considered to be serviceable by modern standards. We have not carried out any tests and therefore we can't report on whether they are fully functional. Much of the service pipework runs behind the fitted units, so it can't be clearly observed for visual inspection. Although still serviceable, you should consider replacing the existing suite, if it is within your budget to do so.

Once refurbished/upgraded to a modern standard, you can expect to add value to the property, as this would improve its saleability and future resale prospects. Should you decide the keep the kitchen as it is, then it should be regularly inspected and maintained, until it is modernised.

ADVISORY WORK

Dust

To continue working effectively at removing excess water vapour in the air and help prevent condensation and mould forming on surfaces, existing mechanical extractor fans should be serviced and cleaned regularly.

Inside the property (continued)

Dust

E7 Woodwork (e.g. staircase and joinery)

The property has timber doors, stairs, skirting boards, wall panelling and dado rail. 3

HEALTH AND SAFETY

Safety Glass

Some of the internal doors contain glass, which does not have a British Standard safety rating. We advise you replace the affected doors for the improved health and safety of any occupants. This is a risk to persons, and we refer you to our comments in Section I.

REMEDIAL WORK

Redecoration/Modernisation

There is general wear and tear to the internal decorations and we would consider the decor to be average/dated. The property would benefit from redecoration, as part of modernisation work that should be carried out to improve future saleability and property value.

This would usually consist of repainting, re-plastering, re-skimming, and/or re-papering damaged or dated internal walls, along with upgrading/replacing the fitted skirting boards, internal doors, and floor coverings.

E

Inside the property (continued)

Redecoration/Modernisation

E

Inside the property (continued)

