

**MaxConsult**  
SURVEYING

# LEVEL 3 BUILDING SURVEY

REPORT PREPARED IN ACCORDANCE WITH THE  
RICS HOME SURVEY STANDARD



Property address:  
**Sample Street, Harrow, HA1 1AH**

Client name(s):  
**This sample report illustrates a typical Level 3 Building Survey. The photographs and descriptions are anonymised and compiled from different properties for illustrative purposes only.**

Inspection date:  
**N/A**

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Regulated by  
**RICS**<sup>®</sup>

Firm Registration no: 929549



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## A. ABOUT THE INSPECTION & REPORT

This Level 3 Building Survey 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.

As agreed, this report will contain the following:

- a physical inspection of the property and
- a report based on the inspection

### About the report

We aim to give you professional advice to:

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

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

### About the inspection

- We carry out a desktop study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our reasonable efforts to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.





- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

**Please refer to your terms and conditions dated the 01-10-2026 for a full list of exclusions.**



## A. THE INSPECTION

### Surveyor's details

#### Company details

MaxConsult Surveying  
Harrow, HA1  
Tel: 02080361094

#### Date of the Inspection

N/A

#### Prior Involvement declaration

MaxConsult Surveying has had no prior involvement with the client, the subject property, or any other aspect of this transaction, and has no financial or personal interest that could affect our independence in this survey.

We have carried out a conflict of interest check in accordance with the RICS Rules of Conduct and have identified no conflicts of interest in relation to this instruction.

#### Property address

Sample Street, Harrow, HA1 1AH

#### Weather conditions

At the time of inspection, the weather was changeable, with brief, intermittent light rain at the start of the survey and sunny, dry conditions at the end. The temperature was around 17°C. Similarly variable conditions had occurred in the preceding period.

#### Status of the property

Access to the property was provided by the vendor, who remained present throughout the inspection and was available to answer queries.

The property was occupied and fully furnished. The floors were fully covered. Access was generally restricted by furniture, household items and personal belongings associated with the property being occupied.

#### Your requests

You have told us about the following areas of interest or concerns regarding the property:

*'Identify any evidence of asbestos and any obvious structural, services or other constraints that may affect the feasibility of the proposed works.'*

The matters raised by you prior to inspection have been considered during the course of our



inspection. Findings are contained within the relevant sections of this report, with particular reference to Section I - Asbestos and Other Hazardous Substances.



## **B. OVERALL OPINION**

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

### **Important note**

To get a balanced impression of the property, we strongly recommend reading all sections of the report, including "Next Steps" in the appendices, and discussing this with us if required.

This section contains

- Condition ratings
- Summary of opinion of the property
- Summary of repairs and further investigations



## B. CONDITION RATINGS

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

**1**

No significant repairs are required. The element should be maintained in the normal way.

| Element No. | Element Name                          |
|-------------|---------------------------------------|
| D5          | Windows                               |
| D6          | Outside doors (including patio doors) |
| D8          | Other joinery and finishes            |
| E3          | Walls and partitions                  |
| G3          | Grounds - Other                       |

**2**

Defects which are not considered to be serious at present or requiring urgent attention. Further investigations may be required, and this may sometimes lead to more serious issues being identified, with a consequent increase in repair costs.

| Element No. | Element Name                                                                      |
|-------------|-----------------------------------------------------------------------------------|
| D3          | Rainwater pipes & gutters                                                         |
| D4          | Main walls                                                                        |
| D7          | Conservatory and porches                                                          |
| E1          | Roof structure                                                                    |
| E2          | Ceilings                                                                          |
| E4          | Floors                                                                            |
| E5          | Fireplaces, chimney breasts and flues                                             |
| E6          | Built-in fittings (built-in kitchen and other fittings, not including appliances) |
| E7          | Woodwork (for example, staircase joinery)                                         |
| E8          | Bathroom fittings                                                                 |
| F3          | Water                                                                             |
| F6          | Drainage                                                                          |
| G1          | Garage                                                                            |
| G2          | Permanent outbuildings and other structures                                       |



Defects which are considered to be serious, in need of urgent attention, or requiring further investigation. Failure to address these issues could result in serious and costly damage to the property. Some defects may present a danger to people.

| Element No. | Element Name   |
|-------------|----------------|
| D2          | Roof coverings |



Elements which are present, or assumed to be present, but are not inspected. Such elements may be concealed from view or inaccessible. Any evidence of possible concealed defects is reported.



Not applicable relates to items which do not form part of the property, or have no relevance to the property

| Element No. | Element Name     |
|-------------|------------------|
| D1          | Chimney stacks   |
| D9          | External - Other |
| E9          | Internal - Other |
| F7          | Common services  |



Health and Safety. This rating flags actual or potential health and safety risks at the property, such as unsafe electrics, gas, or other hazards that could increase the risk of harm to occupants. Specialist advice is typically required to assess these matters, particularly for utilities, where independent safety checks are recommended upon change of ownership. Arrange any necessary tests before exchange of contracts and consider how identified risks may affect your use of the property.

| Element No. | Element Name  |
|-------------|---------------|
| F1          | Electricity   |
| F2          | Gas/oil       |
| F4          | Heating       |
| F5          | Water heating |





## **B. SUMMARY OF OPINION OF THE PROPERTY**

The property is considered to be a reasonable proposition for purchase, provided you are prepared to accept the costs and inconvenience associated with the repair, maintenance and improvement works identified in this report. No significant structural defects were identified within the accessible areas.

The principal matters requiring attention are:

- Elevated moisture meter readings, consistent with a small roof leak, affecting the first-floor bay-fronted bedroom near the redundant chimney breast. The source is unconfirmed. Slipped, cracked and missing tiles and deteriorated hip bedding were also noted
- The attic has been insulated and lined with no evident ventilation. The roof structure is largely concealed, so there is a risk of condensation and timber decay
- Flat roof coverings (kitchen extension and garage) are near the end of their useful life.
- Limited ventilation to the rear suspended timber floor, caused by the later extension and conservatory floors
- The attic is used as a habitable room with no evidence of approval or a protected escape route.
- No approvals were seen for the kitchen extension (including the supporting beam over the removed wall), the conservatory heating connection or the outbuilding's apparent residential use
- The main consumer unit appears to lack RCD protection. No current electrical, gas or boiler certification was available
- Fire safety shortfalls: no kitchen door, no carbon monoxide detector, battery-only smoke alarms, and a conservatory roof that restricts escape from the rear bedroom
- The condition of the underground drainage is unknown, and the mains water pipe may be lead.

In addition, certification or specialist testing should be obtained for the gas, electrical and heating installations.

It is important that you read this report as a whole. Within the main body of the report, we identify matters that may require attention before exchange of contracts and, where appropriate, recommend that further investigations, quotations or specialist advice are obtained.

This report does not constitute a valuation or provide cost estimates for the repairs. It should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of our inspection, and no liability can be accepted for any deterioration in its condition after that date.



## B. SUMMARY OF REPAIRS AND FURTHER INVESTIGATIONS

### Repairs

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

- Investigate and repair the roof leak, assess roof void ventilation and re-bed or replace defective roof tiles
- Repair or renew the flat roof coverings to the kitchen extension and garage
- Repair/replace the damaged hanging tiles
- Repair rainwater goods to the garage and cabin and maintain cast iron downpipes of the main building
- Fit grates to the gullies and a vented terminal guard to the soil and vent pipe
- Install ventilation to the redundant flues
- Repair bath taps and renew the sealant at the bath, around the kitchen sink and worktop, and ground-floor WC basin
- Replace the failed double-glazed unit in the garage window.
- Reinstall the kitchen door, ideally fire-rated.
- Fit an interlinked smoke and heat detection system, a carbon monoxide alarm, and an improved secondary escape from the rear bedroom
- Replace the missing thermostatic radiator valves (TRVs)
- Install extractor fans in the kitchen and bathroom
- Remove the wasp nest and seal any gaps in the eaves/roof
- Re-grout the kitchen floor tiles and secure the loose stair treads

As used in this report, the following repair time bands indicate the approximate timescales:

Immediate: As soon as reasonably practicable

Short term: Within 1–3 years

Medium term: Within 3–5 years

Long term: 5+ years

### Further investigations

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

- Roofing contractor: investigate the roof void for indications of decay associated with limited ventilation
- CCTV drainage survey, including the cabin drainage and inspection chambers
- Confirm the material of the mains water pipe and locate the internal stopcock

If satisfactory certification or servicing records are unavailable, appropriately qualified contractors should inspect and test the following services:

- Electrician (NICEIC/ECA): full inspection and test, including the garage, cabin and EV charger
- Gas Safe engineer: inspect the boiler, heating and hot water systems.

Further investigations prior to refurbishment works:

- Open up and inspect the underfloor void on the ground floor
- Carry out an asbestos R&D survey before any intrusive refurbishment works



## C. PROPERTY DETAILS

This section includes:

- Property details
- Energy efficiency
- Location and facilities



## C. PROPERTY DETAILS

### Type of property

The property is a traditional two-storey storey, Metroland-style detached house with four bedrooms.

The property is understood to be held on a freehold basis. Please consult your legal adviser regarding the implications of this.

### Year Built

Based on its construction style, materials and local knowledge, the property is considered to date from the 1930s, although this should not be relied upon as a precise determination of its age. Further information regarding the property's construction date may be available from the title deeds and should be verified with your legal adviser.

### Extension / conversion details (where relevant)

It appears that the property has been extended to the rear by the addition of a single-storey kitchen extension, although this could not be definitively confirmed and its age is unknown. Based on its style of construction, it is considered to date from the latter part of the 20th century. Further information on the date of the extension may be available from the local authority's planning and building regulations records, or from the title deeds, and should be verified through your legal adviser.

### Flats and maisonette specifics

N/A

### Construction

The property is of traditional construction with load-bearing external walls and a timber roof structure.

- The main roof is pitched and covered with plain clay tiles
- The kitchen addition roof is flat and covered with mineral felt
- The walls are of solid masonry construction. The external finishes include render and vertical hung tiles
- Windows and external doors are of uPVC and aluminium frame construction with sealed double-glazed units
- The floors are predominantly of suspended timber construction, except for the conservatory and kitchen extension, where they are of solid construction

Room descriptions and references within this report are based on the floor plan provided within the sales particulars, where available. Directional references (left, right, front and rear) are given from the perspective of an observer standing at the roadside frontage of the property, facing towards it. For the purposes of this report, the inspected dwelling is referred to as 'the subject property'.

**Accommodation**

| Floor        | Living Rooms | Bedrooms | Bath | Toilet | Kitchen | Utility Room | Conservatory | Other |
|--------------|--------------|----------|------|--------|---------|--------------|--------------|-------|
| Ground Floor | 2            |          |      | 1      | 1       |              | 1            |       |
| First Floor  |              | 4        | 1    | 1      |         |              |              |       |
| Attic        |              |          |      |        |         |              |              | 1     |



## C. ENERGY EFFICIENCY

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

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

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

### **Energy efficiency rating (EPC rating)**

The property's current EPC energy efficiency rating is 61 (band D), and its potential rating is 78 (band C). This is in line with the average for properties in England, which is approximately 60 (band D), and is consistent with a property of this age and type.

The current EIR (environmental impact rating) is E. It has the potential to be C.

We did not prepare the EPC and have not audited its accuracy or independently assessed the property's energy performance.

### **Issues relating to the EPC rating**

There are no obvious material discrepancies between the EPC and the subject property. Based on a non-intrusive inspection, the construction details listed on the Energy Performance Certificate (EPC) appear to be accurate; however, EPC assessments rely on limited data and general assumptions, which can reduce their accuracy. For example, the EPC states that the main roof is fully insulated to a depth of 200 mm; however, most of the roof structure is concealed, so the non-invasive inspection cannot confirm the presence of continuous thermal insulation of the roof.

In view of the age, detached form and type of construction of the property, it is likely to be more prone to heat loss through the building fabric. Adequate heating and ventilation should therefore be maintained to reduce the risk of condensation and to keep the property thermally comfortable

The EPC suggests the following energy improvement measures:

- Internal wall insulation. This is a viable measure for the property, but it must be designed carefully and appropriately installed. Poor internal insulation can create more unintended problems than it solves. Practical drawbacks include losing some internal floor area and the need to adjust wall fittings, skirting boards and similar internal features and services. The work should be designed and installed by a competent contractor, so that risks such as condensation and moisture build-up behind the insulation are properly identified and managed.
- Floor insulation (suspended floor). Insulation of the suspended timber floor is a viable measure for the property. Its main drawbacks are the disruption of lifting floorboards, the limited access within the underfloor void, and the need to refit floor coverings afterwards. The work should be designed and installed by a competent contractor, so that ventilation to the underfloor void is maintained and the risk of damp and timber decay is properly managed.
- Solar photovoltaic panels. Solar photovoltaic panels are a viable measure for the property, subject



to the orientation, pitch and shading of the roof slopes. Their main drawbacks are the initial cost, the need for scaffolding, and the need to confirm that the roof structure can carry the additional load. Before installation, the roof should be properly maintained, in particular by identifying and repairing the source of the leak and carrying out a general overhaul of the roof covering and associated elements.

**Mains services**

Gas     Electric     Water     Drainage

**Central Heating**

Gas     Electric     Solid Fuel     Oil

Communal System     None

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

N/A

**Other energy matters**

N/A



## C. LOCATION AND FACILITIES

### Grounds

The property has a south-east-facing front aspect. It is set on a predominantly level plot, with a slight slope from the rear to the front. There is a paved front drive and a generously proportioned rear garden.

