CHROMA
CHARTERED SURVEYORS

RICS®

LEVEL 3

Your survey report

Property address
Example address

Client's name
Mr and Mrs Smith

Inspection Date
1st January 2022

Surveyor's RICS number
6875712

3

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A

About the inspection and report

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

A About the survey

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

Reminder

Please refer to your **Terms and Conditions** report sent on the 26th December 2021 for a full list of exclusions.

A

About the inspection

Surveyor's name

Tom Pallas AssocRICS

Surveyor's RICS number

6875712

Company name

Chroma Surveyors Ltd

Date of the inspection

1st January 2022

Report reference number

Sample

Related party disclosure

This RICS Home Survey – Level 3 report has been prepared in accordance with the signed Terms and Conditions of Engagement. It is pointed out this is a general RICS Home Survey – Level 3 report on the property and not a Schedule of Condition which would list every minor defect. It is a report intended to give a general opinion as to the condition of the property and to enable you to plan for future maintenance.

Most clients find it useful to read the Surveyor's Overall Opinion section at the beginning of the report first to gain a general 'overview' of the most significant matters, however it is essential the whole report is read and considered in detail. Prior to legal commitment to purchase, you should conclude all of the further investigations we have recommended and have these and all the repairs priced so you are fully aware of the financial commitment you will be entering into when purchasing the property.

A copy of the report should be passed to your legal adviser with a request the points mentioned within the report, particularly those under the section 'Matters for Legal Advisers' Attention' are researched as necessary, together with the normal searches.

This report has been prepared solely for the benefit of the named client. No liability is accepted to any third party.

No formal enquiries have been made of the Statutory Authorities or investigations made to verify information as to the tenure and existence of rights or easements.

Where work has been carried out to the property in the past, the surveyor cannot warrant this has been done in accordance with manufacturers' recommendations, British and European Standards and Codes of Practice, Agreement Certificates and statutory regulations.

This report is for the private and confidential use of Mr and Mrs Smith for whom the report is undertaken and should not be reproduced in whole or part, or relied upon by third parties for any use without the express written authority of Chroma Surveyors Ltd.

The surveyor has attempted to inspect the entire property and gained access to all available space. In common with most inspections, the inspection was restricted but the surveyor has made every attempt to identify the defects from the evidence visually available. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence, it is assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless such works are carried out prior to commitment to purchase, there is a risk additional defects and consequential repair costs will be discovered at a later date.

Full address and postcode of the property

Example address

Weather conditions when the inspection took place

The weather conditions at the time of inspection were dry, preceded by a period of predominantly mixed weather.

Status of the property when the inspection took place

The property was occupied and furnished at the time of inspection.

It must be appreciated floor coverings, fixed units and unmoved furniture precluded inspection of hidden areas. The property has fixed floor coverings in all rooms.

All references in this report to right and left are to be taken as if the property is being viewed from the road.

B

Overall opinion

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

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

B Condition ratings

Overall opinion of property

The property is a semi-detached house which has been maintained to an above average standard for properties of this age and type.

Essentially, most defects found within this property are not of immediate significance and can be attended to in due course, however there are a small number of essential repairs which, ideally, should be undertaken in the short term. We have tried to make these more significant defects clear within the report.

Otherwise, we found the property to be in generally good condition for its age, although tired and in need of some refurbishment. Generally, we are pleased to advise you that, in our opinion, this property is, on the whole, a reasonable proposition for purchase. We found no evidence of any significant defects and cannot foresee any special difficulty arising on re-sale.

It is impossible to provide guidance as to costs for repairs as the extent of the defects are largely unknown. In addition, costs will vary from builder to builder, dependant on their experience and availability. During periods of high market activity, costs are likely to be higher than normal. Consequently, it is recommended quotations be obtained for all repairs contained within this report prior to legal commitment to purchase.

If, after reading and considering this report, you intend to proceed with the purchase, you are advised to send a copy as soon as possible to your legal adviser.

B

Condition ratings

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

R

Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
1	Whether Local Authority notifications and approvals have been obtained for the alterations which have been undertaken to the property.	
2	Confirm if there is a boiler maintenance agreement or similar warranty in respect of the central heating system installed.	
3	Obtain the guarantees for double glazing carried out to the property.	
4	Obtain a damp and timber report for the dampness noted within the property (noted to the front bay).	

3

Elements that require urgent attention

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

Element no.	Element name
E1	Roof structure
E3	Walls and partitions
E5	Fireplaces, chimney breasts and flues
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating

2 Elements that require attention but are not serious or urgent

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

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
E2	Ceilings
E4	Floors
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings
F6	Drainage

1 Elements with no current issues

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

Element no.	Element name
D5	Windows
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E9	Other
F3	Water
F7	Common services
G3	Other

NI Elements not inspected

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

Element no.	Element name
D7	Conservatory and porches
D9	Other

Element no.	Element name
G1	Garage
G2	Permanent outbuildings and other structures

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

Where further investigations have been recommended in this report, it is very important you pursue these matters before proceeding to the exchange of contracts, as they may reveal the need for additional expenditure or additional quotations and reports. If you are aware of these costs prior to legal commitment to purchase, you will be able to buy with confidence. You are made aware in the report of certain risk areas relevant to the property which have not been fully investigated at this stage. You proceed to purchase in full knowledge of these risks. You are made aware that in circumstances where essential repairs or works by specialists are not carried out, further deterioration and damage may occur with subsequent increased risk and increased costs. The following further investigations are recommended prior to legal commitment to purchase.

Dampness has been recorded in the front bay of the living room which is likely to need remedial work. This should be referred to a reputable damp proofing contractor who is a member of the PCA (Property Care Association) for advice and quotations to be obtained for any necessary remedial treatment and associated works such as re-plastering.

A test of the electrical installation by an NAPIT or NICEIC affiliated electrician.

A test of the heating installation by a Gas Safe qualified heating engineer.

The further investigations recommended above should be concluded and quotations for repairs obtained prior to legal commitment to purchase in order for all potential liabilities to be known before a legal commitment is made to purchase the property.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a 2 storey semi-detached house.

The front elevation faces approximately north.

Approximate year the property was built

The property is believed to date from 1890s.

Approximate year the property was extended

The property has been extended by means of a single storey rear extension which appears to have been constructed in 2007.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not applicable.

Construction

The main roof is a hip pitched structure, covered with slate.

The rear extension roof is a flat structure, covered with roofing felt.

The external walls are of mainly solid construction with brick elevations.

Internally, the floors are of a mixture of solid and suspended timber construction to the ground floor and suspended timber to the first floor.

The ceilings are of plasterboard construction.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	2			1	1			
First		3	1					

Means of escape

Fire is always a danger but we see no abnormal risks in this property. It is recommended a fire drill is agreed with all occupants and regularly practiced so they may know what to do in the event of a fire. Further advice can be obtained from the local Fire and Rescue Service.

We would recommend you draw up a simple plan of your property and identify both direct and indirect routes to escape the property. A meeting place should also be identified, for example, a large tree or post box far enough away from the property to be safe.

Smoke detectors should be regularly tested and maintained outside the kitchen and within circulation areas at each landing level to give the earliest possible warning of fire.

It is recommended windows at first floor level should not be locked in order to aid escape.

