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Address Example HomeLevel Report

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Survey Date 22nd February 2022

J Pye

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1.0 Introduction

- 🔍 The purpose of the HomeLevel is to provide you with a concise, easy to understand, 'plain English' report to highlight any major issues which may cost you money and impact upon the enjoyment and security of your new home. With this report you should be able to make an informed decision, aware of any necessary defects which may require attention or further investigations.

At Novello, we are not just here to provide you with a one-off report. Our surveyors are more than happy to talk you through any of the issues highlighted in this report and advise on the necessary next steps.

We also offer a range of other property services such as: valuations, party wall matters, lease extension valuations, search and acquisition and specific defect reports.

Novello work closely with architects, solicitors, electricians, plumbers and other contractors and if you need any further help, we are more than happy to point you in the right direction.

1.1 Date of Inspection

- 🔍 20th January 2022

1.2 Related Party Disclosure

- 🔍 We are not aware of any conflicts of interest relating to this instruction.

1.3 Property Status at the Time

- 🔍 The property was occupied and furnished during our inspection. Most of the floors had fitted floor coverings which restricted our investigations.

1.4 Weather Conditions

- 🔍 The weather during our inspection was cold, frosty, dry and sunny. The weather during the period leading up to our inspection was changeable.

1.5 Scope of Instruction

- 🔍 The scope of the instruction is to inspect the subject property and provide a HomeLevel report in accordance with the Terms of Engagement received and signed by yourselves.

This service is delivered in accordance with the Home Survey Standard (1st edition) RICS professional statement and is equivalent to a level two survey.

Unfortunately, we are unable to inspect any hidden or unexposed areas in the property such as covered timbers, hidden pipework/wiring or inaccessible voids.

We will undertake a visual inspection of the accessible services and comment on any obvious defects, but as you will hopefully understand, we are not qualified electricians, gas engineers or drainage contractors and are therefore not qualified to test or comment in detail upon the services within the building. We will also not lift up any floor coverings, move heavy furniture, remove secured panels. We will also not remove any stored goods or the contents of cupboards.

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).

The surveyor and their assistants also carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We will not include any budget costs or detailed repair advice. You should obtain quotes for any repair advice recommended in this report.

The report is for your private and confidential use. You must not reproduce it completely or in part. Third parties (with the exception of your professional advisers) cannot use it without our express written authority. Any other persons rely on the report at their own risk.

1.6 Limitations of the Survey

🔍 Large elements of the property were not visible and as this is not an intrusive survey, we are unable to confirm the presence or satisfactory condition of such elements without further intrusive investigations. This includes: the damp-proof courses, the damp-proof membranes, the radon protection to the floors, the cavity wall insulation, the cavity wall ties, structural supports, soakers, roof structures, foundations, drainage system, rainwater goods and services. This list is not exhaustive. To undertake such intrusive investigations may be disruptive and the vendor's may be unlikely to allow this pre-purchase. You should therefore be mindful of such hidden risks.

We were not able to see parts of the rear roof slope and garage rear roof slope clearly during the inspection due to the frosty weather conditions. We are unable to comment on the type and condition of any hidden areas.


During our inspection the weather was dry and as such we were not able to observe or comment upon the working order of the rainwater goods.

Our inspection was limited by the vendors' stored items, personal effects and furniture spread throughout the property.

Given the vendors' fitted floor coverings we were unable to inspect the floor structure and cannot comment on any hidden defects. It is outside the scope of our instructions to lift such fitted floor coverings as it is likely that damage would be caused and the condition in which the floor would be left might be hazardous. It is possible that there may be some hidden defects beneath the floor coverings, we would therefore advise that these are inspected when the structures are next exposed.


We were only able to inspect the roofs closely with the aid of a ball cam (camera on pole). Although this allows us to see areas which would otherwise be hidden, it is still a limited inspection as small details such as small cracks can often not be identified.

1.7 Terminology

-  The Novello HomeLevel Report is laid out in an easy to understand 'traffic light' rated format. To avoid confusion these classifications are explained in more detail below:



Serious/Urgent Repairs


-  Serious defects noted that require urgent repair, replacement, overhaul or further investigations or tests by an appropriate contractor, specialist or engineer.

Such issues may include dampness which requires investigation by a PCA Damp and Timber Specialist, cracking which needs further investigation by a Structural Engineer, or services which need safety tests by a qualified engineer.

In most circumstances the quotes or further investigations should be obtained before exchange.



Repairs/Improvements


-  Less serious defects that are not considered to be as urgent, but nevertheless will require attention, repair, overhaul or replacement in the medium and longer term, or in some cases the short term.