### Location

The property is located within a residential area and is mostly surrounded by similar residential properties. It is conveniently close to local amenities and facilities. The area is an established suburban area in the London Borough of XX, centred around High Street and offering a range of shops, cafés, restaurants and local services. It retains elements of its historic village character, including traditional buildings. The area is well connected to Central London via the XX and XX lines, with direct services towards destinations including Baker Street, King's Cross St Pancras and Piccadilly Circus. It also benefits from nearby green spaces, including XX and XX, which provide opportunities for walking, recreation and leisure.

### Facilities

The property has a single detached garage to the side of the property.

The property has a private drive at the front with parking for several cars. On-street parking near the property is not subject to parking restrictions.

The property includes a timber cabin outbuilding which is understood to be connected to the main drainage, electricity and water services.





## D. EXTERNAL INSPECTION

### Inspection Limitations

The external inspection of the building was limited to parts visible from ground level, within the property boundaries and from accessible public areas only. It was aided by a telescopic ladder, binoculars and a zoom camera.

External, non-invasive observations cannot fully assess concealed elements such as cavity wall ties, beams, structural connections, concealed flashings and other hidden defects. We cannot comment on areas that are covered, concealed or not readily visible. Where there are detectable signs of concealed defects, recommendations are made in this report. In the absence of such evidence, it has been assumed that these areas are free from defects. If greater assurance is required, exposure works will be necessary. Unless these are carried out before a legal commitment to purchase, there is a risk that additional defects and the associated repair costs will be discovered at a later date.

### D1 - Chimney Stacks

**NA**

The original chimney stacks, which extended above the building's left and right sides, have been removed below the roofline, and the roof has been tiled to match the main roof covering. The remaining internal chimney breasts below the roofline are now redundant.



### D2 - Roof Coverings

**3**

#### Description

The main roof is pitched and hipped. The front roof slope has a hipped projection over the bay window. The roof is covered with plain clay tiles, considered to be original to the building, laid over battens on a timber roof structure and underlined with sarking boards. The ridge, hips and valleys are finished with clay tiles bedded in cement mortar.

There are two rooflight windows on the rear roof slope, providing natural light to the loft room.



The kitchen extension roof is flat and covered with mineral felt.

#### Condition

Pitched roof: Elevated moisture meter readings and a peeling paper finish to the ceiling were recorded in the first-floor bay-fronted bedroom, near the redundant chimney breast. This indicates an active leak, most likely through the right-hand roof slope (as viewed from the front). The precise point of entry could not be determined from ground level by non-intrusive inspection. Condition Rating 3 has been applied because the defect needs prompt investigation and repair by a roofing contractor.

Isolated areas of cracked and deteriorated mortar bedding were noted to the hip tiles, together with a small number of cracked, chipped and slipped roof tiles. These defects may allow water ingress and should be rectified. The deteriorating mortar bedding may also result in hip tile dislodgement, particularly during strong winds, and provide potential entry points for moisture and insects into the roof void. A roofing contractor should replace the missing or damaged tiles and renew the defective mortar bedding as necessary.

Otherwise, the main roof covering was generally serviceable. No significant defects, such as sagging or distortion, were noted. The valleys are clear of blockages and other notable issues. The rooflight windows appear to be securely installed, and no leaks associated with them were noted internally.

Flat roof: The flat roof covering over the kitchen extension has a damaged section where the upper layer of mineral-coated felt has cracked, peeled and deteriorated, exposing the base layer beneath. The remaining flat roof surface appears to be serviceable.

#### Advisory

Clay roof tiles can last 100 years or more. Their lifespan depends on manufacturing quality, the number of freeze-thaw cycles and regular maintenance. A roof covering of this type and age is likely to need increased ongoing maintenance to remain weathertight. The number of deteriorating tiles is relatively small, and the life of the roof can be extended by thorough maintenance, including prompt replacement of individual cracked or damaged tiles and regular monitoring.

Flat roof coverings typically need more frequent maintenance and renewal than pitched coverings, and concealed deterioration can develop beneath the surface finish. Failures frequently occur at perimeter details and drainage arrangements.

Traditional mineral felt roofs typically last 10 to 25 years, and can fail suddenly and leak. Because this covering shows signs of deterioration, it is considered to be nearing the end of its useful life. You should expect increasing repairs in the foreseeable future, including patch repairs and resealing. Renewal of the covering may be the more economical option. When recovering is carried out, the supporting structure may also need attention.

#### Recommendations

You should arrange for a competent roofing contractor to inspect the roof and investigate the source of the apparent leak affecting the first-floor bay-fronted bedroom. The contractor should also provide an estimate for repairing the slipped, cracked and dislodged tiles and the deteriorated hip bedding, to ensure durable protection against leaks and wind uplift.

The roofing contractor should also inspect the flat roof covering and confirm whether a localised repair is viable to extend the life of the existing covering, or provide an estimate for the renewal of





flat roof covering.

Inspect the roof thoroughly at least once a year, ideally in spring, to identify winter damage before minor defects develop into leaks and decay. It should be checked after storms for slipped, broken or missing tiles. Routine maintenance should include removing moss and lichen, replacing damaged tiles and repairing deteriorated mortar bedding to keep the roof weathertight and extend its life.







### D3 - Rainwater Goods

#### Description

The rainwater goods consist of cast iron downpipes at the side elevations and PVC guttering that are fixed to the fascias and external walls. The rainwater downpipes discharge into the underground drainage system via ground-level gullies. The condition of the underground drainage was not assessed as part of this inspection.

It was not raining heavily at the time of the inspection, so it is difficult to comment on the efficiency of the rainwater goods.

#### Condition

The rainwater goods were generally functional, but some defects were noted, including small areas of sagging and misaligned sections of PVC guttering, along with moss growth and visible corrosion at the connections of the cast iron downpipes. Although no significant staining was noted below the misaligned guttering, and the cast iron downpipes showed no significant deterioration, precautionary maintenance work is now required to prevent leaks.

Apart from these shortcomings, there was no evidence of overflows or staining to the walls below the gutters that might indicate significant leaks. The ground gullies are free of significant obstructions but lack grates, making them vulnerable to blockage by leaves and debris.

#### Advisory

Repairs of corrosion and moss growth on the cast iron sections can extend their life, but deterioration is likely to continue, and frequent maintenance should be expected if they are retained. You may wish to consider replacing them with modern sections.

Plastic rainwater goods are jointed with rubber gaskets, which tend to perish over time, so periodic maintenance should be expected.

#### Recommendations

The deteriorated parts of the cast iron downpipes should be maintained/repaired, and any dipping or misaligned sections of guttering should be realigned and appropriately supported.

The rainwater system should be inspected during or after rainfall, and any leaks or overflows addressed.

We also recommend fitting grates to the ground gullies to reduce maintenance and help prevent blockages.

Rainwater management is one of the principal causes of deterioration in buildings of this age. It directly affects the condition of the external walls and can cause internal dampness. The rainwater system should therefore be cleaned and inspected regularly, including checks for loose connections, staining and broken fixings. Any leaks, defects or blockages that prevent rainwater from being collected and carried safely away from the building should be addressed promptly.



## D4 - Main Walls

2

### Description

The external walls are of solid masonry construction, approximately 240 mm thick. The left-hand side of the front elevation at first-floor level is cantilevered, projecting beyond the footprint of the ground floor and creating a small recess at ground level.

The external faces of the walls are predominantly finished with render, except for a small section of the ground-floor bay and the entrance door surround, which are finished with facing brick. The front and rear elevations at first-floor level are finished with hanging clay tiles. There is a rendered plinth at the base of the external walls of the main building. Subfloor ventilation air bricks were noted on the front elevation and on the left- and right-hand side elevations.



### Condition

The overall condition of the walls is adequate, but some defects were noted, including isolated areas of damaged hanging tiles and reduced subfloor ventilation. Repair and maintenance works are now required.

The number of damaged hanging tiles is fairly small, mostly on the rear elevation. Nevertheless, these tiles may allow moisture ingress and should be replaced.

The kitchen extension and conservatory floors are of solid construction, and there are no air bricks at the base of the rear wall. This suggests that the original rear air vents may have been blocked. Best practice is to install ducts through the rear addition's floor to maintain cross-ventilation of the main building's suspended timber floor. A poorly ventilated underfloor void creates a risk of moisture-related damage to the timber floor structure and flooring. No specific issues with the suspended timber floor were observed internally, but the main building's underfloor void ventilation is considered limited.

Otherwise, the external walls appear to be in generally serviceable condition. No evidence of significant cracking, subsidence, structural movement or distortion was identified. There was no indication of undue stress or movement around the openings and the cantilevered section of the wall. This suggests that the supporting structure, such as the beams and lintels, is performing satisfactorily, although it was not exposed and could not be inspected. The rendered wall surfaces appear straight and true, and are generally well presented.

### Advisory

Foundations have not been exposed, but no defects are evident in the walls above ground level that might indicate failure or inadequacy of the foundations or footings.

The damp-proof course (DPC) was concealed and could not be inspected. No signs of excessive internal moisture were found in the accessible areas at the base of the external walls, suggesting the DPC is functioning adequately.

Rendered wall finishes are susceptible to weathering, staining, biological growth, cracking and localised loss of key over time. Periodic cleaning, repair and redecoration, or renewal of affected areas, should be expected as part of cyclical maintenance.

Solid external walls are prone to damp penetration and rely on the integrity of their external finish for weatherproofing. Even when in good condition, they may allow water to penetrate during severe weather. Solid walls often contain concealed timber components, such as lintels above openings and floor joists, which are vulnerable to decay if they remain damp, so it is important to keep the external finishes in good condition. Solid masonry walls also offer poorer thermal insulation than modern cavity walls, resulting in greater heat loss.

The subsoil is predominantly clay, which is susceptible to shrinkage in extremely dry weather, because clay changes in volume with its moisture content. The risk of foundation damage increases when trees or shrubs are planted near the external walls. We recommend that high-water-demand shrubs and trees are not planted close to the building or the drainage runs.

### Recommendations

You should arrange for a competent building contractor to inspect the damaged hanging tiles and provide a quotation for the necessary repairs to ensure durable protection against moisture ingress.





We recommend lifting several ground-floor floorboards during the next maintenance programme to check for deterioration or decay caused by limited ventilation of the underfloor void at the rear of the building. See Section E4 Floors for more information.

If you plan to extend the property further, it is important to ensure that the existing air bricks are ducted to the exterior to allow proper cross-ventilation of the subfloor void.

Check the external walls at least once a year for cracks and bulging. Regularly cut back or remove any vegetation at the base of the walls, and repair any defective wall finishes and pointing, to keep the walls weathertight.





## D5 - Windows

**1**

### Description

The windows are predominantly aluminium-framed with a uPVC coating, apart from the kitchen, where the frames are uPVC. The windows throughout the property are double-glazed.

There are two rooflight windows in the attic. These are timber-framed units with aluminium cladding and double glazing.

### Condition

The windows appear to be in a generally satisfactory condition, consistent with their age and type. Most tested units operated normally. Some seals are affected by age-related shrinkage, but no significant failures or obvious signs of misting within the sealed units were identified during the survey. However, a few windows were slightly stiff to operate and had loose handles, requiring general maintenance, including cleaning and lubricating the ironmongery components, easing and adjustment.

The fire escape from the first-floor rear bedroom window is obstructed by the conservatory roof, which is unsuitable for walking on. We recommend considering an upgrade to the secondary means of escape. See Section I - Fire Safety for more details.

### Advisory

Under normal conditions, sealed double-glazed units are expected to last around 20 to 30 years before the seals begin to fail. This can occur more quickly where windows are in vulnerable situations. The vendor confirmed that the rooflight windows were installed in the early 2000s. The remaining windows were installed before this date and are approaching the later stages of their expected service life. Ageing glazing systems become increasingly prone to seal deterioration, stiff operation and localised moisture ingress. Subject to ongoing maintenance, the existing windows should remain serviceable for some time, but you should plan for their replacement in due course.

### Recommendations

Carry out general maintenance to ensure proper operation and prolong the service life of the windows. This should include cleaning the frames, lubricating hinges and locks, and periodically inspecting the frames, hardware and double-glazed units. Pay particular attention to the external perimeter sealant between the window frames and the surrounding walls, as deterioration can allow water penetration in severe weather. Repair or replace any defective seals, corroded or damaged fittings, or failed double-glazed units as part of routine maintenance.





Ask your legal adviser to arrange for all window keys to be handed over and available on completion.



## D6 - External Doors

1

### Description

The front door is a uPVC-framed unit with a moulded panel design and double-glazed vision panels.

The rear doors leading to the conservatory have uPVC-coated aluminium frames with double glazing.

### Condition

The doors appear to be in generally serviceable condition for their type and age, with no signs of significant deterioration. They are fitted with multi-point locks, and all the doors tested opened and



closed properly, without binding on their frames. Safety glazing marks were present on the glazed panels in critical locations, indicating that safety glass has been used where required.

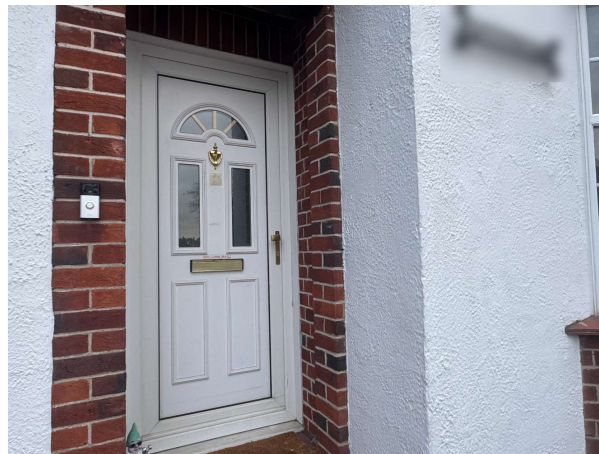
#### Advisory

As with the windows, the doors are estimated to be approaching the end of their useful life; however, no significant failures were identified during the survey. Ageing doors and glazed units may become increasingly susceptible to seal deterioration, operational stiffness and localised moisture ingress over time, so ongoing repairs should be anticipated as part of future maintenance cycles. With ongoing maintenance, the existing doors should remain serviceable for some time, but replacement should be planned in due course.