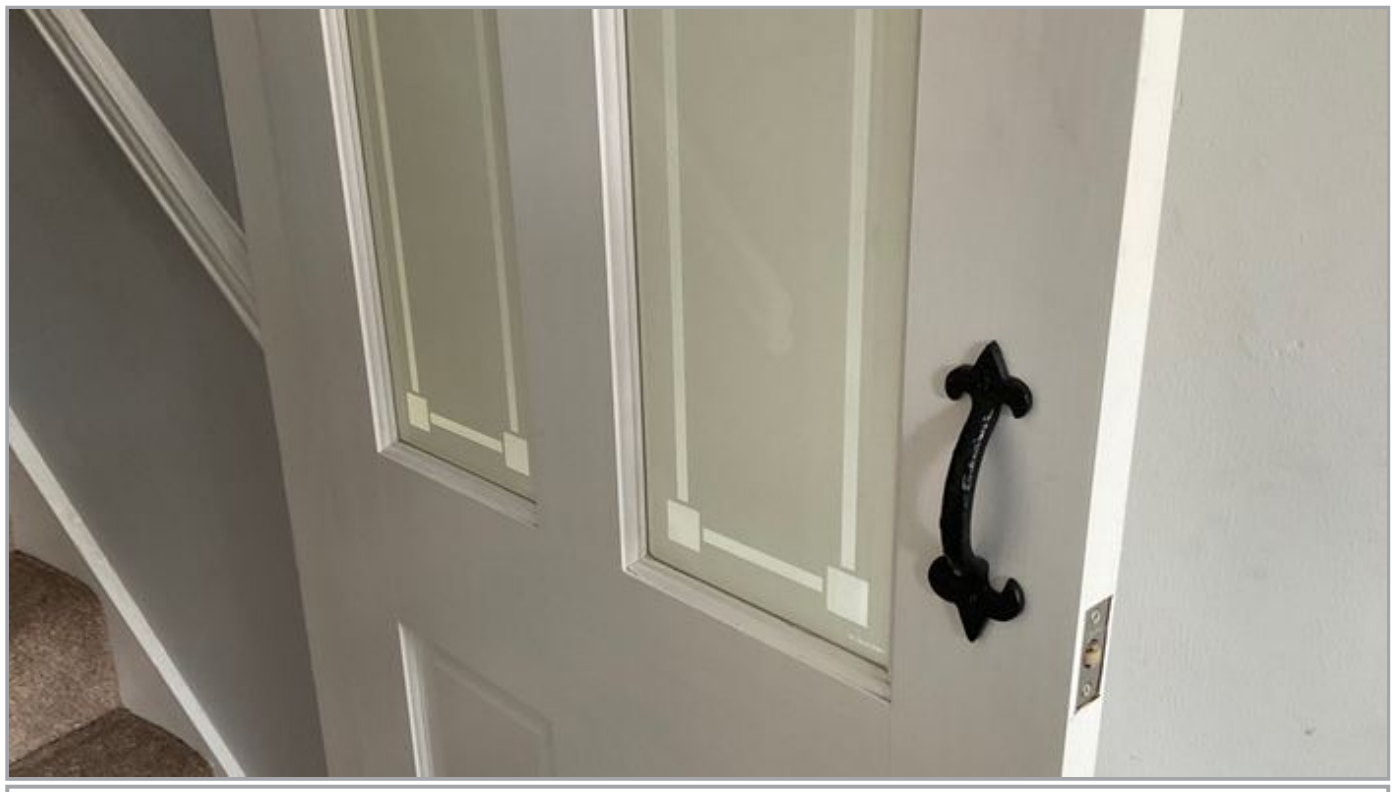
Safety Glass

E

Inside the property (continued)

Safety Glass

Inside the property (continued)



Safety Glass

E8 Bathroom fittings

2

The sanitary fittings are considered to be serviceable by modern standards. We have not carried out any tests on the fittings or servicing pipework, therefore we can't report on their operation or serviceability. Although still serviceable, you should consider replacing the existing suite, if it is within your budget to do so.

Once refurbished/upgraded to a modern standard, you can expect to add value to the property, as this would improve its saleability and future resale prospects. Should you decide the keep the bathroom as it is, then it should be regularly inspected and maintained, until it is modernised.

REMEDIAL WORK

Dust

To continue working effectively at removing excess water vapour in the air and help prevent condensation and mould forming on surfaces, existing mechanical extractor fans should be serviced and cleaned regularly.

ADVISORY WORK

Shower Enclosure

The lack of a proper enclosure to the shower over the bath will cause excessive spillage, resulting in the disrepair of the fitted units and flooring, therefore the shower curtain should be replaced with a fixed shower enclosure.

Inside the property (continued)

Dust

Inside the property (continued)

Shower Enclosure

E9 Other

MAINS ALARMS 3

During our inspection, we did locate some alarms and we have assumed these are battery powered smoke/fire and carbon monoxide alarms at the property as there was no vendor present during our inspection to confirm otherwise.

It would be prudent to install mains powered smoke/fire, security, and carbon monoxide alarms. These improvements should be carried out soon for the health and safety of any occupants and the protection of the building. Once installed, these should be regularly inspected and maintained. This is a risk to the building and to persons, and we refer you to our comments in Section I.

CONDENSATION/MOULD

This property will suffer from condensation and mould when heating and ventilation are not balanced effectively. This factor is 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. This usually results in black staining and mould forming on colder surfaces, such as those found around windows and doors, behind furniture, within wardrobes/cupboards, and other areas where there is poor heating and ventilation. The situation can be exacerbated by the amount of normal day-to-day activities, which produce excessive amounts of water into the atmosphere, such as drying clothes indoors.

Seasonal climate conditions, such as in the winter and periods when the property is left unoccupied, will all increase the risk of condensation and mould. To reduce this, 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 or at least minimise its impact on any occupants and the property.

E

Inside the property (continued)

Mains Alarms

E

Inside the property (continued)

Mains Alarms

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

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Limitations to inspection

Restricted Inspection

Our inspection was restricted as there are no inspection chambers or access points within the grounds of the property. We therefore cannot make any detailed comments on the underground drainage system and where Condition Ratings have been allocated these may well have been based on a limited inspection.

It is possible that defects may exist in this unseen area and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

F1 Electricity

1 2 3 NI

Safety warning: *Electrical Safety First 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 Electrical Safety First.*

The meter and consumer unit can be found in the cupboard in the lounge. 3

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. This is a risk to the building and to persons, and we refer you to our comments in section I.

You should ask an approved electrical engineer registered with either the National Inspection Council for Electrical Installation Contracting, (NICEIC), (www.nieic.com/) or with the Electrical Contractors Association, (www.eca.co.uk) to inspect and test the electrical installation and report to you before exchange of contracts as there is no current test certificate for the system. We refer you to the page in this report entitled 'What to do now'.

LEGAL ADVISER

Test Certification

Your legal adviser should check the validity of any test certification for the installation. We refer you to our comments in Section H. Until the installation has been tested and certified as safe, it should not be used.

F

Services (continued)

Electric Meter/Consumer Unit

F2 Gas/oil

Safety warning: *All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. 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.*

3

Natural gas is connected and the meter and stopcock are located in an outside meter box.

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. Such defects are a risk to the building and to persons, and we refer you to our comments in section I.

You should ask an appropriate person to inspect the installation before exchange of contracts as there is no current test certificate for the system. We refer you to the page in this report entitled 'What to do now'.

LEGAL ADVISER

Test Certification

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.