You should ensure the vendor leaves all window keys and they should be kept within easy reach in case of emergency.

C

Energy efficiency

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

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

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

Energy efficiency rating

The EPC rating is 74 (C) - valid until 2026.

The details on the Energy Performance Certificate appear to be inaccurate. The EPC states the ground floor is entirely of suspended timber construction, however the kitchen floor is in fact of solid concrete construction. Given the age of the building, it is thought likely this floor does not have a damp proof membrane nor insulation, therefore it may be a thermal weak point and susceptible to condensation/ dampness.

Issues relating to the energy efficiency rating

Full ratings and recommendations can be found at the following link: https://www.gov.uk/find-energy-certificate

Mains services

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

- [x] Gas
- [x] Electric
- [x] Water
- [x] Drainage

Central heating

- [x] Gas
- [ ] Electric
- [ ] Solid fuel
- [ ] Oil
- [ ] None

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

No other services or energy sources.

Other energy matters

Not applicable.

C

Location and facilities

Grounds

The plot has a level gradient, with a regular shape and is under 1 acre.

There is no garage or off street parking running with the property.

The property has private front and rear gardens.

There are numerous trees within the vicinity of the property on suspected shrinkable subsoil. Trees can cause damage to buildings and services but no signs of such damage were seen. Arrangements should be made for the trees to be kept regularly pruned to prevent them from increasing in size.

Tree roots extract moisture causing shrinkage in the subsoil on which the foundations are bearing, particularly during drought conditions when shrinkage of the subsoil can cause subsidence of the foundations. Conversely, when trees are removed, swelling of the subsoil can occur causing 'heave' resulting in upward movement of foundations.

When trees are removed and over a period of years, the roots no longer extract moisture and this can result in gradual expansion of the clay subsoil to its natural volume, which carries a risk of possible structural damage. Advice from a reputable arborist would be prudent before contemplating major tree surgery.

Location

The property is in Wandsworth, approximately 0.5 miles from Wandsworth Town National Rail station.

The property faces onto a council maintained and adopted roadway.

It would be prudent to familiarise yourself with the locality before purchase.

Facilities

An established residential area convenient for local urban amenities.

Local environment

We are not aware of any local environmental factors which may impact on the property. Should any be raised within the environmental search undertaken by your legal adviser, we recommend they are forwarded to our us for consideration.

The property is in an area that is susceptible to flooding (see Section I2).

The property stands on a subsoil which contains clay, increasing the risk of foundation movement.

Clay subsoils can and often do become waterlogged during wet weather conditions and they are subject to volumetric change dependent upon their moisture content. So, for example, during long hot dry spells the clay will shrink increasing the potential for subsidence damage and such risks are exacerbated when there are trees and other vegetation within close proximity. Conversely, the indiscriminate removal of

longstanding trees can allow excessive clay subsoil recovery and consequent heave damage to structures and services as the clay recovers moisture and expands.

Given the shrinkable nature of the subsoil, seasonal movement cannot be ruled out, especially during long spells of dry weather. Accordingly, we recommend you ensure the property insurance policy contains adequate provision against subsidence, landslip and heave.

Other local factors

We recommend you should inspect the property when the adjoining occupants are in residence to ensure you are content with the levels of noise and air pollution.

D

Outside the property

D Full detail of elements inspected

Limitations on the inspection

Comment cannot be given on areas which are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence, it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk additional defects and consequent repair costs will be discovered at a later date.

Binoculars were used to inspect roof slopes and chimney stacks externally. No ladders were raised for close inspection of the upper parts of the building. Our inspection was made entirely from ground level or from upper windows where available. An electronic damp meter was used internally where possible.

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

The weather was dry at the time of inspection, therefore it is not possible to state gutter joints, roof junctions and flashings are totally watertight.

Our inspection was limited to those parts of the property which could be seen from ground level within the boundaries of the property and from the public highway.

We were unable to inspect the back gutters to the chimneys.

It is possible defects may exist in unseen areas.

1 2 3 NI

D1 Chimney stacks

2

There is a chimney serving the property.

The chimney stack is of brick construction topped with clay pots set in cement flaunchings. Where visible, flashings are of metal construction.

Chimney stacks are particularly exposed to the weather so regular maintenance must be carried out to ensure their stability and weather tightness. The owner of the neighbouring property may have a number of legal rights over the shared chimney. You should check with your legal adviser before any work is carried out (see Section H3). Chimney repairs tend to be expensive due to the associated scaffolding costs.

There are disused flues. These should be capped and ventilated internally and externally in order to minimise the risk of damp penetration or condensation building up within the flues. Condition Rating 2.

Flaunchings at the top of the stack could not be fully seen from ground level. It is highly probable some deterioration has occurred and minor works can be expected. Condition Rating 2.

Allowing for normal weathering of the building, the chimney is in satisfactory condition and reasonably aligned. Lead flashings are intact and in generally satisfactory condition. Condition Rating 1.

To repair the chimney safely and avoid damaging the roof covering, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms etc).

D2 Roof Coverings

2

The main roof is a hip pitched structure, covered with slate.

The ridges and hips are covered with clay hip and ridge tiles bedded in sand and cement mortar.

It is not possible to confirm the precise construction of the rear extension flat roof although the surface of the roof is felt. This material has a notoriously short life expectancy. Without opening up the structure, we cannot determine whether a vapour barrier or adequate insulation or ventilation is provided. You must appreciate traditional flat roofing materials have a limited life and can be prone to failure.

There is some moss and lichen growth to the main roof. Such moss growth impedes drainage and retards the drying out of the roof covering, thereby potentially shortening its life expectancy. It also tends to periodically detach itself and roll down into the gutters, causing valley gutters and rainwater goods to block. This growth should be removed periodically, and we would also recommend pointing and bedding to the ridge tiles be checked when moss removal is undertaken. Condition Rating 2.

The flashings at the roof abutments consist of lead strips. The lead flashings are in satisfactory condition. The soakers (flashings underneath the roof coverings), which provide water tightness to the roof edges beneath the visible cover flashings, are concealed and could not be viewed, but there is no evidence of internal leakage in the rooms below. Condition Rating 1.

The ridge and hip tiles appear to be firmly fixed in place. It is not uncommon for these tiles to become dislodged by high winds, as such the occasional re-fixing of these must be anticipated. Condition Rating 1.

The roof slopes are reasonably aligned and free of any significant deflection or structural defect. Condition Rating 1.

D3 Rainwater pipes and gutters

2

Rainwater fittings are formed in plastic and comprise half round gutters supported on brackets fixed to fascia boards and served by downpipes fixed vertically to wall faces.

Defective rainwater goods are a very common cause of dampness which can lead to deterioration in building fabric and the development of rot in timbers. Regular inspection and adequate maintenance are essential if serious problems such as dry rot are to be avoided.

As mentioned, it was not raining at the time of our inspection, therefore we are unable comment on the functionality of rainwater goods or surface water disposal. We are also unable to comment upon possible leakage. The gutters and downpipes should be observed during rain and any leaking joints resealed or replaced as necessary.

Gutters should be cleaned on a regular basis to avoid blockage, which can lead to water overflow

onto wall surfaces and downpipe blockage.