#### Recommendations

Carry out regular maintenance to ensure the continued operation and serviceability of the doors. This should include cleaning, lubricating hinges, locks and other moving parts and inspecting the frames, glazed units and weather seals. Pay particular attention to the perimeter sealant at the junction between the door frames and the surrounding walls, as deterioration here is a common cause of water penetration and associated damage. Repair or replace any defective sealant, damaged fittings and failed glazed units as part of routine maintenance.

Ask your legal adviser to arrange for a full set of keys to be provided on completion. As previous owners may have distributed copies to third parties, it is prudent to consider replacing the external door locks when you take ownership, subject to the requirements of your buildings and contents insurer.



## **D7 - Conservatory and porches**

**2**

#### Description

A conservatory has been added to the rear of the property. It is built off rendered dwarf walls, with double-glazed units in uPVC-coated aluminium frames and a sliding glazed door leading to the rear garden.

The floor is finished with engineered wood, and the roof is made of translucent polycarbonate sheets. Two radiators connected to the central heating system of the main house heat the conservatory. It is separated from the main building by external quality doors.

#### Condition

Single-storey conservatories are typically exempt from the Building Regulations if they meet certain criteria for size, glazing, thermal separation and heating. Most of these appear to be satisfied.





However, the central heating of the main house has been extended into the conservatory, which may disqualify it from exemption and mean that Building Regulations approval was required. The vendor indicated that no building control applications or completion certificates are available for this alteration.

The conservatory in its current state may therefore not comply with the Building Regulations. To remain exempt from the Building Regulations, the conservatory should be heated independently of the main house, for example with standalone electric heaters with their own controls.

Apart from the legal compliance issue, the conservatory was found to be in serviceable condition overall. The enclosing walls show no signs of spreading or other significant failures. All glazing panels are intact, and the low-level glazing is marked as safety glass. The doors and handles operated satisfactorily. The junctions with the adjacent walls appear to be adequately weatherproofed, and no evidence of internal water ingress was seen during the inspection. The floor is firm underfoot and shows no signs of undue movement or deflection.

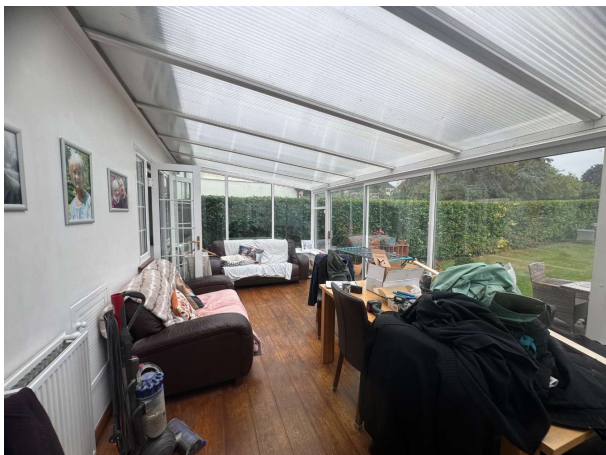
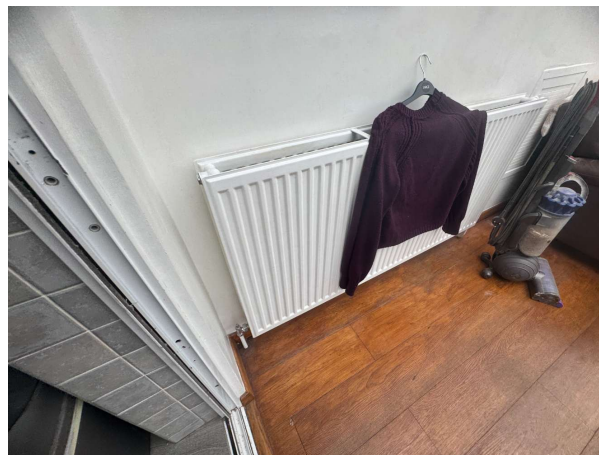
#### Advisory

The average life expectancy of a standard conservatory is generally around 15 to 20 years. Polycarbonate roof panels can have a shorter life, as prolonged exposure can cause them to deteriorate and develop leaks. They are also prone to condensation and can be noisy during heavy rain. The vendor stated that the conservatory was constructed during their residency in the 2000s, so it is considered to be approaching the end of its expected life. Although no substantial defects or water penetration were noted, you should plan for a higher level of responsive and preventative maintenance and expect to replace the polycarbonate roofing in the short to medium term.

#### Recommendations

Ask your legal adviser to formally confirm whether any statutory approvals were obtained for connecting the main heating system to the conservatory, and to advise on the associated legal risks. A lack of appropriate consents can deter prospective buyers, and the local authority may require you to alter or remove the heating connection to bring the conservatory back within the exemption.

The conservatory should be maintained regularly. This includes cleaning the roof sheets, frames, gutters and drainage outlets, checking and renewing sealants and gaskets, and servicing hinges and locks. Any damaged roof sheets or failed sealed units should be repaired promptly to prevent leaks and deterioration.





## D8 - Other joinery and finishes

**1**

### Description

External joinery, including fascias, soffits and associated trim detailing, is formed in uPVC.

### Condition

The joinery is intact and appears to be in generally serviceable condition for its age, with no significant defects noted. The age of the uPVC joinery is unknown, and no soffit openings were noted to provide ventilation to the roof void. Poor roof void ventilation can cause condensation within the roof void. See section E1 Internal roof structure for more details.

A small wasp nest was noted in the eaves. No entry points were evident from ground level, but small gaps in the external joinery that are not readily visible from the ground are a common route for insects into the roof void. We recommend that the joinery on the right-hand side of the building is closely examined when safe access to the high-level elements is available, and that any gaps that may allow insects in are sealed.

### Advisory

Modern uPVC joinery is generally durable and low maintenance, but should be inspected periodically for distortion, damage, defective joints, deteriorated sealants and loose fixings.

Where uPVC has been fitted over the original roof edge components, the materials beneath are concealed and can only be examined by removing the covering. We therefore cannot comment on their composition or condition, or on whether the uPVC has been fixed directly over decayed timber.

### Recommendations

Routine maintenance should include periodic cleaning and inspection of the uPVC components, joints, sealants and fixings. Particular attention should be paid to gaps or deterioration in joints and sealants, as these may allow moisture ingress and pest entry.





**D9 - Other**

NA

N/A



## E. INTERNAL INSPECTION

### Inspection Limitations

The property was occupied and fully furnished. Access was generally restricted by furniture, household items and personal belongings associated with the property being occupied. The floors were fully covered. We have endeavoured to inspect all parts of the property internally, but we do not move furniture or household items, or lift floor coverings or floorboards.

During the inspection, we typically use surveying equipment such as a moisture meter, torch, binoculars, telescopic ladder and other ancillary tools and devices as appropriate. However, the inspection is non-invasive, and we do not open up the building fabric.

### E1 - Roof Structure

**2**

#### Description

The roof space is accessed via a ceiling hatch on the first-floor landing, fitted with a fixed timber ladder.

The roof is of traditional timber construction, consistent with the age of the property. The roof void is lined with sheeting, which conceals most of the roof structure. Low-level cupboard doors along the front and rear elevations give access to a small residual loft space in the eaves, which is also internally lined with sheeting, preventing direct inspection of the roof structure. The eaves storage cupboards were full of possessions, which further limited the inspection.

The roof void is currently used as a loft room, with electrical services connected and an electric heater. The furniture arrangement suggests that it is used as a habitable room.

Most of the roof structure is concealed behind internal finishes. The vendor unscrewed one of the wall panels in the eaves cupboards to try to identify the source of the leak, which gave a limited view of the roof structure. This showed that the tiles are underlined with timber sarking boards (horizontal boards laid over the rafters), which act as a secondary weather barrier. Retrofit thermal insulation has been added to the underside of the sarking boards, at joist level and behind the loft room wall lining.

The vendor indicated that the insulation and internal lining of the loft room were carried out in the 2000s, during their residency.

#### Condition

The loft room is furnished as a habitable room, but there is no evidence that Building Regulations approval was obtained for the change of use. Access is via a loft ladder through a ceiling hatch, so there is no permanent staircase or protected escape route, as a habitable room would normally require. The space should therefore be regarded as roof space and should not be used as a habitable room. If you intend to convert it into habitable space, you will need to obtain the appropriate statutory consents and comply with the structural, thermal and fire safety requirements that apply to the change of use.

Most of the roof structure is concealed behind internal linings. Within the limits of this non-intrusive inspection, no signs of significant deflection or movement were noted, and no evidence of alteration to the original roof structure was seen. However, because the framework is largely concealed, it is not possible to confirm that it has not been altered.



The original roof is of traditional cold-roof construction, with clay tiles laid on sarking boards, which allow a degree of natural ventilation through the gaps between the boards. The roof has since been insulated with mineral fibre beneath the sarking, at joist level and behind the loft room wall linings. This changes how the roof performs, and adequate ventilation is now needed to avoid condensation. No dedicated ventilation openings were identified at the eaves or elsewhere, suggesting that the roof void has no means of ventilation. Without it, there is an increased risk of condensation within the roof construction, which may lead to mould growth and timber decay. The part of the roof structure seen behind the removed panel was free from evident moisture-related defects, but this represents only a very small proportion of the structure. We recommend further investigation, exposing sample areas of the concealed timber structure to assess its condition and the level of ventilation.

A small wasp nest was noted in the eaves and appears to be relatively recent but inactive. We recommend that it is removed. Wasps may build again in the same area in future seasons, so any gaps in the roof coverings or external joinery that may allow insects into the roof void should be sealed. See sections D8 -External Joinery and D2 - Roof Covering for more information.

Evidence of moisture ingress was noted at the first-floor bay-fronted bedroom, near the redundant chimney breast. The vendor removed a wall panel in the eaves cupboard to help identify the source of the leak, but the area directly above the location of the suspected leak could not be safely accessed or seen, so the source remains unconfirmed.

#### Advisory

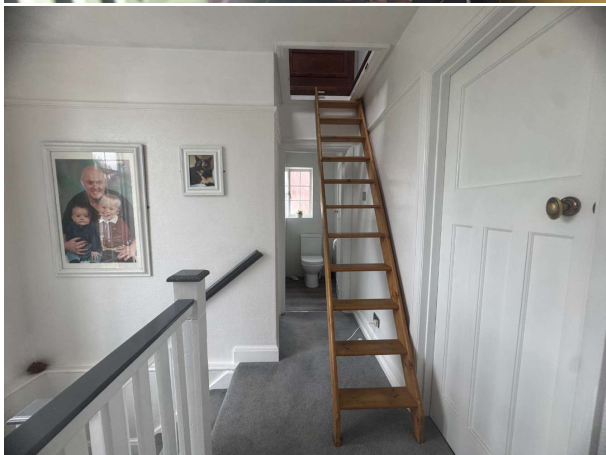
Loft spaces need adequate airflow to prevent condensation and stale air, and proper ventilation is essential to the roof's long-term structural integrity. Because access to the underside of the roof structure was very limited, concealed defects may be present, and exposing the structure may reveal damage to the timbers and surfaces it covers. Repairs to these areas could be extensive and costly.

#### Recommendations

Instruct a competent roofing contractor, ideally a member of the National Federation of Roofing Contractors (NFRC), to inspect the roof structure, assess the adequacy of the ventilation provision, vapour control and risk of condensation and timber decay and specify any necessary remedial works, which are likely to include the installation of fixed ventilation openings. Obtain a quotation for the necessary remedial works.

Ask your legal adviser to confirm whether any installation certificates or guarantees exist for the roof insulation works, as these may give more information about the type and coverage of the insulation and the ventilation provision.









## E2 - Ceilings

### Description

Although the ceiling surfaces were covered with decorative finishes, they appear to be a mixture of plasterboard and lath-and-plaster construction, as inferred from the house's age and type. They are finished with various coverings, including lining paper and plaster.

### Condition

A relatively small area of peeling lining paper was noted near the redundant chimney breast in the first-floor bay-fronted bedroom. Elevated moisture meter readings were obtained in this area, which suggests an ongoing leak, likely from the roof covering. As stated in the previous sections of this report, we recommend further investigation by a roofing contractor to identify and resolve the source of the leak. Once the external repairs have been carried out, the moisture-affected ceiling finishes, such as plaster, will likely require renewal.

Apart from this isolated evidence of moisture ingress, the ceilings throughout the property are in fair decorative order and serviceable condition. No evidence was seen of unusual unevenness, excessive cracking, bowing, hollow plaster or other notable defects. The kitchen and bathroom ceilings are free from signs of condensation.

Minor cosmetic blemishes and irregularities were noted throughout the property. These are not unusual for a property of this type and age, and can be rectified when the ceilings are next redecorated. Minor undulations and shrinkage cracking are common as materials age, lose adhesion and expand and contract with normal heating and cooling cycles.

### Advisory

Lath and plaster ceilings of this age are prone to age-related deterioration and failure. Most of the ceilings here are concealed by linings, so hidden defects may only come to light when these are removed, and areas of plaster may become detached in the process. Although the ceilings are serviceable at present, you should allow for ongoing repair of defective plaster, and for potential renewal or overboarding.

Plasterboard ceilings can crack at the joints between boards, and minor nail or screw pops can occur at fixing points. This is normal and can be addressed through routine maintenance.

### Recommendations

After the external repairs have been completed, closely monitor the ceilings for signs of further leaks to confirm that the source has been resolved. Decorative improvements should only be undertaken once it has been confirmed that no further leaks are present.