F

Services (continued)

Gas Meter

F3 Water

The property is connected to the mains supply. The outside stopcock is in the pavement to the front of the property. The cold water pipework internally, where visible, is in copper. 2

Where visible the cold water installation appeared satisfactory with no serious defect or obvious leakage. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability of any of its components.

ADVISORY WORK

Hidden Stopcock

As the internal stopcock could not be found, the vendor should advise you on its location before occupation. This is important in an emergency when supplies need to be cut off to prevent flooding and damage.

Services (continued)

Stopcock

F4 Heating

Central heating and hot water is provided by a gas condensing boiler, which is located in a cupboard in the bathroom. The central heating pipes, where visible, are in copper. 3

We do not know of any current test certificate for the boiler or heating system. 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. This is a risk to the building and to persons, and we refer you to our comments in section I.

You should ask a gas safe registered engineer to inspect and report on the boiler and heating system as there is no evidence of an installation inspection in the last 12 months this should be done before exchange of contracts. You should follow the advice set out in the 'What to do now' page in this report.

LEGAL ADVISER

Service Information

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. If there has been no inspection or test within the last 12 months, then an inspection and service/safety test of all heating appliances must be carried out before use.

Regulatory Approval

The boiler should have either Building Regulation approval or should have been fitted by a registered installer with the relevant competences. Your legal adviser should check that Local Authority approvals have been obtained or that a registered installer has been used for the work. We refer you to our comments in Section H.

F

Services (continued)

Gas Boiler

F5 Water heating

Hot water is provided direct by the central heating boiler, which can be found in a cupboard in the bathroom. The hot water pipes, where visible, are in copper. 3

As mentioned in F4: Heating, we are not aware of any current test certificate for the boiler. Where visible the hot water installation appeared satisfactory with no serious defect or obvious leakage. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability or safety of any of its components. This is a risk to the building and to persons, and we refer you to our comments in section I.

You should ask an appropriate person as mentioned before to inspect and report on the boiler as there is no evidence of an installation inspection in the last 12 months. This should be done before exchange of contracts, and you should follow the advice in the 'What to do now' page in this report.

LEGAL ADVISER

Service Information

Your legal adviser should check the validity of any service information, test certificate and any guarantees for the boiler. If there has been no inspection or test within the last 12 months, then an inspection and service/safety test of all water heating appliances must be carried out before use.

F

Services (continued)

F6 Drainage

The property is assumed to be connected to the public sewer. The above ground drainage pipes are plastic. Without extensive exposure work, we cannot confirm the type or layout of the underground drainage system and cannot comment on serviceability as most of it is hidden from view. 2

All drainage that is easily accessible, such as drainage gullies, should be inspected and cleaned periodically, with plastic covers properly secured in place to prevent blockages, where necessary.

ADVISORY WORK

Misconnection/Overloading Drainage System

Foul waste pipes from the kitchen and bathroom runs directly into the surface water drainage gullies to the rear of the property. This could be classed as a misconnection/overloading of the pipework and drainage system, causing an overflow of foul and surface water onto the nearby ground and potentially more serious issues such as localised subsidence and costly repair work. We recommend you have this inspected as the current arrangement may need some upgrading.

Open

The soil vent pipe (main vertical drainage pipe) to the rear elevation is of cast-iron construction and although it was found to be in a satisfactory condition, it is open, unprotected and without any cage fitting. This is important to prevent nesting birds and debris entering the pipe and causing blockages, which will lead to foul odours entering the property, therefore a cage fitting should be fitted soon to help prevent this.

Open

F

Services (continued)

Misconnection/Overloading Drainage Pipework

F7 Common services

None.

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations to inspection

Restricted Inspection

The outbuilding could not be fully inspected because of stored items and therefore we cannot report in detail on such hidden areas and where Condition Ratings have been allocated these may well have been based on a limited inspection.

Restricted Inspection

G1 Garage

1 2 3 NI

None.

G2 Permanent Outbuildings and Other Structures

There is an outbuilding to the rear of the property. It is built of rendered masonry and has a felt covered concrete slab roof. 3

REMEDIAL WORK

There are numerous issues to the outbuilding that need attention and some of these have been covered in detail in earlier sections of the report, with regards to the efflorescence/paintwork and inadequate rendered coating.

As some of this work will be costly and disruptive, you may want to consider removing the outbuilding to give you a bigger rear yard. The outbuilding adds no real value to the property in its current condition, and it will need ongoing maintenance and repair work.