Plastic gutters are usually jointed using rubberised gaskets to seal the joint. These tend to perish over time, at which point the gutter will leak and it is invariably more economic in the long term to renew the whole gutter rather than to try and repair or maintain further.

Some plastic rainwater pipes and gutters are especially susceptible to degradation from solar radiation. This can cause discolouration over time which spoils their appearance and they often become much more brittle increasing the risk of failure.

Evidence of staining was noted to some gutter and downpipe joints suggesting localised leakage. General resealing and realignment of joints should be anticipated during routine maintenance. Condition Rating 2.

Otherwise, the rainwater fittings show no signs of significant defect or leakage but require routine maintenance and clearance. Condition Rating 1.

D4 Main walls

2

The main walls of the original building are believed to be built of solid brickwork, with measurements through openings of approximately 240-250mm. We advise solid walls do not have the insulation capabilities of more modern cavity walls, therefore condensation is more likely to occur on the inner surface as they are generally quite cold.

The main walls of the rear extension are believed to be built of cavity brickwork, with measurements through openings of approximately 290-300mm. This involves two skins which should be linked at regular intervals with metal wall ties. We could not examine the condition of the cavity or confirm the condition or adequacy of the wall ties.

Often the first indication of wall tie corrosion is evidenced by external horizontal cracking along mortar joints. In this property, there was no significant cracking visible at the time of inspection.

The foundations have not been exposed. It should be noted the foundations are likely to be relatively shallow in a property of this age, thus at increased risk from sub-soil movement. It is important to ensure the drains are kept in good order and nearby vegetation is kept strictly under control to help protect the foundations from possible damage.

A damp proof course (DPC) is a waterproof layer built in or formed within the walls to prevent ground dampness from rising. The type of damp proof course within the walls of the subject property is of a slate construction. Given the age of the installation, it is likely to have degraded significantly and the passage of time may well have compromised its efficacy. No guarantee can be given that some limited rising dampness might not start to develop at any point from now on.

The recommended minimum height for a damp proof course is 150mm above external ground level. The reason for this gap is to prevent soil and other items building up and bridging the damp proof course, and to minimise the risk of dampness caused by rain splashing up from the adjacent surfaces. Where visible, the damp proof course is set at a suitable height above ground level.

Over time, some deterioration has occurred to the wall surfaces, including spalled brickwork and mortar joints, and localised repointing works will be required as necessary when external redecoration is next undertaken. Missing pointing will result in water penetration and further deterioration to the lime mortar bedding. When repointing is carried out, it is essential the joints are raked out sufficiently, usually to a depth of not less than 15-20mm so the new mortar is given sufficient key. Failure to do this can result in the new pointing simply cracking and falling out over a

relatively short timescale. The new mortar should not be too weak, but conversely it should not be stronger than the bricks to which it is applied. A common misconception is mortar requires a large proportion of cement in the mix, but too rich a cement content can cause serious problems. This work should only be entrusted to an experienced bricklayer. Condition Rating 2.

There are signs to suggest the property has been affected by past minor structural movement, as evidenced by repointed cracks to the front elevation. As these cracks have not opened back up, the movement appears longstanding and within acceptable tolerances. These areas should continue to be monitored in the future. Condition Rating 2.

D5 Windows

The windows are of PVCu framed double glazed sliding box sash construction. 1

It is recommended waterproof seals are maintained between window frames and adjacent walls in order to minimise the risk of damp penetration.

Not every element was inspected in detail. Regular inspection of all moving parts should be undertaken and suitable easing and adjusting would be considered a normal maintenance feature.

PVCu (un-plasticised Poly Vinyl Chloride) is the most common material for the fabrication of window frames. This is basically rigid plastic which can be cheaply produced and is largely maintenance free except for periodic cleaning mainly for aesthetic purposes. The quality of the plastic can, however, vary which will impact upon performance over time but it is usually impossible to recognise this from a superficial inspection unless some deterioration has already become apparent. Key load bearing members of the window frame often have to be strengthened, usually with metal or less commonly with timber, but the strengthening is invariably hidden within the frame and inaccessible for inspection.

The property has double glazed windows which appear to have been fitted after 2002 when new regulation came into effect. Double glazed windows fitted after that date must either be installed by qualified contractors (FENSA or CERTASS registered) or alternatively the subject of building regulation approval obtained at the time of installation. Your legal adviser should request certification and establish if a meaningful and transferable guarantee exists (see Sections H1 and H2).

There were no signs of condensation between the double glazing panes at the time of inspection. It should be noted double glazing can be prone to this problem, which is caused by failure of the hermetic seals at the edges of the panes of glass. The seals will deteriorate, eventually causing unsightly condensation between the panes. When this happens, there is no remedy other than to replace the affected double glazed panes.

Where windows and doors have been installed, we would have expected the supporting lintels to have been exposed and to have been upgraded, where necessary. Whilst there are no obvious indications to suggest serious defect without disruptive investigations, we are unable to confirm the adequacy of the lintels above the openings. If you are at all concerned, you should refer to the original installing contractor or arrange for the lintels to be exposed prior to purchase. It is a requirement today that replacement windows and doors are installed subject to Building Regulation approval or by a FENSA/CERTASS registered contractor.

Their general condition is fair. Condition Rating 1.

D6 Outside doors (including patio doors)

The external doors are of timber framed partially glazed and PVCu construction. 1

It is very important all external doors provide an adequate level of security to deter and prevent unwanted entry to the home. The most important factors in achieving this relate to the strength of the door and frame installation and the locking mechanisms provided. It should be ensured at the very least the standards required by the buildings insurance policy are satisfied and these can vary from area to area. Whilst it is important to ensure external doors are well secured, it is also very important to ensure they provide a quick and easy means of escape from the property in case of an emergency. The main entrance door should ideally be provided with a means of identifying callers without having to completely unsecure the door, for example some glazing, a spy hole or a security chain.

The external door to the rear extension is of a bi-folding double-glazed type. This type of door is designed to be fully opened in the summer months, with the interior of the property merging into the exterior. The integrity of the doors relies on the opening into which they are built remaining completely inert, with not even the slightest degree of movement and also no deflection of any sort caused by the weight of the doors when moving in the frame and fully folded back into the open position. Even the slightest distortion in the opening or settlement of the doors can cause significant problems in the future, with any repairs both difficult to implement effectively and also costly to put in hand.

As with the windows, the same checks should be made regarding the installation of the double glazed doors (see Sections H1 and H2).

It is recommended waterproof seals are maintained between door frames and adjacent walls in order to minimise the risk of damp penetration.

The timber doors should be treated annually to prolong the life of the doors, and prevent decay and weathering.

Their general condition is good. Condition Rating 1.

D7 Conservatory and porches

There is no conservatory or porch to the property. NI

D8 Other joinery and finishes

The projecting eaves are enclosed primarily to protect the base of the roof structure from the elements and to provide a practical means of fixing the rainwater drainage goods. Both the vertical boards to which the gutters are fixed (fascias) and the horizontal boarding underneath (soffits) are of timber. Accordingly, these components are susceptible to decay and due to a lack of easy access, tend to be less well maintained parts of the fabric, notwithstanding they are also at greater than average risk of deterioration. It is often not possible to see behind the gutters during the normal course of a Building Survey inspection and this is the least accessible area so hidden decay is often present. 1

All exterior timber work should be carefully checked for decay when redecoration is carried out, and repairs undertaken as found to be necessary. The external paint work should be maintained to a good standard to reduce the dangers of timber decay. Woodwork at roof or eaves level is commonly affected by weathering and rot and the need for repairs must be anticipated.