Monitor the ceilings for sagging or other areas of deformation, as these may indicate failure of the lath and plaster.



### E3 - Walls and Partitions

1

#### Description

The internal walls and partitions are a combination of solid and lightweight construction, with various finishes, including tiling, painted plaster, lining paper and a woven-pattern lining characteristic of painted-over fibreglass wall covering.

A section of the original wall at the rear of the property was probably removed during the assumed kitchen extension, to create a larger kitchen. The kitchen footprint appears to have been enlarged, and a boxed-in section in the ceiling above the assumed position of the removed wall suggests a supporting beam.



### Condition

No signs of stress or other failures were noted in the kitchen or in the adjacent areas, which suggests that the loads above the assumed removed wall are adequately supported. However, the supporting structure is concealed, so its adequacy could not be confirmed. We recommend verifying that the work was carried out under professional supervision and that all necessary consents were obtained.

The accessible parts of the internal walls appear to be sound, and the openings appear square to the eye. No evidence was seen of significant cracking that might indicate subsidence or unusual settlement.

Internal decorations are generally serviceable, with age-related wear consistent with the occupied status. Minor blemishes such as hairline cracking were noted on some walls, typically at perimeter junctions and around openings, where normal shrinkage of building materials is most likely to show. This is not unusual for a property of this age and is not considered structurally significant. Some areas obscured by furniture and personal possessions could not be fully assessed, and may need filling, patching or redecoration once cleared.

### Advisory

Existing wall finishes can conceal blown, loose or defective plaster, or other damage that is not readily visible without causing damage. You should therefore budget for some repairs during future refurbishment works.

### Recommendations

Ask your legal adviser to check with the local authority Building Control department that the single-storey rear kitchen extension, which is considered to have been added to the original house, has the necessary statutory consents. This should include the structural support for the assumed removed wall.

Regular maintenance should be carried out, including filling and redecorating any cracks and decorative blemishes. Check the inside of the property regularly when cleaning or decorating, looking for cracking or damp areas, which may be caused by plumbing faults or defects on the outside of the property. Internal sealants around window and door frames are prone to shrinkage and should be checked regularly and renewed to prevent heat loss and moisture-related issues.







## E4 - Floors

2

### Description

The floors are predominantly suspended timber construction, except for the kitchen extension and conservatory, which appear to have solid floors.

All habitable and circulation areas are laid with a variety of coverings, including fitted carpets, laminate flooring, vinyl sheet and tiles.

### Condition

Suspended ground floors need ventilation to prevent moisture accumulating within the floor voids. This is provided by vents built into the base of the walls at the front and on both sides of the building. The rear subfloor vents appear to be obstructed by later additions, such as the conservatory and kitchen extension floors.

No noticeable bounce or deflection was found in the suspended timber floors on the ground floor. However, because ventilation at the rear is limited, timber decay in the underfloor void is possible and may require localised repairs or replacement, along with additional ventilation.

Some of the floor tiles in the kitchen have hairline cracks, and the grout has deteriorated in places, which creates a risk of concealed moisture damage and requires localised repairs.

Apart from these issues, no significant defects were identified. All accessible floor surfaces are reasonably even and firm underfoot. No excessive spring or deflection was noted in the timber flooring, and there were no excessive gaps between the skirting boards and the floors.





The floor coverings throughout the property show age-related wear, including marks on the carpets and occasional scratches or other cosmetic blemishes on hard surfaces, particularly in high-traffic areas. They are generally fairly presented and functional. Once furniture and belongings are removed, further imperfections may become apparent, such as chips or scratches on hard surfaces, or discolouration and press marks on carpets.

#### Advisory

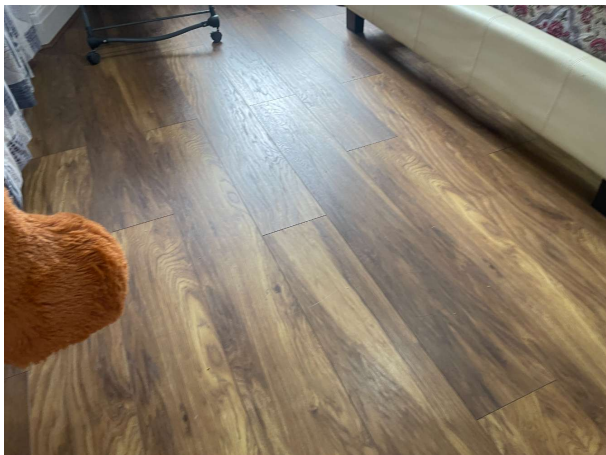
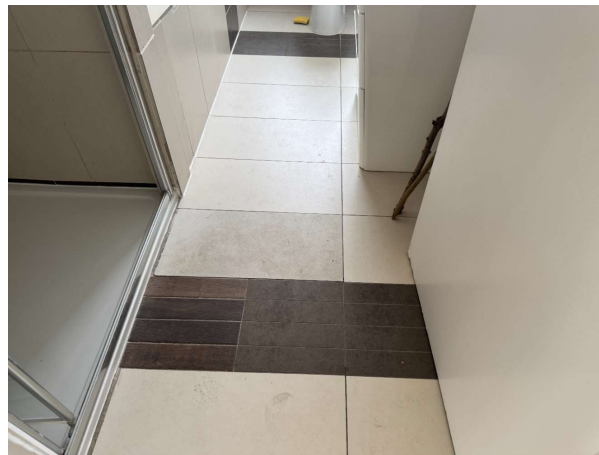
The quality and durability of laminate flooring depend on the standard of the subfloor preparation and fitting, and no assurances can be given regarding its long-term performance. Gaps can open up between boards as the material responds to changes in temperature and humidity, and this type of flooring is more vulnerable to swelling or warping than most other floor finishes if exposed to moisture, for example from spills or appliance leaks.

Given the access limitations associated with the fitted floor coverings, concealed defects, including localised timber deterioration, historic water damage, weakened floorboards and service-related deterioration, may remain hidden beneath floor finishes and furnishings and not be readily visible during inspection.

#### Recommendations

Re-grout the areas of perished kitchen grout in the short term to prevent further deterioration and concealed leaks, and replace or repair any cracked tiles as part of routine maintenance. Any concealed moisture damage found should be repaired.

We recommend a targeted inspection of the underfloor void, particularly at the rear of the property, to assess the condition of the concealed timbers and the adequacy of the ventilation. This is not considered urgent, but it should be planned as part of future maintenance or when the floor coverings are renewed. At that stage, a representative sample of floorboards should be lifted to check for moisture, decay and wood-boring insect activity. This inspection should be carried out by a competent contractor with experience of suspended timber floors.





## E5 - Fireplaces and Chimney Breasts

2

### Description

The external chimney stacks have been reduced below roof level and tiled over. The internal chimney breast on the right-hand side of the property remains in place. The left-hand chimney is on the external part of the wall and has no internal protrusions.

The original fireplaces have mostly been removed, apart from the right-hand side reception room, where the 1930s tiled fireplace surround remains in place, but the flue aperture is sealed.

### Condition

No ventilation was identified to the redundant flues. Without it, moisture may become trapped within the flue, which can lead to condensation, damp staining and deterioration of internal finishes. We recommend that suitable ventilation is provided to the redundant flues as a precaution.

As discussed in previous sections of this report, elevated moisture meter readings were obtained in a relatively small area near the junction of the redundant chimney breast and the ceiling in the first-floor bay-fronted bedroom. The source of moisture is likely to be the roof covering. Elevated readings in chimney breasts can also be caused by hygroscopic salts in the masonry, left by historic combustion deposits. However, because the ceiling is also affected, it is more likely that the moisture is coming from above than from contaminated plaster.

Apart from these issues, no significant defects were noted, and the visible parts of the chimney breasts appeared to be structurally sound.



### Advisory

As the external stacks have been removed below roof level and tiled over, the risk of rain penetration through the chimney head is significantly reduced. However, without ventilation, moisture has limited opportunity to dissipate. This carries a foreseeable risk of future dampness, even though no current defect is apparent.

### Recommendations

Suitable ventilation should be provided to the redundant chimney flues to promote air circulation and reduce the risk of moisture build-up. This is not urgent, but should be addressed as part of routine maintenance.

After the external repairs have been completed, closely monitor the surface of the chimney breast for signs of further leaks to confirm that the source has been resolved. Decorative improvements should only be undertaken once it has been confirmed that no further leaks are present.



## **E6 - Built in Fittings (e.g. built in kitchens not including appliances)**

**2**

### Description

The kitchen is in its own room at the rear of the property and is believed to have been extended from its original footprint with a small single-storey addition. The kitchen units are arranged in a U-shaped layout, with a laminate worktop and built-in appliances.

A fitted wardrobe is installed in the first-floor front left-hand bedroom. The carcass and doors are made of laminated furniture boards (chipboard or MDF).

### Condition





The sealant around the kitchen sink and worktop perimeter is deteriorating and needs replacing to prevent moisture-related defects such as chipboard deterioration, hidden mould growth and electrical safety hazards.

The vendor indicated that the kitchen units were last replaced in the 2000s. They appear to be of average quality and were found to be functional and in generally fair, serviceable condition, with wear and tear consistent with their age.

The kitchen has no mechanical ventilation. An openable window provides natural ventilation, but it may not be practical to use in all seasons. We recommend installing a mechanical extractor venting to the exterior. This will help control moisture, reducing the risk of mould and condensation in the property, as well as odours and grease from cooking.

The fitted wardrobe in the front bedroom shows general wear and tear consistent with its age, but is in fair functional and decorative condition. All the doors checked operated satisfactorily.

#### Advisory

No specific safety or operational tests of built-in appliances were carried out.

The kitchen units are approaching the later stages of their typical functional life, which is usually 15 to 20 years for mid-range installations. It will be prudent to allow for refurbishment or replacement of the kitchen fittings over the coming years.

Built-in wardrobes and cabinetry, especially those abutting external walls, can often be places where condensation and mould form. They should be aired out regularly.

#### Recommendations

The deteriorated flexible sealant around the sink and worktop should be renewed. Defects may be present in concealed areas, so we recommend closely inspecting these areas when the sealant is replaced.

We also recommend installing a mechanical extractor fan in the kitchen to improve ventilation. This can be done as part of future maintenance or refurbishment.

Carry out routine maintenance to prolong the life of the kitchen units, including periodically renewing waterproof sealants and maintaining hinges and other moving parts. This is particularly important because the unit carcasses are typically chipboard, which deteriorates if exposed to moisture, so keeping the seals and laminate coverings intact helps to protect them. Regularly check the sink waste, appliance connections and visible pipework, as failed sealants and ageing fittings may conceal moisture damage to the units, floor and adjacent electrical fittings.





## E7 - Woodwork (e.g. staircase joinery)

2

### Description

The internal woodwork comprises the carpeted staircase with timber balustrading, original panelled doors, frames, architraves and skirting boards, all with painted finishes.

### Condition

The kitchen door has been removed. The kitchen entrance is next to the staircase, and we recommend that a door is reinstated, ideally a fire-rated door, to improve fire safety and the control of moisture within the property.

The remaining joinery is in serviceable condition, taking into account the wear and tear expected



from regular use. The doors functioned normally. The skirting boards and door linings are in satisfactory decorative condition, with no significant defects or damage noted.

The staircase construction is largely concealed, but the balustrades are firm and provide adequate protection from falls.

Several stair treads, notably at the bottom of the staircase, were slightly loose and squeaky underfoot. This is not considered structurally significant and can be strengthened when the floor covering is next replaced.

The visible decorations are generally fair. You should allow for some marking to be revealed when the present owners remove their fixtures and fittings, and for some localised redecoration.

#### Advisory

Over time, timber staircase components can shrink and split, loosening joints and causing the stairs to creak when used. Repair and maintenance should be anticipated from time to time.

We found no visible evidence of active woodworm infestation, but this could be discovered when fitted coverings, stored items and furniture are removed.

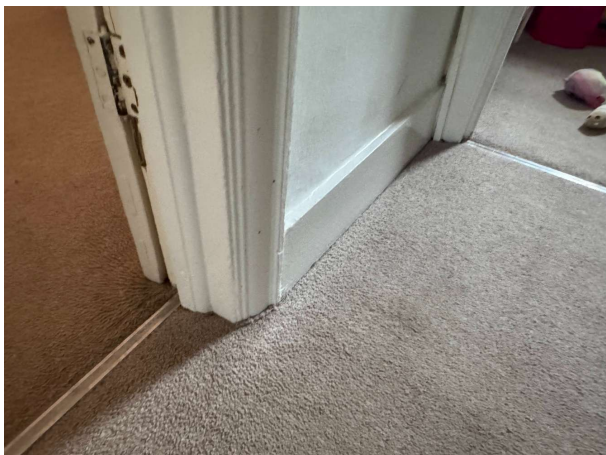
Concealed timber defects may exist within enclosed joinery or areas that were not accessible during the inspection, and may only become apparent during future refurbishment works.

Because of the age of the property, some paint may contain lead. Removal of lead-based paint can pose a health risk, and the contractors appointed to carry out internal refurbishment should follow the correct safety procedures.

#### Recommendations

We recommend reinstating the kitchen door, ideally as a fire-rated door, to improve fire safety and the control of moisture. This should be done before occupation or soon after completion.

Carry out normal maintenance, including periodic lubrication of hinges and locking mechanisms, and repair or replacement of ironmongery and other components as needed







## E8 - Bathroom Fittings

2

### Description

The bathroom is on the first floor and has a three-piece suite comprising a washbasin, shower cubicle and bath. There is a separate toilet room adjacent to the bathroom, with a WC and no washbasin.