Overhaul Roof

Grounds (including shared areas for flats) (continued)

G2 Permanent Outbuildings and Other Structures (continued)

3

The flat roof is covered with traditional mineral felt and this was found to be weathered/cracked, with rotten timber support in some areas. One of the most common problems associated with felt roofs comes from thermal movement. The heating and cooling of the roof as a result of seasonal weathering, causes expansion and contraction of the membrane covering and timber supporting structure beneath, resulting in cracking/splits.

In our opinion, it would be more economical to replace the whole roof covering, as opposed to carrying out patch repair work. When this is undertaken, the supporting structure may also need some attention, as well as improving the insulation, as this will help prevent condensation and mould forming on cold internal surfaces, such as to the ceiling or exposed timbers beneath.

Corroding Reinforcement

The metal reinforcement within the concrete slab roof has corroded and this expands the metal and displaces/cracking the surrounding concrete and brickwork. As repairing this is likely to be costly and disruptive, you may want to leave it as it is as it's not part of the habitable building and it's used for storage purposes only.

Overhaul Roof

G

Grounds (including shared areas for flats) (continued)

Overhaul Roof

G

Grounds (including shared areas for flats) (continued)

Overhaul Roof

G

Grounds (including shared areas for flats) (continued)

Inadequate Render

Grounds (including shared areas for flats) (continued)

Efflorescence/Paintwork

G

Grounds (including shared areas for flats) (continued)

Corroding

G

Grounds (including shared areas for flats) (continued)

Corroding

G3 Other

The boundaries of the property are defined by a mixture of timber fencing and brick walls. 1

The timber fencing and brickwork walls were found to be in a satisfactory condition, with no visible signs of any significant problems during our inspection, therefore the fencing should be regularly maintained and protected in the normal way to reduce the risk of rot and decay occurring.

LEGAL ADVISER

Property Boundaries

Your legal adviser should make further enquiries and advise you on the ownership, obligations for maintenance, extent, and position of the property's boundaries. We refer you to our comments in Section H.

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

Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

• The installation of the boiler

and that all statutory inspections have been made and appropriate completion certificates issued. If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may well be needed to ensure compliance.

H2 Guarantees

Ask your legal adviser to check for the existence, validity and transferability of enforceable guarantees and certificates for:

• The boiler
• The gas installation and appliances

which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.
Ask your legal adviser to establish in the pre-contract enquiries the existence and validity of any service agreements or engineer's certificates for the:

• Central heating system
• Electrical system

with this property. The date of original installation, the name of the service company and when testing/servicing was last carried out, should also be determined.

H3 Other matters

Ask your legal adviser to:

• Confirm that the property is freehold and free from any encumbrances
• Make further enquiries and advise you on whether the property will be affected by mining works or has benefited from remedial works in the past as a result of mining excavations. We strongly recommend that a mining report is obtained for the property
• Make further enquiries and advise you on the ownership and obligations for the maintenance, extent and position of the property's boundaries
• The owner of the neighbouring property may have a number of legal rights over the shared downpipes and gutters, regarding repairs/maintenance work. 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

E9: Other - damp present & inadequate fire protection

F1: Electricity - no current test certificate

F2: Gas/Oil - no current test certificate

F4: Heating - no current test certificate - boiler

F5: Water Heating - no current test certificate - boiler

I2 Risks to the grounds

None

I3 Risks to people

E7: Woodwork - possible unsafe glazing

E9: Other - excessive condensation and damp, inadequate fire precautions, missing fire/smoke alarms & missing carbon monoxide alarms

F1: Electricity - no current test certificate

F2: Gas/Oil - no current test certificate

F4: Heating - no current test certificate - boiler

F5: Water Heating - no current test certificate - boiler

I4 Other

None

J

Surveyor’s declaration

J

Surveyor's declaration

Surveyor's RICS number

5609373

Qualifications

AssocRICS

Company

S Jones Surveying Ltd

Address

1 Welford Avenue, Newcastle Upon Tyne, Tyne & Wear, NE3 3UX

Phone number

07732 963624

Fax number

Email

info@sjonessurveying.co.uk

Website

http://www.sjonessurveying.co.uk/

Property address

Client's name

Date this report was produced

24 July 2023

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

Signature

Electronically Signed By: Steven Jones

K

What to do now

K

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.

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 them 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.

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

The service

The RICS Home Survey – Level 2 (survey only) service includes:

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

The surveyor who provides the RICS Home Survey – Level 2 (survey only) service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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 inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible 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. This includes taking up fitted carpets, 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 the surveyor does not move or lift insulation material, 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.

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

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. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside 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 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 and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

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

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend 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 CAR 2012), 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 objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey only) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

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:

- **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.
- **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.

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Issues for legal advisors

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. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey only) 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:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs.

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).