In view of the age and condition of the gutters, we consider it possible areas of hidden wet rot may well exist in fascia boards hidden behind the gutter brackets.

The external decorations are in an overall fair condition. Regular upkeep of decorations is particularly important with softwood as this type of timber is prone to fungal attack. Condition Rating 1.

To safely repair parts of the property at higher levels, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms etc).

D9 Other

We have not made enquiry or site investigation to ascertain whether the property stands on “made up" or contaminated land. We strongly recommend you to satisfy yourself upon this point either by direct enquiry or through your legal adviser enquiring of the Local Authority. NI

There is an alleyway to the rear of the property. It should be confirmed as to who owns this alleyway or if it is shared, and if there are any maintenance responsibilities or costs that you as the owner of the property will incur in its future maintenance (see Section H3). Any rights of way should also be ascertained.

E

Inside the property

E

Inside the property

Limitations on the inspection

We should point out the contents of this report represent our best evaluation and analysis of the property based on those elements that are accessible and visible. During the carrying out of any refurbishment programme, various areas of the structure will be exposed that are currently covered and concealed by other associated elements or finishes. As such, other matters that cannot currently be seen and which we are unable to report on are likely to be found, consequently increasing the scope of the works necessary to put the property in a sound condition.

Tests have been conducted throughout the property for damp with an electronic moisture meter except where impermeable surfaces, finishes, furniture, built-in fittings and stored items prevented access. It should be noted seasonal conditions and the lifestyle of the occupants can affect the degree of damp and condensation present and it is only possible to advise as to the condition of the property pertaining at the time of the inspection.

Stored materials within cupboards further restricted the inspection.

No beams, lintels or other supporting components were exposed to allow examination.

There is no access to the voids beneath the suspended timber floor at ground level.

Each room has been inspected in detail. Where possible, damp meter readings have been taken without moving furniture. Fitted carpets have not been raised unless reasonably practicable at the edges.

The flat roof void is inaccessible.

No sub floor inspection was carried out, therefore we cannot comment on the nature, extent or condition of the sub floor timbers.

Whilst we have taken all reasonable care, hidden timber defects may be present in areas which we were unable to inspect.

We have not inspected woodwork or other parts of the property which are covered, unexposed or inaccessible and we are unable to report that such parts are free from rot, beetle or other defects.

It is possible defects may exist in unseen areas.

1 2 3 NI

E1 Roof structure

The roof space is accessed from the landing. 3

There is a fixed ladder giving access into the main roof void which allowed for inspection of the roof timbers.

The roof frame is of traditional design typical for this type of building. Traditional pitched roofs are formed with a timber framework which is cut and fabricated on-site as part of the construction process. This framework must be of sufficient strength to transmit the dead and imposed loadings

which are placed upon it, primarily from the weight of the covering and additionally from snow and wind, onto external and often internal load-bearing walls, without undue distortion. Any alteration to the roof frame must be carefully considered and appropriate strengthening or provision for redistribution of the loading made to avoid the possibility of failure. In the case of this property, mid-span purlins of adequate size have been used to support the roof rafters, and these purlins are supported with raking struts.

The presence of bituminised underfelt prevented a detailed inspection of battens and the underside of the roof coverings.

It has been customary since the Second World War for pitched roof coverings to be provided with an underlay as a secondary means of preventing moisture penetration such as can often occur during wind driven rain or snow weather conditions. The underlay also provides a second line of defence against water penetration if slates or tiles slip out of position above. Ideally, the underlay should be lapped into the gutters and it is often the concealed lower part of the underlay material adjacent to the eaves which deteriorates first and which is the area where the underlay is least visible. Failure may only be recognised as leakage becomes apparent. The presence of the underlay also prevents or restricts the inspection of the underside of the roof covering.

There is evidence of condensation staining to a number of the roof timbers. Eaves (the lower roof edge at the top of the walls) ventilation should be improved to ensure long term damage is not caused to the roofing timber or underfelt. Condition Rating 2.

Insulation in the roof space amounts to approximately 150mm of fibre quilting, laid between the ceiling joists. This is below the recommended level. We recommend roof void insulation be increased to a minimum of 270mm laid between and over the joists (the timbers onto which the ceilings are fixed) ensuring eaves ventilation points are left clear. Condition Rating 2.

Where visible, the roof timbers are in sound condition. There are some longitudinal cracks in the roof timbers, which are known as 'shakes'. These occur naturally in timbers and are caused by shrinkage. They are not serious and do not detrimentally affect the performance of the timbers. Nevertheless, annual inspections are recommended to monitor the condition of the timbers so any deterioration or further splitting can be attended to. No comment can be made on the concealed roof timbers. It is possible these may have suffered decay such as may be caused by an outbreak of dry rot or wet rot, or been weakened from attack by wood-boring beetles. Concealed timbers include the bottom ends of rafters, wall plates and purlin ends. Condition Rating 1.

The strutting is of adequate design and there is no apparent deflection of any significance to the main roof slopes. Condition Rating 1.

E2 Ceilings

2

The ceilings have been inspected from floor level and also from within the accessible roof space, where random sections of the roof insulation were lifted on a sampling basis. No opening up has been undertaken and the nature of the ceiling materials cannot be ascertained fully without damage being caused.

The ceilings within the property comprise modern plasterboard construction to a decorated finish.

The kitchen and living room ceilings have been provided with a textured Artex-type finish. It should be noted such coatings applied prior to 1984 can incorporate an asbestos content. They should not be disturbed or drilled into in any way prior to an asbestos specialist confirming their content (see Section I3). Although these coatings can be highly durable, you should appreciate that should the material crack or otherwise become damaged, it is virtually impossible to repair seamlessly.

Condition Rating 2.

There is hairline cracking to the plaster finish of some ceilings. Where plasterboard ceilings have been provided, cracks can appear as a result of shrinkage. Such cracking is not considered to be of structural significance, however some minor making good will be required when these areas are next redecorated. Condition Rating 1.

The ceilings within the property are in satisfactory condition, with no significant defects noted. Condition Rating 1.

E3 Walls and partitions

3

The walls and partitions have been inspected within the rooms and no opening up has been undertaken. The precise composition of the wall structures, linings and finishings cannot be ascertained without damage being caused.

Internal walls and partitions are of mixed solid and lightweight construction to a plastered finish.

It is apparent the property has been altered structurally when the load bearing wall was removed between the two living rooms which would have required Building Regulations approval. It is not possible to confirm supports are provided. Your legal adviser should be asked to verify whether or not Local Authority approvals have been obtained for alterations to the property and, as necessary, refer the matter back to the surveyor for further advice (see Section H1). Condition Rating 3.

We noted indications of damp to the front bay of the living room. We recommend a reputable firm who deals with the treatment of dampness is employed to inspect the property throughout. We suggest the firm is a member of the Property Care Association. It is important the company employed should be asked to fully inspect the property and provide a report detailing evidence of dampness found, together with their recommendations for treatment and the likely cost involved. You should ensure all remedial work is carried out under a long term and meaningful guarantee. It should also be ensured if specified defective plasterwork is hacked off and re-plastered in accordance with the specialist firm's specifications that the guarantee is not invalidated. We recommend a copy of the specialist's report be provided to us, at which time we can give it consideration and make such further recommendations or provide such further advice as we consider appropriate (see Section I1). Condition Rating 3.