An additional WC is provided in the understairs space on the ground floor, comprising a toilet and a small washbasin.

### Condition

The flow of water was checked and, in most cases, was found to be reasonable. However, when the bathtub taps were in use, the flow at the bathroom washbasin was significantly reduced. You should satisfy yourself that the supply pressure meets your requirements.

As the hot water is supplied by a combination boiler, you may experience a drop in flow at an individual outlet when another is turned on at the same time.

Water was noted around the base of the bath taps following their use, suggesting that the tap fittings may be leaking. The sealant around the tap bases has deteriorated, and moisture may be penetrating around the fittings and becoming trapped beneath the surface finish. We recommend that the tap fixings and surrounding substrate are inspected for moisture damage, and that any necessary repairs or replacements are carried out, with the sealant renewed.

There is no waterproof sealant at the junction between the washbasin and the adjacent wall in the ground-floor WC. Perimeter sealant should be applied to reduce the risk of concealed leaks.

No safety glass markings were visible on the glazed shower screen, which suggests the glass may not be toughened. Glazing in bathrooms should be of toughened or laminated safety glass, because of the risk of a person falling against it. Without markings, it cannot be confirmed that the screen is safety glass. We recommend asking your legal adviser to check whether any manufacturer's or installation paperwork is available.

Apart from the issues above, no evidence of major leaks, breakages or other significant defects was noted. The bathroom fittings are a mixture of relatively modern and traditional styles. The WCs are securely fitted, and the cisterns were flushed and refilled correctly.

### Advisory



The bathroom has a window for natural ventilation but no mechanical extractor fan. There are no signs of condensation or mould, but humidity levels may vary during your occupation, and opening the window may not be practical in colder months. Installing a mechanical extractor fan is advisable to improve airflow and reduce the likelihood of condensation.

Sealants and grout around baths, basins, shower trays and tiled walls can deteriorate, allowing water to penetrate concealed areas and potentially damage underlying materials, including timber and other substrates. Regular checks and timely repairs are recommended, as such defects may remain hidden until fittings or coverings are removed.

The flooring beneath the bathroom fittings could not be inspected, as this would require opening-up works beyond the scope of this survey. Although no evidence of significant leakage or decay was identified, concealed damage cannot be ruled out, particularly around plumbing connections, failed seals, grout or tiling. If greater certainty is required, appropriate opening-up investigations and water testing should be undertaken before entering into a legal commitment to purchase.

#### Recommendations

Engage a competent plumber, in the short term, to repair the leaking bath taps and renew the waterproof sealant around the bath, taps and the ground-floor WC washbasin to prevent concealed leaks. The plumber should also inspect the surrounding concealed areas for moisture damage.

Have the water pressure and reduced flow at the washbasin checked to ensure the supply meets your needs. We also advise installing a mechanical extractor fan in the bathroom as part of future improvement works.

Ask your legal adviser to check with the vendor whether any manufacturer's or installation paperwork is available to confirm that the shower screen is safety glass. If it cannot be confirmed, replace the screen with a certified, compliant one.







**E9 - Other**

NA

N/A



## F. SERVICES

### Inspection Limitations

Where possible, services are checked for normal operation in everyday use only; no specialist testing is carried out. Because services are generally concealed within the property's fabric, only visible parts can be inspected. This visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources, plumbing, heating or drainage installations, or their compliance with current regulations, nor the internal condition of any chimney, boiler or flue. Intermittent faults may not be apparent on the day of inspection. Where a service (such as the boiler or mains water) is found switched off, it will not be turned on for safety reasons, and this will be noted in the report.

The observations in the following sections should be regarded as general indications and recommendations rather than a comprehensive assessment of any defects or issues that may exist. We recommend seeking specialist advice on all service matters, as these are outside our scope of expertise.

### F1 - Electricity



#### General Guidance

Guidance published by Electrical Safety First recommends inspecting and testing electrical installations at least every 10 years, and whenever there is a change of occupancy. Where applicable, this should include fixed electrical installations and associated equipment, including electric showers, hot water taps, electric underfloor heating, macerators, cooker hoods, ovens and other associated fixtures and fittings.

Electrical work undertaken since 1 January 2005 should be supported by appropriate certification, such as an Electrical Installation Certificate or, where applicable, a Minor Electrical Installation Works Certificate. We recommend obtaining and retaining any relevant certification in the property's records.

#### Description

Mains electricity is connected, with a modern smart meter and consumer unit located in the kitchen cabinet below the boiler.

The main consumer unit has a plastic casing, and the distribution board includes miniature circuit breakers (MCBs). No RCD protection was apparent from the accessible parts inspected.

An additional consumer unit is located in the cabin outbuilding. It is a relatively modern unit with plastic casing. The distribution board has miniature circuit breakers (MCBs) and residual current devices (RCDs), which protect against electrical faults and reduce the risk of electric shock.

There is an external EV charger located on the right-hand side of the property.

No specialist testing of the installation or appliances was carried out beyond normal everyday use, such as operating light switches.

#### Condition

The absence of modern residual current device protection on the main consumer unit may increase the risk of serious electric shock compared with contemporary installations and is likely to prompt recommendations to upgrade following specialist inspection.



Otherwise, no obvious issues were noted during the limited visual inspection. A representative sample of light switches was checked and found to be in working condition. The property appears to have a reasonable number of power points throughout. You should consider whether the number and location of the power points are adequate for your intended use and requirements.

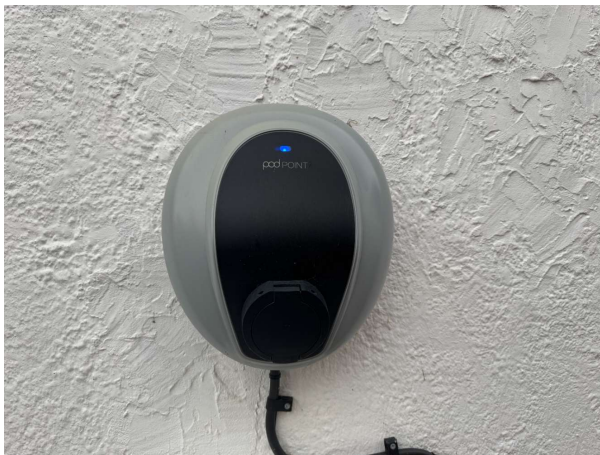
### Recommendations

Electrical components naturally deteriorate with age, use and wear, and their condition cannot be reliably assessed through visual inspection alone. A health and safety Condition Rating has been applied to this report section because the installation could not be assessed for safety during this inspection, and no current test certification was available for review.

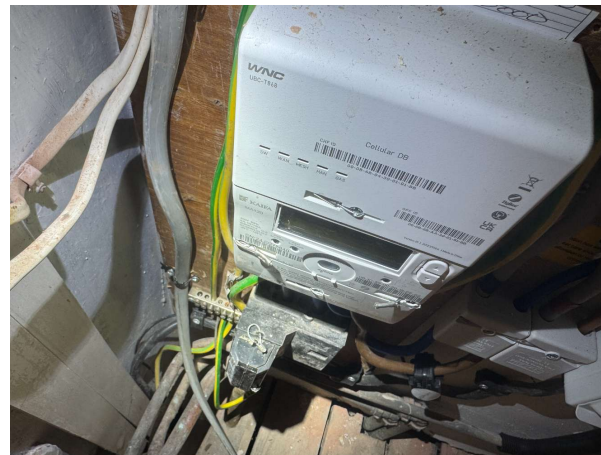
Ask the vendor whether an up-to-date Electrical Installation Condition Report (EICR) or other relevant certification is available. If satisfactory documentation cannot be provided, we recommend a NICEIC, ECA or similarly registered electrical contractor carries out a comprehensive inspection and test before exchange of contracts.

The outbuilding, garden cabin and garage are provided with an electrical connection. This must also be included in the electrical tests.

Confirm whether the EV charging point will remain with the property, obtain the installation certificates and any available manufacturer's warranty, and check that it suits your vehicle needs.



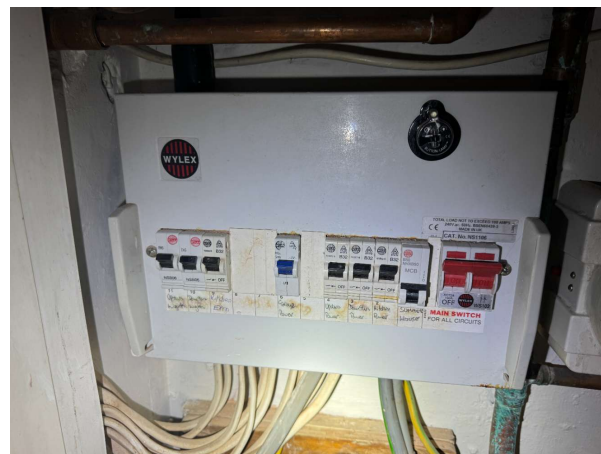
EV charging point



Smart meter



Outbuilding consumer unit



Main consumer unit





HS

## F2 - Gas/Oil

### General Guidance

All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered competent person, in line with the manufacturer's instructions. This is important to ensure 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 further advice, contact the Gas Safe Register for gas installations, or OFTEC for oil installations.

Gas-connected appliances and installation work should be supported by appropriate documentation, such as a current service record, a Gas Safety Record, or, for new installations and significant alterations, a Building Regulations compliance certificate issued following notification to the relevant competent person scheme. We recommend obtaining and retaining any relevant documentation in the property's records.

### Description

Mains gas supply is connected, with a meter located in the external box on the right-hand side wall.

### Condition

Although no significant concerns were noted during the inspection, we are not qualified to comment on the condition of the gas installation, and we have not seen documentary evidence of a recent gas safety test.

### Recommendations

Gas and oil appliances and their components deteriorate with age and use, and their safety cannot be reliably assessed through visual inspection alone. A health and safety Condition Rating has been applied to this report section because the installation could not be assessed for safety during this inspection, and no current test certification was available for review.

Ask the vendor whether a current service record, Gas Safety Record, or other relevant certification is available for each appliance. If satisfactory documentation cannot be provided, we recommend that a Gas Safe registered engineer (for gas installations) or an OFTEC registered technician (for oil installations) carry out a full inspection and service before the exchange of contracts.



## F3 - Water

2

### Description

Whilst every effort is made to identify obvious defects and signs of concern, our inspection is limited to a visual assessment. As much of the plumbing system is concealed within floors, walls and



ceilings, hidden defects or deficiencies may exist that could not be identified during the inspection.

Mains water is supplied. A water meter and an external stop tap (stopcock) are installed under the metal flap in the pavement at the front of the property.

The internal stopcock and main supply pipe could not be identified, and their location should be verified.

No cold water storage tanks were identified during the inspection.

#### Condition

The water distribution pipes, where visible, are in generally satisfactory condition and no significant leaks or other serious defects were noted. As far as could be seen, all internal distribution pipework, including the supply pipe, is made of copper and plastic.

A representative sample of taps was checked and found to provide a reasonable water flow. However, when the bath taps were in use, the flow at the bathroom wash basin was significantly reduced. As individual requirements vary, you should check that the water pressure is adequate for your needs. A plumber should investigate the cause of the reduced flow, including checking the incoming mains supply, pipework and any restrictions. If the supply pressure or flow rate is insufficient, possible solutions may include installing a suitable booster pump, upgrading the plumbing system or other measures.

The mains water supply pipework is concealed and, therefore, could not be inspected. The homeowner is responsible for the incoming main supply from the external stop tap. Given the age of the property, it is possible that this has not been replaced with a modern polypipe, and it might be of galvanised steel or lead piping. Pipework of this age is likely to be nearing the end of its life, and lead pipes present health risks, especially to the young.

#### Recommendations

Much of the plumbing installation is concealed within the building fabric, so there may be hidden defects. You are therefore advised to have the water and plumbing system thoroughly checked and tested before a legal commitment to purchase.

Properties with a mains water supply normally have both an external stop tap, at or near the property boundary, and an internal stop tap, to control the incoming water so that the water can be turned off in an emergency or when alterations are made to the plumbing system. If the internal stopcock is not found, we recommend installing one within the property. It should be clearly marked and easily accessible for emergencies and to facilitate future maintenance.

We recommend further investigation to confirm the material of the mains water supply pipe. If the pipework is made of lead, a contractor's quotation should be obtained for its replacement with a modern alternative such as polypropylene.

Monitor and maintain the plumbing installation as part of routine maintenance. Check periodically for signs of leakage, damage or other defects, particularly around pipe joints, beneath sinks and within storage cupboards where pipework may be vulnerable to movement or accidental damage.



## F4 - Heating

**HS**

### Description

Central heating and domestic hot water are provided by a Worcester gas-fired combination boiler located in the kitchen with a fan-assisted flue through the right side wall.

The heating system is controlled by a programmer and thermostat and serves a series of radiators throughout the property, most of which are fitted with Thermostatic Radiator Valves (TRVs) to provide improved control over room temperatures and heat distribution.

### Condition

Some of the thermostatic radiator valves (TRVs) are missing and need to be replaced to improve thermal efficiency.

Although the heating system was not tested during this inspection, no significant defects were apparent from the limited visual inspection. Radiators throughout the property are double-panel type and are considered capable of providing adequate heating.

The boiler is a relatively modern condensing combi type. The vendor indicated that it was installed approximately 5 years ago. Any recent boiler replacement work must be accompanied by a Boiler Installation Certificate, issued by a Gas Safe-registered engineer, confirming compliance with current regulations. Subject to regular servicing and maintenance, the system is considered likely to provide adequate heating.

### Recommendations

A health and safety condition rating has been applied to this report section because no current certification or specialist test results were available to confirm the safety and condition of the installation. Its safety, compliance, and overall condition can only be verified by appropriate





inspection and testing undertaken by a suitably qualified heating engineer.