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.

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. 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.

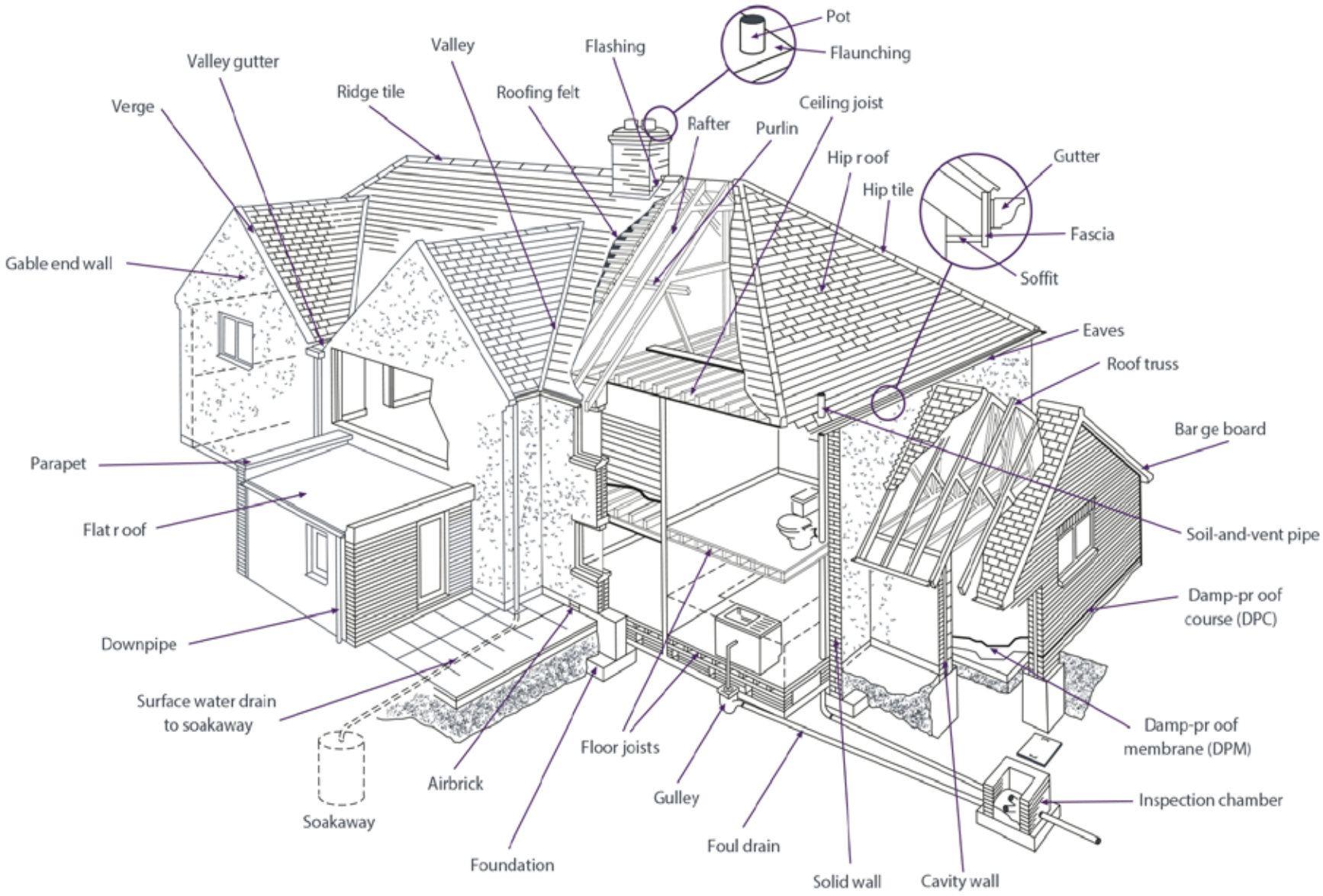
M

Typical house diagram

M

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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Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property

You should check the condition of your property at least once a year and after unusual storms.

Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- Chimmney stacks: Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings
- Roof coverings: Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

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

- Rainwater pipes and gutters: Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- Windows and doors: Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- Conservatories and porches: Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it’s raining. Arrange for repairs by a qualified specialist.
- Other woodwork and finishes: Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property

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

- Roof structure: When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- Ceilings: If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- Walls and partitions: Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- Floors: Be alert for signs of unevenness when you are moving furniture, particularly with timber floors
- Fireplaces, chimmney breasts and flues: You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- Built-in fittings: Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insultation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris

Grounds

- Garages and outbuildings: Follow the maintenance advice given for the main building.
- Other: Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.