Hairline cracking was noted to internal walls which is due to either thermal movement, settlement or shrinkage (where plasterboard has been provided). These are not thought to be structural in nature and can be made good when internal redecorations are next carried out. Condition Rating 2.

Areas of hollow and blown plaster were detected during the inspection. This defect normally occurs as a result of a breakdown in the bond between the lime plaster and wall surface. Plaster of this type is brittle and prone to deterioration. You should anticipate that upon removing lining paper, plaster repairs may be required that are greater in extent than originally anticipated. Condition Rating 2.

E4 Floors

2

It should be noted there are practical limitations on the inspection of floors, whether bare or covered by fitted coverings and furniture. Floorboards have not been lifted and only a general comment can be made, and complete assurance cannot be given there are no concealed defects.

Fitted coverings and furniture inevitably restrict the detail of inspection, therefore comments are based on selected areas where the edges of carpets could be turned back, with the vendors' permission, to give an indication of the method of construction used and its condition.

The risk must be accepted that concealed defects may exist beneath the floor coverings.

The floors are mainly of timber boarding, however the kitchen floor is believed to be of solid concrete construction.

It is not unknown for solid ground floors to subside or settle due to poor construction or deficiencies in the ground conditions beneath. We are unable to comment about the precise method of construction of the ground floor or the conditions beneath as those parts are all hidden from view. Evidence of settlement to the ground floor slabs is usually provided by gaps being visible around the perimeter of the rooms beneath the skirting boards. Where possible, floor edges were inspected.

It is essential to maintain adequate ventilation beneath timber ground floors to avoid moisture conditions which could lead to underfloor rot attack. It is impossible to inspect these areas without taking the floors up, which is outside the scope of this report.

The number of air vents within the external walls is considered to be inadequate.

The presence of dampness is mentioned above. Areas of timberwork adjoining damp walls may be susceptible to or affected by rot.

The main bathroom floor has a solid tile finish over a timber base beneath. Unless sufficient rigidity has been introduced on top of the joists by means of plywood, sometimes there can be an issue as time passes, with tiles cracking and moving due to inadequate stability beneath. We cannot confirm such rigidity has been provided, and the fact that one of the tiles is cracked suggests there is insufficient strength in the timber boarding to adequately support a tiled finish. Should you require a tiled finish as your preferred floor covering in the future, almost certainly the entire bathroom would need to be stripped of the sanitary fittings, with new and stronger boarding being provided before reinstating the sanitary fittings. Condition Rating 2.

Evidence of old wood boring beetle infestation holes were noted to some floorboards. This type of attack is typical in older properties and generally is insignificant. Nevertheless, as a precaution, we recommend sample floorboards be lifted in the affected areas as soon as possible after purchase to ensure no active infestation continues in the underfloor areas. Condition Rating 2.

Where solid floor edges were inspected, they were tight to skirtings, free of on surface defect and "firm to foot". Condition Rating 1.

Where walked upon, suspended floor surfaces were found to be generally firm and even to the tread with no signs of excessive spring or distortion. Some minor spring and unevenness was detected but this was considered to be within acceptable limits for domestic construction. Condition Rating 1.

E5 Fireplaces, chimney breasts and flues

There is an open fireplace in the living room. This is provided with a cast iron surround and an original hearth. This was not in use at the time of our inspection, therefore we unable to comment on its practicality or efficiency in use. 3

We cannot comment on the condition or adequacy of flues or the existence of any flue liners, but

always recommend careful sweeping prior to usage.

A traditional method of lining a chimney flue was effectively to coat the interior of it during construction with a sand and cement or similar render type material, known as parging. The life of such material is variable depending upon original quality and workmanship, the extent to which the flue has been used and the type of fire or appliance. In many cases, a parged flue would now require re-lining for continued safe use.

The chimney breast to the kitchen appears to have been removed and the means of structural support for the remaining brickwork above cannot be ascertained as it is concealed within the construction, though there are no external indications to suggest structural instability. It is imperative the relevant documentation for this is requested to include Building Regulations approval (see Section H1). In the absence of such documentation we recommend that retrospective approval is obtained as this may affect resale. At best, some opening up works will be required to confirm the adequacy of support. Although at worst some significant building works will subsequently be required to involve the installation of suitable steel structural support which will be disruptive and expensive (see Section I1). Condition Rating 3.

The bedroom fireplaces have been blocked up but no provision has been made for through ventilation to reduce the risk of condensation dampness. We recommend the installation of suitable vents in order to increase the level of ventilation to the flues. Condition Rating 2.

Where open fires are used, flues must be regularly swept to remove soot and birds' nests. With older properties, this can sometimes dislodge the brickwork between the flues which may have perished over the years due to the action of the acids deposited by flue gases. Old chimney flues are prone to gradual deterioration and it is possible for smoke and fumes to escape through gaps in the mortar joints, often at floor level or in roof spaces where the surfaces are unplastered. It has been known for smoke to permeate between adjoining dwellings. No tests have been made but, if this problem occurs, it will need to be rectified. There are modern specialist techniques for restoring old flues by lining with concrete or other materials, which can be done without disturbing the structure, however such specialist work can be costly to put in hand.

If a ground floor chimney breast is removed and suitable support is not provided to carry the weight of the remaining stack above, eccentric loading can occur to the wall, meaning that the loading through the wall is uneven. Even if support has been provided, it is important it is the right type of support. Where gallows brackets have been installed, they need to be carefully considered. Some local authorities do not approve the use of this type of support as it can increase the eccentric loading of the wall and relies being fixed to party walls, which are often of poorer construction than external walls. In the worst case, the effects of eccentric loading can pull wall structures over. Your legal advisor should ascertain the necessary consents and permissions have been obtained (see Sections H1 and I1).

It appears that the removal of the chimney breast would have required a Party Wall Award with the adjoining property. Your legal advisor should confirm this has been actioned (see Section H1).

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

Storage:

1

The provision of general storage cupboards is appropriate to the scale of the dwelling.

The fitted cupboards are of satisfactory quality. Condition Rating 1

Kitchen:

The kitchen units are in good condition. No doubt you are conversant with the extent and condition of the kitchen fittings included within the purchase, therefore we do not propose to comment further upon same. Condition Rating 1.

The taps to the kitchen sink are in satisfactory condition, however we were unable to test the associated plumbing. Condition Rating 1.

Mastic sealant should be maintained along the back edges of the kitchen worktops to prevent water penetration behind the units. The carcassing to these units is made of chipboard which deteriorates when it becomes wet. It is necessary to protect the chipboard by maintaining seals and laminated coverings in good condition. Condition Rating 1.

No inspection has been made of built-in appliances. If the condition of these is important to your purchase, they must be fully serviced and tested by an appropriate engineer prior to legal commitment to purchase.

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes, or obscure dampness to walls. You should plan for a higher level of maintenance with these older fittings.