If satisfactory servicing records cannot be provided, we recommend that the boiler and associated heating system be inspected and tested by a suitably qualified heating engineer before exchange of contracts.

It is also recommended to obtain documentation for boiler installation and any transferable warranties, if applicable.



## F5 - Water Heating

HS

### Description

Domestic hot water is provided on demand by the gas-fired combination boiler, which works without a separate hot water cylinder or storage tank. The boiler delivers hot water straight to the taps and heats the radiator system, which can be programmed and controlled. Combination boilers heat only what's needed and save space because they don't require a hot water cylinder. They can have the disadvantage of lower hot water flow rates when multiple taps are opened at the same time.

### Condition

Although specialist testing was not undertaken, the hot water installation appeared serviceable at the time of inspection, with no obvious defects noted. Hot water was obtained from the outlets tested.

### Recommendations

A health and safety condition rating has been applied to this report section because the safety and



current condition of the installation could not be confirmed during the inspection. Appropriate certification and/or specialist testing is required to verify its safety, condition, and compliance.

Unless current servicing records can be provided, we recommend that the system be inspected and tested by a suitably qualified contractor prior to exchange of contracts to confirm its condition, performance, safety, and suitability for your requirements.

## F6 - Drainage

**2**

### Description

The property is understood to be connected to the mains drainage system, which is adopted by the statutory sewerage provider. The drain runs should be shown on the drainage searches obtained by your legal adviser.

The main building is served by an external cast-iron soil and vent pipe on the right-hand side elevation. Wastewater from parts of the kitchen and bathroom installations discharges via additional plastic waste pipes into an open gully situated on the right-hand side of the building.

The cabin outbuilding is understood to be connected to the mains drainage system. A plastic soil and vent pipe is fitted to the rear elevation, indicating provision for foul water drainage.

The foul and surface water appear to share the same drainage system.

There are two inspection chambers: one on the right-hand side of the property near the soil and vent pipe, and one in the front drive.

### Condition

The main cast-iron soil and vent pipe appears to be reasonably maintained, and no significant defects were noted. Cast iron can deteriorate over time through internal and external corrosion and joint failure, which can lead to leakage and damp staining of adjoining walls. It will therefore need periodic inspection and repainting. Replacement with modern plastic (uPVC) sections may be considered if deterioration develops.

The main soil and vent pipe lacks a terminal guard to prevent debris and vermin from entering the drainage system. A vented terminal guard (cage) should be installed to reduce the risk of blockages and vermin access while allowing the pipe to remain ventilated.

The above-ground drainage pipes of the cabin outbuilding appear generally serviceable, and the pipe terminal is fitted appropriately.

The ground gully is free of significant obstructions but has no grate. This leaves it open to debris and vermin, increasing the risk of blockage.

The inspection chamber covers are recessed and inlaid with paving slabs, making them too heavy to lift safely by one person and unsuitable for opening without specialist lifting equipment. Consequently, no inspection chambers were opened during the inspection.

Although no significant defects were evident from the areas visible at the time of inspection, the condition, construction, layout, and performance of the underground drainage system could not be assessed.



### Recommendations

We recommend installing a vented terminal guard (cage) at the top of the main soil and vent pipe, and a grate to the ground gully, to help prevent blockages and deter vermin.

Given the age of the property, and unless the underground drainage system has been renewed, there is a risk that the underground pipework may have deteriorated and could require repair or replacement. Remedial works to underground drains can be expensive, particularly where excavation beneath paved surfaces is required.

As the inspection chambers could not be opened and the underground drainage system could not be inspected, we recommend that a specialist CCTV drainage survey is carried out before exchange of contracts. This should assess the condition and layout of the drainage system serving both the main building and the cabin outbuilding, and identify any defects together with likely repair costs.

Regular maintenance should be undertaken, including periodic checks for blockages, root ingress, displacement, and deterioration of the pipework. Inspection chambers should be kept clear and maintained in a safe and serviceable condition.







**F7 - Common Services**

NA

N/A





## G. GROUNDS

### Inspection Limitations

The inspection of the grounds was limited to those parts that could be readily accessed or seen within the curtilage of the property.

### G1 - Garage

**2**

#### Description

The property has a detached single garage on the right-hand side, which is currently used to store motorbikes. The external walls are considered to be of single-skin brick or blockwork, with external render and an internal plaster finish. The roof is flat and covered with mineral felt. The garage has uPVC doors and double-glazed windows. Electric lighting and power sockets are provided within the garage.

#### Condition

The flat roof covering shows signs of ponding rainwater at the rear of the garage and a blistering felt surface. The internal area below the ponding section has been repainted in recent years, and there is sporadic active mould growth, suggesting previous moisture ingress or excessive condensation. Moisture meter readings on the garage ceiling were within the normal range on the day of the inspection, and no evidence of recent leaks was identified. Given its condition and the relatively short life of mineral felt, the flat roof covering is considered to be approaching the end of its useful life, and renewal will be required in the short to medium term.

The rainwater guttering is missing an end cap and has disconnected sections. These should be repaired so that rainwater is discharged away from the walls of the garage.

The rainwater downpipe at the rear of the garage discharges directly onto the ground near the rear wall. Continued discharge next to the wall and footings may increase soil moisture levels, which can contribute to damp-related defects and ground movement over time. We recommend changing this arrangement by directing the water to a suitable soakaway or drain, so that it discharges away from the walls.

One window has a failed (blown) double-glazed unit and should be replaced.

Some staining was noted internally on the left-hand wall of the garage. This is likely to be caused by cold bridging at metal fixings or other materials, and is not considered significant in a non-habitable space such as a garage. Moisture meter readings were within the normal range.

Otherwise, the garage was in serviceable condition. The enclosing walls were upright and stable, the accessible floor was even and stable underfoot, and the garage doors operated normally.

#### Advisory

The electrical installation should be included in the electrical safety testing as indicated in the F1 Electricity section of this report.

The garage door is relatively narrow, and may not be wide enough for modern vehicles. If you intend to use the garage for parking, you may wish to satisfy yourself that its dimensions are suitable for



your particular vehicle.

#### Recommendations

Repair the rainwater goods in the short term, so that rainwater is discharged away from the walls, and redirect the roof drainage to a soakaway or drain.

The flat roof covering and the failed double-glazed unit are likely to require replacement in the short to medium term and should be budgeted for as part of the property's ongoing maintenance programme.







## G2 - Permanent Outbuildings and Other Structures

2

### Description

The property has a timber-framed cabin at the rear. The cabin stands on a raised concrete plinth. The roof is pitched and covered with bituminous mineral felt tiles. The doors and windows are timber-framed double-glazed units, and the floor is laid with timber floorboards.

The cabin comprises a shower room with a WC, a heated bedroom area, and a main living space incorporating a kitchenette. It was fully furnished on the day of inspection.

The drainage is considered to be connected to the main underground drainage system, and the vendor advised that the natural fall across the garden is sufficient for the drainage system to operate by gravity, without a pumped connection, although this could not be confirmed during the non-intrusive inspection.

Electrical power, socket outlets, an electric shower, and panel heaters are installed within the cabin.

### Condition

The layout, facilities and furnishings within the cabin suggest that it is used as a habitable space. Outbuildings of this type are typically exempt from the Building Regulations if they are below a certain size and contain no sleeping accommodation. Because the cabin appears capable of residential occupation, Building Regulations approval may be required for its current use. No evidence of Building Regulations approval, completion certificates or other statutory consents was available. The cabin should therefore be regarded as a non-habitable space until the appropriate consents are demonstrated.

The rainwater downpipe is disconnected from the guttering and should be repaired so that rainwater is discharged away from the outbuilding.

The glazed doors lack safety glass markings. Current standards require safety glass in critical locations, such as door glazing, side panels near doors and glazing within 1,500mm of the floor. Care should therefore be taken, and upgrading to safety glazing should be considered.

Otherwise, the cabin outbuilding was in stable condition, with no evidence of significant decay, instability or other major defects. The accessible interior shows no signs of penetrating leaks or excessive condensation. The doors operated normally, and all glazing panels are intact. The roof covering is serviceable, and the underside of the roof shows no evidence of leaks. The external woodwork is in serviceable overall condition.





### Advisory

The electrical, water and drainage installations were not tested, and should be included in the checks recommended in the F1 Electricity, F3 Water and F6 Drainage sections of this report.

The life expectancy of a timber cabin of this type depends on the quality of construction, the foundation design, ventilation and ongoing maintenance. A good-quality pressure-treated timber cabin typically lasts 25 to 40 years, which can be extended with thorough maintenance. It is understood that the cabin was erected by the vendor during their residency, which began in the early 2000s.

### Recommendations

Your legal adviser should verify that all necessary statutory approvals were obtained and that the cabin outbuilding's apparent current use is lawful.

Repair the rainwater goods so rainwater is collected and safely discharged away from the outbuilding.

Normal ongoing maintenance should be carried out. Foliage and debris should be removed regularly from the outside walls, and external decoration should be renewed every four to five years. Roofing felt generally lasts about 10 to 25 years, after which replacement will help to keep the cabin watertight. When roof covering replacement is carried out, the supporting structure may also need attention.







### G3 - Other

1

#### Description

The front garden is fully paved with concrete block pavers, providing an off-road driveway for several cars, with a dropped kerb access from the road. The driveway surface slopes away from the building and has a channel drain outlet.

There is a paved patio adjacent to the rear elevation, and the right-hand side of the building is also paved.

The boundaries are well defined. They consist of timber fence panels along the side of the front garden and a low-level brick wall at the front. The rear garden is enclosed by planted borders.



An allotment site lies behind the rear boundary and is served by an access road on the left-hand side of the building. The adjoining land was not inspected.

#### Condition

The grounds are presented in a well-maintained condition. There is no indication of damage from flooding, subsidence or other unusual ground movement. There are no significant trees in the immediate vicinity that are considered likely to have a material effect on the property. No evidence of Japanese knotweed was seen during the inspection.

The paved surfaces are in serviceable condition and stable underfoot. The accessible parts of the front drive are even and free from significant depressions or other notable defects.

The boundaries are in serviceable and stable condition.

There are two timber storage sheds in the rear garden. A detailed inspection of these structures is outside the scope of this survey, but no significant issues were noted, and they appear fit for their intended use. The shed behind the garage has a glazed door with no safety glass markings. Safety glazing is not normally a legal requirement for garden sheds, but care should be taken when using this door, and upgrading the glazing with safety film, or replacing it with safety glass, should be considered to improve safety.

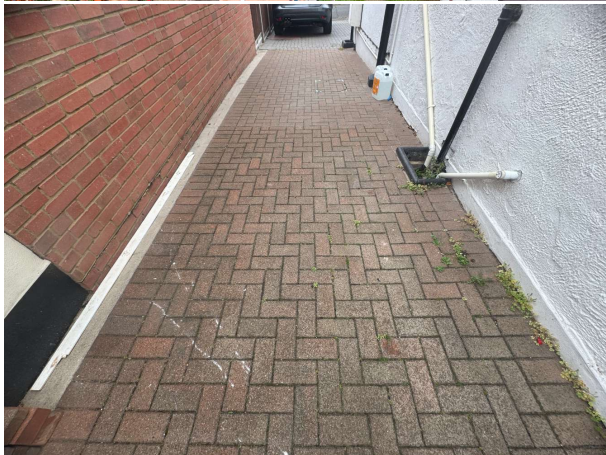
#### Recommendations

Ask your legal adviser to confirm whether the title documents show who is responsible for the boundaries.

Periodic maintenance should be carried out. Prune hedges and other vegetation regularly. Look out for overhanging or unsafe branches, and loose walls, fences and ornaments, particularly after storms, and carry out repairs as necessary. Clear leaves, moss and other vegetation from paving regularly, and make sure that all hard surfaces are stable, level, and not slippery or a trip hazard. Timber fencing will need periodic treatment and minor repairs to remain stable.









## H. MATTERS FOR YOUR LEGAL ADVISER

### Regulation

#### Tenure, Conservation Area and Listed Status

- We understand the property is held on a Freehold title. This should be confirmed by your legal adviser, along with verification of any rights, easements, restrictive covenants, or other restrictions affecting the property's future alteration, use, maintenance or title.
- Desktop research indicates that the property is not located within a designated Conservation Area.
- Desktop research shows that the property is not listed on the National Heritage List for England maintained by Historic England.

#### Planning and Building Regulations

Your legal adviser should check that the following works have received Planning Consent, Building Regulations Approval and Professional Consultant Certificates, where applicable:

- The single-storey rear kitchen extension, which is considered to have been added to the original house and involved partial removal of the original load-bearing wall
- The conservatory. The main house central heating extends into it, which may mean it does not qualify for an exemption from the Building Regulations and may require approval
- Loft room: check whether any approvals exist for the change of use of the loft space. Check if any installation documentation or guarantees are available for the retrospective roof insulation
- Cabin outbuilding: planning and Building Regulations status, lawful use (it has sleeping accommodation), and consent for its drainage connection
- Rooflight windows: check if any FENSA/CERTASS or Building Control certificates are available for the rooflight windows dating from the early 2000s
- Ask the vendor for the installation certificates and documentation for the boiler
- Electrical works since 2005: installation certificates for the EV charging point and any other relevant installations

No formal planning search has been carried out with the local planning authority in respect of the subject property. It is assumed that there are no outstanding applications on the property and that all conditions and statutory requirements have been complied with.

### Guarantees

Your legal adviser should obtain documentary evidence confirming the existence and validity of any guarantees, service agreements or engineers' certificates and ensure these can be transferred to you on completion.



In particular, please confirm whether a guarantee or warranty exists for:

- The central heating boiler
- Retrospective roof insulation
- The EV charger

### **Other matters**

#### Legal and Documentary Checks and Searches

- Allotment access road (left side): rights of way, easements and responsibility for the access
- The responsibility for maintenance and repairs of the boundaries and fences
- Drainage and water searches, shared or adopted drain status, and any build-over agreements near sewers
- Ensure that the property is insured from the moment of exchange of contracts for a sufficient sum against all usual perils including fire, impact, explosion, storm, tempests, flood, burst pipes and tanks, subsidence, landslip and ground heave
- Check the insurance claim history of the property
- Confirm if there is, or ever has been, a Japanese Knotweed Management plan in place together with associated guarantees
- Intruder alarm: clarify details of any maintenance or monitoring contract

You should also ask the vendor for satisfactory certification and servicing records for the electrical, gas, heating and hot water systems and appliances, where applicable.

Keys: handover of all window and door keys on completion





## I. HEALTH, SAFETY AND ENVIRONMENTAL CONSIDERATIONS

### Fire Safety

#### Detection

The property has battery-operated smoke alarms in various rooms. The alarms were not tested during the inspection.

No carbon monoxide detectors were noted within the property. Carbon monoxide detectors should be present where gas or other fuel-burning appliances are fitted.

We strongly recommend upgrading the fire detection provision to an interlinked smoke alarm system covering all principal areas, with a heat detector in the kitchen, and installing a carbon monoxide detector near the boiler. We advise consulting a Fire Industry Association (FIA) member about this. A directory of members can be found at: <https://www.fia.uk.com/membership/member-directory.html>

#### Means of Escape

The primary means of escape is via the staircase and the ground-floor doors at the front and rear of the building.

The missing kitchen door has a detrimental effect on the escape route. We recommend reinstating the door, ideally as a fire-rated door, for fire safety.

Under Approved Document B of the Building Regulations 2010, a compliant escape window requires a clear openable area of at least 0.33m<sup>2</sup>, with a minimum height and width of 450mm each, and a sill height no more than 1,100mm above the finished floor level.

Subject to the limitations of a visual inspection, and without detailed measurement or operational testing of all escape windows, the windows appear to provide an opening of broadly adequate size. However, the fire detection provision should be upgraded before occupation.

The conservatory's polycarbonate roof is unsuitable for walking on and therefore restricts escape from the first-floor rear bedroom. We recommend that an adequate fire escape is provided, to enable a secondary means of evacuation from all habitable rooms.

The comments above do not constitute a full fire risk assessment. Further information on minimising fire risk in the property can be obtained from your local fire and rescue service.



## Personal Safety and Security

### Security

The doors and windows are fitted with standard locks.

The property has an intruder alarm, with an external siren and an internal control panel in the hallway. No visible defects were noted, but the system was not tested, and we cannot confirm that it works. The vendor stated that it is currently inactive. Such installations need periodic servicing and maintenance in line with the manufacturer's requirements.

Ask your legal adviser to obtain details of any existing maintenance or monitoring contract, and to make your own enquiries as to whether the installation is adequate for your needs.

### Safety glazing

Some glazing in critical locations lacks safety glass markings and may therefore cause injury if it breaks. This includes the glazed doors to the cabin and the shower enclosure. We advise asking the vendor whether any documentation is available for these installations. If safety glazing cannot be confirmed, the glass should be replaced with safety glass, or fitted with safety film where suitable, as part of the improvement and refurbishment programme.



## Vermin

A small wasp nest was found in the roof eaves and appears to be inactive. We recommend that the nest be removed and that any necessary repairs be carried out to openings that could allow insects to enter the roof void. See sections D2 Roof Coverings, D8 Joinery and Finishes and E1 Roof Structure for more information.

No other signs of vermin were identified during the inspection. However, evidence can be concealed behind fittings, appliances or stored goods, and infestations can occur at any point between the survey and your occupation.

The main soil and vent pipe has no terminal guard, which poses a risk of vermin entry and should be addressed. See section F6 Drainage for more information.

Vermin can include rats, mice, squirrels, birds, wasps and other insects, which commonly enter the main building through small access points. We recommend routinely checking potential entry points,





such as seals around doors and windows, slipped roof tiles and other gaps in roof coverings, airbricks and openings in external joinery.



## Asbestos and Other Hazardous Substances

### Asbestos

No materials commonly known to contain asbestos were identified within the limits of this non-intrusive inspection.

This inspection is not an asbestos survey or management survey under the Control of Asbestos Regulations 2012, and no sampling or testing has been carried out to formally confirm the presence or absence of asbestos anywhere in the property.

Because the property was constructed before the UK ban on asbestos came into force in 1999, the structure and finishes may contain concealed asbestos-containing materials that would not be visible during a non-intrusive inspection. We therefore recommend that, prior to any refurbishment works involving the removal or disturbance of existing surfaces or structures, your contractors arrange for an asbestos refurbishment and demolition (R&D) survey, including targeted sampling



and analysis where appropriate.

Under the Control of Asbestos Regulations 2012, your contractors should, before starting work, satisfy themselves that there are no hidden or concealed asbestos-containing materials, and should follow the appropriate procedures should any be found or suspected.

### Lead

In a property of this age and condition, parts of the mains water supply pipework may be made of lead, which can pose a health risk, particularly to young children and pregnant women. We recommend that the material of the mains water supply pipe, and of any concealed associated pipework, is checked to confirm that no lead is present. If lead pipework is found, we recommend that it is replaced.

Because of the age of the property, some of the paint applied to joinery and other elements may contain lead. Lead-based paint can often be concealed beneath more recent decorative layers. Removing or disturbing it, for example by sanding, burning off or dry scraping, can pose a health risk unless the correct procedures are followed. If refurbishment works are planned, the contractors appointed should be familiar with these risks and take suitable precautions.

### **Japanese Knotweed and Other Invasive Species**

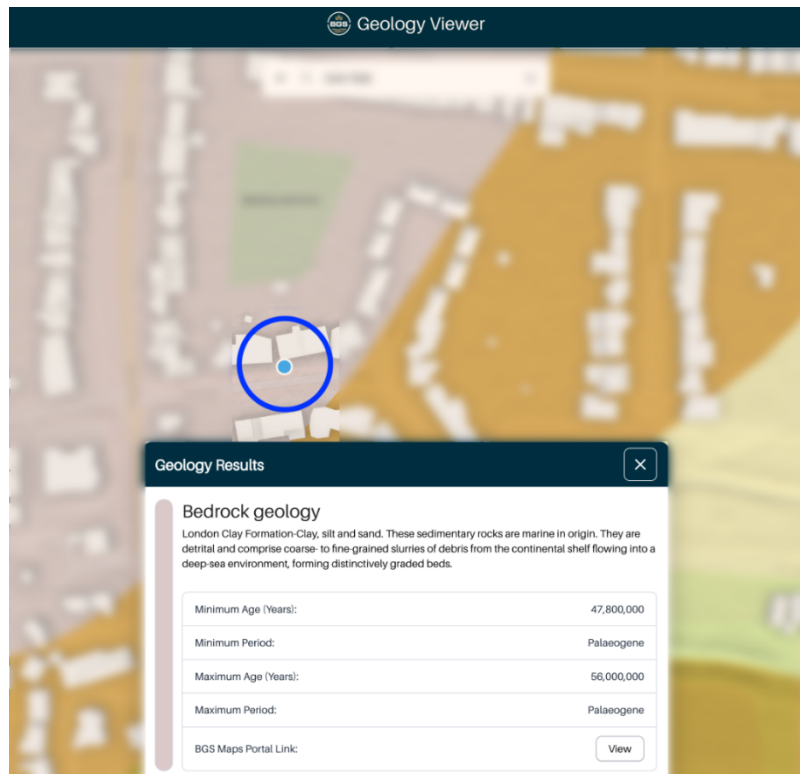
No Japanese Knotweed or other invasive plant species were identified within the curtilage at the time of inspection. However, Japanese Knotweed can be difficult to detect, particularly when mixed with other vegetation, dormant or cut back, or in areas with restricted access. Its absence cannot therefore be guaranteed. Adjoining land and neighbouring properties were observed only from within the property boundaries and accessible areas.

### **Geology**

Data published by the British Geological Survey indicates that the property is founded on London Clay, which is a shrinkable clay soil. This type of ground can expand and contract as moisture levels change, particularly during periods of prolonged wet or dry weather. In some circumstances, this movement can affect buildings and underground services and may contribute to subsidence.

To help minimise the risk of ground movement, drains should be kept in good repair, care should be taken before planting trees close to the building or drainage runs, and any existing nearby vegetation should be appropriately managed to help maintain stable ground conditions.

You should also ensure your buildings insurance covers subsidence, heave and other types of risks associated with shrinkable subsoil.



## Risk of Flooding

Our desktop research indicates that the property is located in an area with the following flood-risk characteristics:

### Surface water

Current yearly chance of flooding: Very low  
 Between 2040 and 2060: Very low

### Rivers and the sea

Current yearly chance of flooding: Very low  
 Between 2036 and 2069: Very low

### Groundwater

The property is outside of a groundwater flood alert area.

### Reservoir

Flooding from reservoirs is unlikely.

The above information is based on desktop research and relates to the wider area in which the property is situated. It should not be taken as confirmation that the property itself has previously flooded or will flood. Further consideration should be given to the property's specific flood history, local drainage conditions and any relevant information available from the Environment Agency or the local authority.

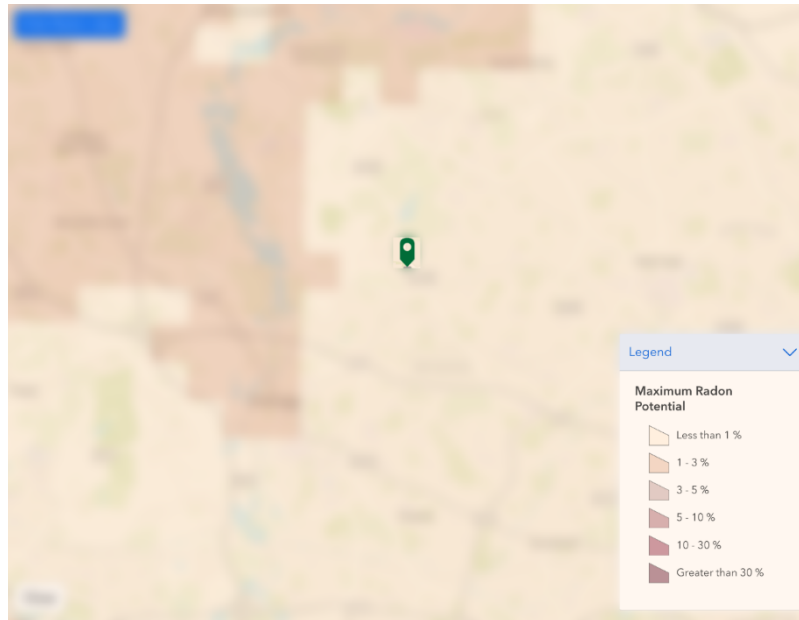
## Radon

Our desktop survey found the property in an area with the lowest radon risk. It is located in an area with less than a 1% chance of having potentially high levels of radon gas that could affect health.





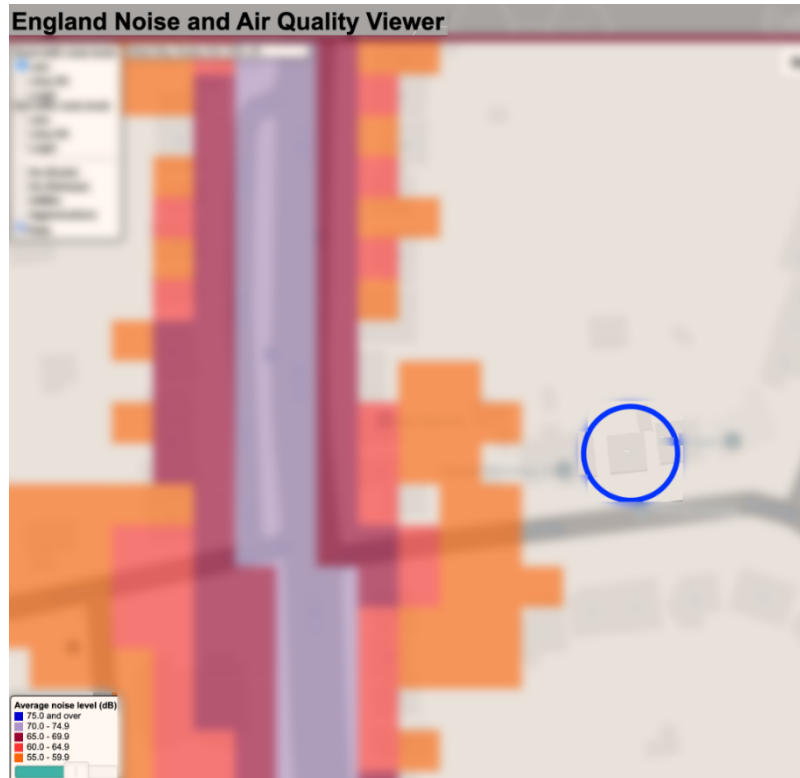
Radon is a naturally occurring radioactive gas. It cannot be seen, smelled or tasted and requires specialist equipment to detect. It is produced naturally from rocks and soil found throughout the UK. Testing for radon requires specialist monitoring equipment. A domestic radon measurement can typically take several months to complete in order to provide a reliable assessment of long-term exposure. Further information and guidance on radon, including details of testing, can be obtained from the UK Health Security Agency's UKradon service at [www.ukradon.org](http://www.ukradon.org)



## Other

### Noise and Air Quality

The property is understood to be located in an area that is not affected by high levels of noise or air pollution due to vehicular traffic.