E7 Woodwork (for example, staircase joinery)

Internal woodwork consists of skirting boards, door joinery and other such items. 2

Whilst a representative sample of timber has been inspected, the possibility of concealed defects being present cannot be entirely ruled out.

Where internal joinery is in contact with damp surfaces, a rot conducive situation may occur which is not immediately apparent from surface inspection.

The internal doors are of solid wood construction and in satisfactory condition. The door surrounds and skirtings are also of timber construction and these appear adequately fixed in position.

Some internal doors are poorly fitting in their openings and do not catch. Minor adjustments will be required. Condition Rating 2.

Otherwise, internal joinery is of typical softwood construction and appears generally satisfactory. It is worn consistent with age. Condition Rating 1.

No obvious sign of significant rot or wood beetle infestation was found to exposed timbers at the time of this inspection. Condition Rating 1.

E8 Bathroom fittings

Sanitary fittings are modern and appear serviceable, although they were not inspected in detail. It is important flexible sealant is provided and maintained at the junction between sanitary fittings and surrounding wall surfaces to minimise the risk of water penetration. 2

The mechanical ventilation unit within the bathroom is operated by a timer switch. You may wish to upgrade this unit to a more modern automated model which is controlled by an integrated humidity sensor. This should reduce the effects of any future condensation build up. Condition Rating 2.

The plumbing installations were not specifically tested. Prior to commitment to purchase, we recommend a test by an appropriately qualified person to determine the condition under variable operational requirements.

With respect to showers generally, they should be regularly cleaned, to prevent the harbouring of bacteria such as Legionella.

E9 Other

There are various minor defects that, like those noted, are not urgent and individually will not be costly to repair however, collectively and in due course, these items could lead to significant expenditure if normal maintenance is not undertaken. Condition Rating 1. 1

F

Services

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

F Services

Limitations on the inspection

Services have been operated as they would be in everyday use. Specialist tests have not been applied as these can only be undertaken by suitably qualified engineers. It is strongly recommended you commission your own specialist testing of all services prior to legal commitment to purchase.

It should be appreciated the majority of the electrical, gas and water installation is not visible. Our inspection only relates to the accessible areas. Any further investigation by a specialist contractor might highlight defects and an inspection and testing of the services is always recommended prior to exchange so that you are aware of any likely future costs.

It is not possible to verify the construction or condition of the underground supply pipe from the Water Authority mains to the point of entry into the property. This length of pipework is the responsibility of the owner of the property.

1 2 3 NI

F1 Electricity

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

3

Mains electricity supply is installed. It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a test which covers matters relating to resistance, impedance, current and safety. Please note only a visual inspection of services has been made. Supplies and service installations have not been tested.

The meter and distribution box are located in the understairs cupboard.

The conduit position and whether or not the conduit protects the in-wall electric cabling is unknown and no alteration should be made to the service except by properly qualified persons to avoid the risk of injury.

The electrical system appears to have been uncertified for a number of years and, as the Institute of Electrical Engineers' current regulations recommend testing every 10 years for owner occupied properties, 5 years for rental properties or on change of ownership, we recommend an Electrical Installation Condition Report (EICR) test should now be carried out by a qualified electrician. Furthermore, the electrical system appears to be below current standards, for example there are exposed wires and damaged fittings. This is a safety hazard and, as such, you should ask an appropriately qualified person to inspect the electrical system (see Section I3). Any deficiencies ascertained should be rectified. Condition Rating 3.

F2 Gas/oil

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

Mains gas supply is connected and the gas meter is located in the understairs cupboard. 3

The maintenance and service records for the gas boiler and central heating supply should be verified.

We cannot confirm if the gas installation conforms to modern standards and regulations. As a precaution, we always recommend the gas supply be checked by the local Gas Company or Approved Gas (Gas Safe) tradesperson prior to re-occupation to ensure the same is safe and sound (see Section I3). Condition Rating 3.

We did not in any way test the gas installation, however we noted no visible defects nor did we smell gas. Condition Rating 1.

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

Where there are gas appliances within a property, we recommend the installation of carbon monoxide spot detectors as a matter of good safety.

F3 Water

Mains water supply is connected. Every property with a mains water supply requires internal and external stopcocks for proper control of the incoming water supply. It is important to know the position of the stopcocks so the water may be turned off in an emergency and when carrying out alterations to the plumbing system. They should be checked regularly to ensure they open and close properly. All occupants of the house should be aware of the stopcock locations. 1

In view of the many and continued changes to water regulations, it is not possible to confirm if all of the plumbing system conforms to current regulation and by-laws. Whilst such changes might well be of a technical nature, we recommend specific enquiries be made of the vendors through your legal adviser to ascertain whether any alterations to the internal plumbing have been made by unqualified contractors (see Section H1).

A water authority stopcock and meter are located in the pathway fronting the property. The internal stopcock is located under the kitchen sink but was not tested.

Stopcocks can become stiff and difficult to operate. It would be prudent to periodically open and close the valves to ensure their effectiveness in an emergency.

Where seen, plumbing is run in copper tube although a number of areas are hidden from view.

No significant were defects noted. Condition Rating 1.

F4 Heating

Central heating and domestic hot water are provided by the condensing boiler located in the kitchen. 3

The heating system is controlled by a programmer located by the boiler and a room thermostat located in the hallway. The heating was turned off at the time of inspection.

The pressed steel water filled radiators are fitted with thermostatic radiator valves (TRVs). It should be noted these can be temperamental and are not always fully effective.

We were unable to verify the output of the boiler and would stress no calculations have been made to verify its adequacy. Furthermore, we are unable to verify whether the boiler is properly ventilated in accordance with current regulations.

Installations of this type should be serviced annually by a registered engineer. Specific enquiries should be made through your legal adviser as to the service history of the installation and, if this is not supported by documented evidence, then it is recommended the installation is inspected by a registered engineer prior to legal commitment to purchase (see Sections H3 and I3). Condition Rating 3.

F5 Water heating

Hot water is provided by the combination boiler (see Section F4). This type of system usually removes the need for cold and hot water storage, thus reducing energy consumption. Typically with combination boiler domestic hot water systems, the flow rate through the hot taps is not particularly good, especially when more than one tap is in use. When hot water is needed, it can only be supplied at the speed at which the boiler can heat the water. Accordingly, filling of baths can take a long time in comparison with a conventional system, where stored hot water can be drawn off from a hot water cylinder. Condition Rating 3.

3

F6 Drainage

We assume the property is connected directly into the public sewer.

2

The drain from this property joins with those from the neighbouring properties before it connects to the main sewer. This combined drain is called a private sewer. Because all the dwellings were built before 1937, the local sewerage undertaker is usually responsible for the maintenance of the private sewer. To make sure, you should ask your legal adviser to check this and explain the implications (see Section H3).

We cannot confirm the condition of the underground drain lines between the manhole covers and, if you have any further doubts as to the condition of the drains we recommend you have a drains test carried out. Any such test should be carried out prior to exchange of contracts for purchase.

The main soil and vent stack is of plastic construction and is located to the side of the property. The pipe appeared to be in a satisfactory condition. The bottom of the pipe is provided with a rodding point to allow access to the drains for cleaning purposes as and when necessary. The top end of the pipe should be capped with a balloon grating to prevent the ingress of birds and debris. Condition Rating 2.