## **J. REINSTATEMENT VALUATION**

A Reinstatement Cost Assessment has not been included in this instruction.





## K. APPENDICES

### Next Steps

Now that you have a clear overview of the property's condition and the likely repairs, the next step is to plan your decisions. This means arranging any specialist assessments, obtaining contractor quotations, and confirming the scope and cost of essential works. The aim is to reach a point where you have a complete, reliable grasp of the property's condition and the financial implications of putting it right, so you can proceed with confidence before making a final commitment to purchase.



#### Ask and Arrange

If anything in this report is unclear, or you're unsure what a finding means for you, get in touch. Reports are written in a formal, factual style that can feel a little overwhelming, so a quick chat can really help put your mind at ease.

It's also worth bearing in mind that repair costs can affect what you're prepared to pay for the property, so before contracts are exchanged, it's entirely reasonable to ask the current owner for access if a specialist needs to inspect something further, such as the services, the roof, or damp.



#### Understand Further Investigations

Recommendations for specialist investigations do not necessarily indicate that a defect exists. They are made where further expertise or testing is considered appropriate.

If we couldn't fully assess a defect or the condition of an element, we may recommend a further investigation to find its true extent. This can mean disturbing parts of the home, so it's worth discussing with the current owner, as costs can sometimes be high.

When we recommend this, your report will tell you what the affected element is, why it needs investigating, when the investigation should be carried out, and, broadly, who should carry it out.



## Repairs, Contractors and Statutory Consents

Some repairs require contractors with specific skills who are registered with the relevant regulated professional bodies, for example, electricians, gas engineers, plumbers, roofers, etc. Some remedial work may also require statutory consents, such as Building Regulations approval, planning permission from your local authority, or a party wall agreement. It's worth checking these requirements before work begins, and using competent, skilled and appropriately insured contractors to help ensure repairs are carried out to a good standard and any necessary consents are addressed.



## Get Written Quotations

Before you make a legal commitment to buy, get at least two written quotations for all the identified repairs and further investigations from experienced, properly insured contractors.

- Ask for references from previous customers
- Describe in writing exactly what you want done
- Get the quotation in writing
- Keep a note of every quotation you receive



## Plan Your Next Move

Once you have your quotations and a clear sense of the likely costs, it's time to decide how you want to proceed. This may mean renegotiating the purchase price, asking the seller to address certain repairs, or confirming that you're comfortable moving forward as things stand. The goal is to make a confident, informed decision based on the full picture, the survey findings, any specialist advice, and the costs of putting things right.



## AI Limitations and Interpretation Notice

If you use any AI tools to review or summarise this report, remember that it is based on a visual inspection carried out with professional skill and care, and is subject to stated limitations.

AI systems cannot fully grasp a property's physical condition, exercise the surveyor's professional judgement, or properly weigh the report's caveats. They may misread technical terminology, miss important details, offer generic advice that doesn't reflect the specific property, or draw incomplete or misleading conclusions.

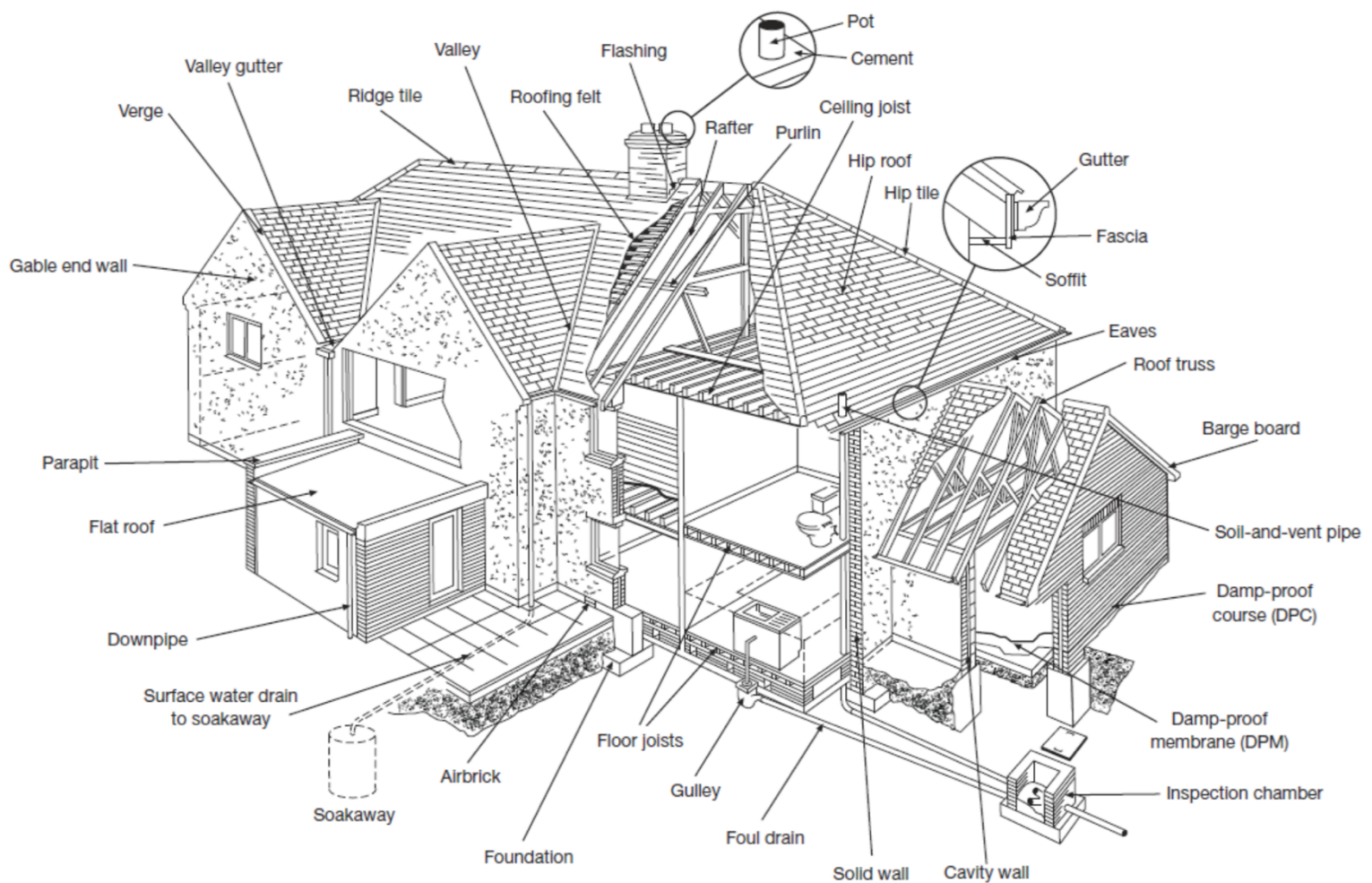
AI-generated output should be used only as a supportive aid, not as a replacement for the full report or the surveyor's professional opinion. If anything appears unclear, inconsistent, or incomplete, please contact the surveyor directly for guidance.

MaxConsult Surveying accepts no responsibility for any interpretation, analysis, summary or conclusion produced by third parties, including any generated wholly or partly by artificial intelligence or other automated systems. Our professional opinion is limited solely to the contents of the original report prepared by the surveyor.





## Typical House Diagram and Glossary





| Term                             | Definition                                                                                                                                                                                                                               |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Airbrick</b>                  | A brick containing perforations or a grille-like opening, built into a wall to provide ventilation to an underfloor void, cavity, room or roof while maintaining the structural coursing of the wall.                                    |
| <b>Barge Board</b>               | Also known as a 'Verge Board'. A board, often decorative, fixed to the projecting edge of a gable roof (the verge) to conceal and protect the ends of the roof timbers, such as rafters and purlins, from the weather.                   |
| <b>Cavity Wall</b>               | A wall constructed of two separate leaves (typically brick and/or block) with a continuous air space (the cavity) between them, tied together with wall ties, designed to resist moisture penetration and improve thermal insulation.    |
| <b>Ceiling Joist</b>             | A horizontal member (timber, engineered or metal) spanning between walls or supports, fixed at ceiling level, used to support the ceiling finish and, in roof structures, to tie the feet of rafters together and resist outward thrust. |
| <b>Damp Proof Course (DPC)</b>   | A continuous layer of impervious material (e.g., bitumen felt, polyethylene, slate, or engineering brick) built into a wall to prevent moisture rising from the ground or passing between building elements                              |
| <b>Damp Proof Membrane (DPM)</b> | A continuous layer of impervious material (e.g., polyethylene sheet, liquid-applied bitumen, or similar) laid beneath or within a floor to prevent moisture rising from the ground.                                                      |
| <b>Downpipe</b>                  | A vertical pipe (e.g., cast iron, uPVC, or aluminium) that carries rainwater from a gutter down to a drain, soakaway, or other discharge point.                                                                                          |
| <b>Eaves</b>                     | The lower edge of a roof that overhangs the wall face, directing rainwater away from the building.                                                                                                                                       |
| <b>Fascia</b>                    | A board (e.g., timber, uPVC, or aluminium) fixed to the ends of rafters at the eaves, providing a fixing point for guttering and a finished edge to the roof.                                                                            |
| <b>Flashing</b>                  | A thin, impervious material (e.g., lead, zinc, bituminous, or cement strip) installed at roof junctions, abutments, or penetrations to prevent water ingress.                                                                            |
| <b>Flat Roof</b>                 | A roof with a low or minimal pitch (typically up to 10°), covered with a weatherproof material (e.g., felt, asphalt, fibreglass, or single-ply membrane) to shed water rather than allowing it to run off steeply.                       |



| Term                      | Definition                                                                                                                                                                          |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Flaunching</b>         | A shaped fillet of mortar or cement, applied around the base of a chimney pot, to seal it, keep the pot in place, and shed water away from the flue.                                |
| <b>Floor Joists</b>       | Horizontal members (timber, engineered or metal) spanning between walls or beams to support the floor structure above.                                                              |
| <b>Foul Drain</b>         | A pipe or system designed to carry wastewater (e.g., from toilets, sinks, or baths) to a sewer, cesspool, or treatment plant.                                                       |
| <b>Foundation</b>         | The lowest load-bearing part of a structure, in contact with the ground, designed to transfer the building's load safely to the soil below.                                         |
| <b>Gable End Wall</b>     | The triangular, upper portion of an end wall, formed between the sloping edges of a pitched roof, often extending up from the eaves to the ridge.                                   |
| <b>Gulley</b>             | A trapped drainage fitting, set at ground level, that collects surface or waste water (e.g., from a downpipe or waste pipe) and discharges it into the underground drainage system. |
| <b>Gutter</b>             | A channel (e.g., uPVC, cast iron, or aluminium) fixed at the eaves to collect rainwater from the roof and direct it to a downpipe.                                                  |
| <b>Hip</b>                | The external, sloping edge formed where two roof slopes meet at an angle, running from the ridge down to the eaves.                                                                 |
| <b>Hip Roof</b>           | A roof with sloping ends and sides, all meeting at hips, with no vertical gable ends.                                                                                               |
| <b>Hip Tile</b>           | A specially shaped tile (e.g., bonnet or angular) used to cover and weatherproof the junction along a hip.                                                                          |
| <b>Inspection Chamber</b> | Commonly called a man-hole. An underground chamber, fitted with a removable cover, providing access to a drain or sewer for inspection, testing, or rodding.                        |
| <b>Parapet</b>            | A low wall, built above roof level along the edge of a roof, terrace, or balcony, often for safety or to conceal roof elements.                                                     |
| <b>Purlin</b>             | A horizontal, structural member (timber, engineered or metal) that spans between principal rafters or trusses to support the common rafters or roof covering.                       |
| <b>Rafter</b>             | An inclined structural member (timber, engineered or metal) extending from the wall plate or eaves to the ridge, providing primary support for the roof covering.                   |





| Term                       | Definition                                                                                                                                                                                              |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ridge Tile</b>          | A shaped tile used to cover and weatherproof the ridge, the horizontal apex where two roof slopes meet.                                                                                                 |
| <b>Roof Truss</b>          | A prefabricated, triangulated framework (typically timber, engineered, or metal) designed to span between walls and support the roof structure and covering.                                            |
| <b>Roofing Felt</b>        | A flexible, waterproof sheet material (e.g., bitumen-impregnated fibre or synthetic), laid beneath roof tiles/slates or as a covering itself, to provide a secondary barrier against water penetration. |
| <b>Soakaway</b>            | An underground pit or chamber, filled with rubble or fitted with a perforated structure, designed to collect and disperse surface or rainwater into the surrounding soil.                               |
| <b>Soffit</b>              | A board (e.g., timber, uPVC, fibre cement or metal) fixed to the underside of the eaves, enclosing the space between the fascia and the wall.                                                           |
| <b>Soil-and-vent Pipe</b>  | Typically a vertical pipe (e.g., cast iron, uPVC) that carries foul waste from sanitary fittings to the drain, while also venting foul air above roof level.                                            |
| <b>Solid Wall</b>          | A wall constructed as a single, continuous thickness of masonry (e.g., brick, block or stone), without a cavity, providing structural support and weather resistance through its mass.                  |
| <b>Surface Water Drain</b> | A pipe or system designed to carry rainwater and surface run-off (e.g., from roofs, gutters, and paved areas) to a soakaway, watercourse, or surface water sewer.                                       |
| <b>Valley</b>              | The internal, sloping junction formed where two roof slopes meet, channelling rainwater down towards a gutter or downpipe.                                                                              |
| <b>Valley Gutter</b>       | A lined channel (e.g., lead, felt, or GRP) formed along a valley, collecting and directing rainwater from the adjoining roof slopes.                                                                    |
| <b>Verge</b>               | The edge of a pitched roof at a gable, where the roof covering overhangs or meets the gable wall.                                                                                                       |