An inspection chamber is located to the side of the property. This was inspected visually and we confirm the drain was flowing freely at the time of inspection. Nevertheless, we cannot confirm the condition of the underground drain lines which are around 130 years old. If you have any doubts as to the condition of the drains, we recommend you have a drains test carried out using CCTV. Any such test should be undertaken prior to legal commitment to purchase. Condition Rating 1.

Where visible, above ground drainage consists mainly of uPVC construction. The condition generally is acceptable. Condition Rating 1.

F7 Common services

We are advised the highest available standard broadband download speed in this area is 1000 megabits per second (Mbps). 1

G

Grounds
(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

With regards to the site, only significant visible defects in boundary fences, walls and retaining walls, paths and drives are reported. Reference to potential hazards such as standing water, surface water flooding and tree roots are included only when these are readily apparent.

1 2 3 NI

G1 Garage

There is no garage or parking space running with the property. NI

G2 Permanent outbuildings and other structures

There are no permanent outbuildings or other structures. NI

G3 Other

The condition and position of the boundaries of the land around a property are important because doubt over the position of the boundaries can cause neighbour disputes that can be expensive to resolve. 1

The legal documents that describe the ownership of the property (the deeds) usually describe which of the neighbouring owners are responsible for the upkeep of the boundaries.

The boundaries appear in serviceable condition but routine expenditure will be required. The ownership of the boundaries should be verified with your legal adviser (see Section H3). Condition Rating 1

There are a number of trees within influencing distance of the property. Whilst these do not appear to have caused damage to the building, proper management including pruning and lopping is required to prevent them exceeding their current size. Condition Rating 1.

H

Issues for your legal advisers

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

H Issues for your legal advisers

H1 Regulation

You should ask your legal adviser to investigate and advise upon:

Whether Local Authority notifications and approvals for alterations have been obtained, if needed, and all statutory inspections have been made. If regulations have been breached or work carried out without the necessary approvals and inspections, then extensive and costly alteration works may well be required to ensure compliance.

When an extension is added to the rear of a property, it is sometimes what is known as 'Permitted Development' under planning law and does not require Planning Permission. In ascertaining whether such permission was needed when the rear extension was built is governed by statute that was in force at the time it was constructed. Such confirmation or otherwise is beyond the scope of this report. However, invariably, Building Regulations approval is needed irrespective of whether planning permission is required on not.

It appears that the removal of the chimney breast would have required a Party Wall Award with the adjoining property. Your legal advisor should confirm this has been actioned.

The Party Wall Act 1996 is a piece of legislation that was devised to prevent building work that could compromise the structural integrity of any shared structures between adjoining properties. The Party Wall Act can be used to stop disputes between neighbours and to help resolve them if they should arise. Before commencing any works, a reputable professional should be appointed to serve a Party Wall Notice, which is the first step in creating a Party Wall Agreement between the owners of neighbouring properties. If no Party Wall Agreement has been obtained, this is a breach of a 'statutory duty' and there is a risk that you may have to pay for damage that wasn't your fault. Your neighbour could claim their property has been damaged by work to the subject property and with no details or proof of the previous state of the property (which a Party Wall Notice would provide) this situation can be difficult to resolve. In some instances, neighbours can have an injunction issued which would bring a halt to any further work until an agreement is obtained, which will delay a project and increase costs.

If a ground floor chimney breast is removed and suitable support is not provided to carry the weight of the remaining stack above, eccentric loading can occur to the wall, meaning that the loading through the wall is uneven. Even if support has been provided, it is important it is the right type of support. Where gallows brackets have been installed, they need to be carefully considered. Some local authorities do not approve the use of this type of support as it can increase the eccentric loading of the wall and relies being fixed to party walls, which are often of poorer construction than external walls. In the worst case, the effects of eccentric loading can pull wall structures over. Your legal advisor should ascertain the necessary consents and permissions have been obtained.

H2 Guarantees

The following are some of the points which should be checked by your legal adviser to ensure retention of any rights or guarantees which will need to be reserved for you, and to clarify any liabilities you may have to others.

Confirm if there is a boiler maintenance agreement or similar warranty in respect of the central heating system installed.

Obtain the guarantees for double glazing carried out to the property.

H3 Other matters

You should ask your legal adviser to investigate and advise upon:

The drain from this property joins with those from the neighbouring properties before it connects to the main sewer. This combined drain is called a private sewer. Because all the dwellings were built before 1937, the local sewerage undertaker is usually responsible for the maintenance of the private sewer. To make sure, you should ask your legal adviser to check this and explain the implications.

There is an alleyway to the rear of the property. It should be confirmed as to who owns this alleyway or if it is shared, and if there are any maintenance responsibilities or costs that you as the owner of the property will incur in its future maintenance. Any rights of way should also be ascertained.

Ascertain if there are any rights of way over the subject property in favour of third parties or statutory bodies we are not aware at the time of inspection.

Check whether there are any covenants or encumbrances of an onerous or restrictive nature affecting the building and whether any environmental matters are planned, which would be to the detriment of the property.

We are informed the property is in Council Tax Band C. This should be confirmed by your legal adviser.

We recommend you request your legal adviser to investigate the existence of any covenants or rights of way in relation to the property, and also as to the existence of any current planning applications with regard to adjoining properties or land.

We understand the property is to be sold freehold with vacant possession. We assume there are no covenants attached to the Title which would affect value. This should be confirmed by your legal adviser.

Risks

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

I Risks

I1 Risks to the building

Damp was noted to the front bay of the living room. We recommend a damp and timber report is undertaken by a member of the Property Care Association (PCA) to ascertain the cause and provide remedial costs. Any recommendations within that report should be implemented.

If a ground floor chimney breast is removed and suitable support is not provided to carry the weight of the remaining stack above, eccentric loading can occur to the wall, meaning that the loading through the wall is uneven. Even if support has been provided, it is important it is the right type of support. Where gallows brackets have been installed, they need to be carefully considered. Some local authorities do not approve the use of this type of support as it can increase the eccentric loading of the wall and relies being fixed to party walls, which are often of poorer construction than external walls. In the worst case, the effects of eccentric loading can pull wall structures over. Your legal advisor should ascertain the necessary consents and permissions have been obtained.

I2 Risks to the grounds

Tree roots can exert physical pressure on foundations and cause direct movement. On a clay subsoil, in particular, movement can occur due to their ability to absorb large amounts of moisture, which results in severe expansion and contraction of the subsoil. Tree roots can also cause disturbance to underground drains and service pipes which again can result in movement.

We found no sign of Japanese Knotweed or other invasive species within the grounds, however, such plant growth may have been concealed or covered at the time of our inspection.

According to the Environment Agency (the Government organisation responsible for flood control), the property is in an area which is vulnerable to flooding. You should ask your legal adviser about this and check with your insurer as you may find it difficult to get insurance cover for this property. If this is the case, it will affect the future saleability of the property.

I3 Risks to people

The gas and electrical installations should be tested by appropriately qualified specialists if current safety certificates are not available.

It should be confirmed all smoke alarms have been tested and found to be fully operational prior to occupation.

The electrical system appears to have been uncertified for a number of years and, as the Institute of Electrical Engineers' current regulations recommend testing every 10 years for owner occupied properties, 5 years for rental properties or on change of ownership, we recommend a test should now be carried out by a qualified electrician. Furthermore, the electrical system appears to be below current standards, for example there are exposed wires and damaged fittings. This is a safety hazard and, as such, you should ask an appropriately qualified person to inspect the electrical system. Any deficiencies ascertained should be rectified.

We cannot confirm if the gas installation conforms to modern standards and regulations. As a precaution, we always recommend the gas supply be checked by the local Gas Company or Approved Gas (Gas Safe) tradesperson prior to re-occupation to ensure the same is safe and sound.

Installations of this type should be serviced annually by a registered engineer. Specific enquiries should be made through your legal adviser as to the service history of the installation and, if this is not supported by documented evidence, then it is recommended the installation is inspected by a registered engineer prior to legal commitment to purchase.

Properties of this age and type are likely to contain asbestos based materials, such as in in the kitchen and living room ceilings. The presence of asbestos would not normally constitute a health hazard unless the material which contains the asbestos is disturbed, drilled, or substantially damaged. When maintenance work, building improvements or alterations are undertaken, you should be mindful of the possibility of asbestos. If found, a licensed contractor will need to be employed for its removal/disposal and this could be costly.

I4 Other risks or hazards

No other matters.

J

Energy matters

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

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

J Energy matters

J1 Insulation

We recommend the installation of 270mm of fibreglass insulation (100mm between the ceiling joists and 170mm at right angles across the joists) in the loft, to conform to current recommended standards. Care must be taken at the edges to ensure insulation is not touching the underfelt or blocking the eaves ventilation. This will help to avoid condensation problems.

It was not possible to ascertain the amount of insulation (if any) in the flat roofing. It is likely insulation is minimal by modern standards and improvements should be considered next time the roof is re-covered.

Radiators have been fitted with thermostatically controlled valves.

J2 Heating

Heating is provided by the central heating system described in Section H4 and my comments regarding condition and service history should be noted. In terms of overall energy efficiency, the system is considered efficient.

J3 Lighting

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

J4 Ventilation

Condensation may be encountered during the course of normal occupancy. If not managed correctly condensation can lead to mould growth which can have adverse health effects. Maintaining a reasonable balance between heating, ventilation and insulation should prevent excessive condensation. This may require a review of your lifestyle and occupancy of the building for example opening windows, heating intervals, and the use of appliances such as tumble dryers.

The control of condensation can often be significantly improved by installing extract ventilators in bathrooms, kitchens and other areas where high levels of moisture are produced, with ducts arranged to disperse moisture laden air to the exterior. This helps by removing water vapour at source and extractors should be operated preferably automatically and set to run on for a few minutes after the room has been vacated, whenever such rooms are in use. In extreme cases, dehumidifiers or even more specialist systems may be needed to alleviate the problem.

The mechanical ventilation unit within the bathroom is operated by a timer switch. You may wish to upgrade this unit to a more modern automated model which is controlled by an integrated humidity sensor. This should reduce the effects of any future condensation build up.

J5 General

No other matters.

K

Surveyor’s declaration

K

Surveyor’s declaration

Surveyor’s RICS number

6875712

Qualifications

AssocRICS

Company

Chroma Surveyors Ltd

Address

21 Ellis Street, London, SW1X 9AL

Phone number

020 7692 1883

Email

hello@chromasurveyors.co.uk

Website

www.chromasurveyors.co.uk

Property address

Example address

Client's name

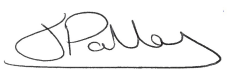
Mr and Mrs Smith

Date the report was produced

11th February 2022

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

Signature



L

What to do now

L

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

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

M

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

The service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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

The report

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

Condition ratings

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

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

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

Energy

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

Issues for legal advisers

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

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

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

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

Risks

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

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

Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

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

N

Typical house diagram

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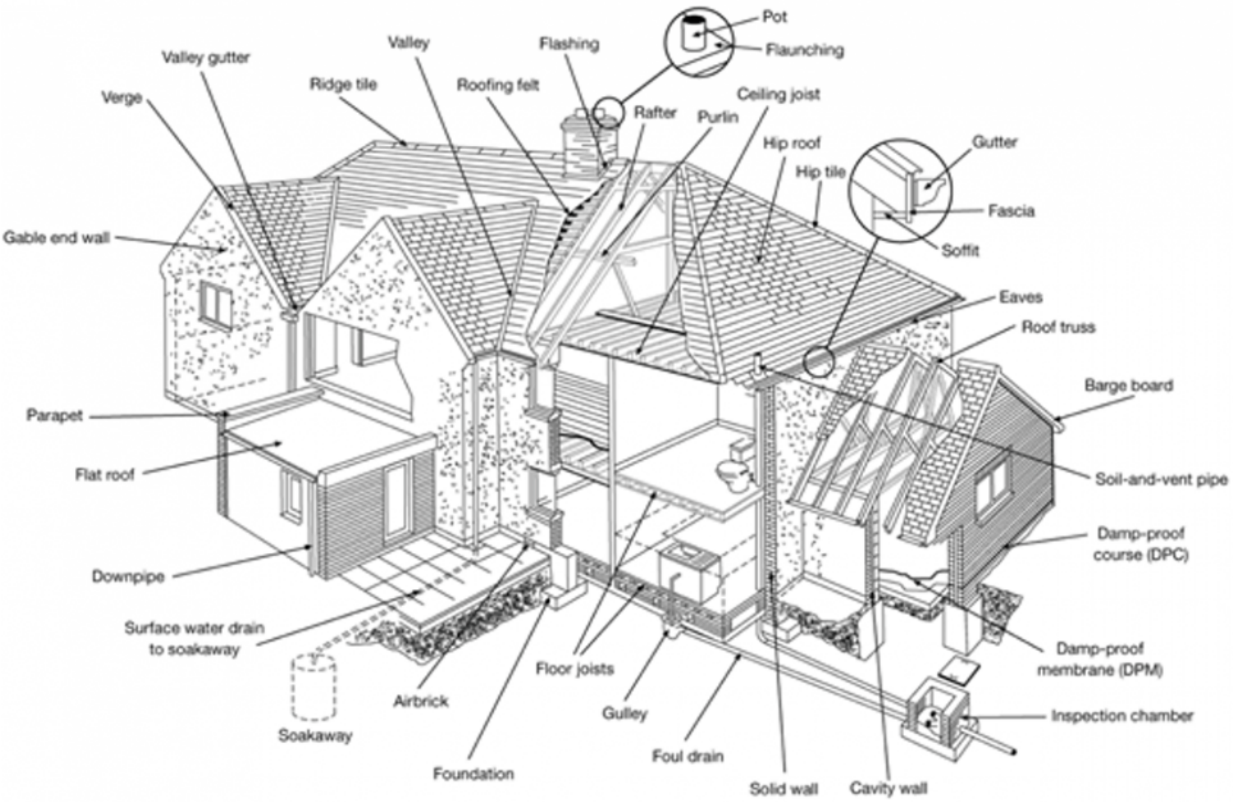
Typical house diagram

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



RICS disclaimer

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This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted into the document, or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

What to do now

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

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Maintenance tips

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

Outside the property

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

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

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

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

- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum

recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.

- **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- **Other woodwork and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property

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

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

Services

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

- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insultation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris.

Grounds

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