This may include an ageing roof which will require ongoing repairs and eventual replacement, or old cracking plaster which will require repair or re-plastering in the coming years.

In some cases, you may wish to obtain quotations or reports for these items now to ensure you are fully aware of the future costs and implications, particularly those that may involve a large expenditure such as roofs.



Ok/General maintenance

-  Elements where no major repairs are considered to be required currently. However, ongoing maintenance and some repairs/upkeep will be required to ensure defects do not develop

2.0 Overall Summary of the Property

During our inspection of the property, in our opinion, no major shortcomings or defects were noted. However there are a number of areas which will require repairs and improvement works in the immediate and short term. We have only summarised such issues and you should consider the report in its entirety:

Serious/Urgent Repairs



N/A

The glazing to the front door does not appear to be toughened glass and this will be hazardous for occupants who may fall into or knock the glass. You should have the glazing replaced with toughened glass.

The pond to the rear garden is not covered, and does not have adequate safety railings to prevent any children/occupants from falling into the pond, railings should be installed in the immediate term. If adequate safety railings are not installed, we would advise the pond to be filled in - as we understand this will be the case after our post-survey discussion.

There is a risk that the roof lining may contain asbestos materials and this should be sampled by a licensed asbestos contractor before being disturbed or removed.

The ceilings in the property have textured coatings which are slightly cracked in areas. Textured coatings applied before the 1990's (and in some cases up until 1999) commonly contained Chrysotile a form of asbestos fibres. Asbestos fibres are hazardous to health, being associated with many respiratory illnesses such as cancer and asbestosis. You should instruct a suitably qualified asbestos surveyor to inspect and test the material. Should it be confirmed to contain asbestos the asbestos surveyor should recommend the appropriate remedial steps prior to the works starting. They should also give an indication of the likely costs.

We suspect the internal doors are not fire-proof and There is no fire door to the kitchen. As a result there is no protected escape route in the event of a fire. We would advise that adequately fire resistant doors are installed to all accommodation leading onto the escape route.

The glazing above the bedroom doors does not contain a Kitemark to indicate the glazing is safety glass and this could be a hazard should someone trip and fall into them. We recommend these are replaced with toughened safety glass.

N/A

We are unaware of any up to date test certificates for the electrics. If no up to date electrical test certificate can be provided by the vendors, you should instruct a qualified electrician to inspect and test the electrical appliances and wiring. They should highlight any defective areas or parts that require improvements, for which they should confirm the likely costs.

There are no mains powered fire/smoke alarms installed to the subject property, this is a hazard to the safety of the occupants as there is no early warning system in the event of a fire. In the interests of safety, a qualified electrician should be instructed to install a mains smoke alarm system to the property.

We are not aware of a current test certificate for the gas services. If no recent certificate can be provided you should instruct a Gas Safe Registered heating engineer to inspect the gas appliances and pipework and provide a Gas Safety Record. This should be done prior to exchange.

We are unaware of when the heating system was last tested. If the vendor is unable to provide a copy of the Gas Safety Record or the record is over 12 months old, you should instruct a Gas Safe Registered heating engineer to inspect the gas appliances and pipework and provide a Gas Safety Record. This should be done prior to exchange.

The flue has been fitted too close to an openable window. The flue should be at least 300mm away from the open side of the window. This is a safety risk and you should instruct a qualified gas engineer to rectify this immediately.

Risks to Occupants



Roofs- there is a risk of asbestos materials to the roofing materials and undercloak.

Garage- risk of asbestos materials.

Ceilings- there is a risk that the textured ceiling finishes contain asbestos.

Internal Joinery- there are no fire doors and a lack of safety glass.

Electrics- we are not aware of a current test certificate for the electrical services.


Electrics- there are no mains powered fire/smoke alarms installed to the subject property.

Gas- we are not aware of a current test certificate for the gas services.

Heating and Hot Water- we are unaware of when the heating system was last tested.

Asbestos Warning- We did not note the presence of any further asbestos containing materials or other hazardous or deleterious materials during the course of our inspection. However, as these may be concealed in areas that it was not possible to inspect we cannot confirm 100% that none are present. You should inquire with the vendor if they are aware of any asbestos in the building. Given the properties age it is likely that asbestos containing materials were used either in its construction or else were subsequently retrofitted.

Asbestos was commonly found in textured coatings to walls and ceilings, vinyl floor tiles, insulation board panelling found lining cupboard doors and boiler flue



penetrations etc (occasionally used for boxing in pipes and other serves), asbestos cement for roofs and panelled walls of outbuildings (occasionally also used as dry lining within internal partitions), loose insulation and lagging to pipework.

If you are especially concerned regarding the presence of asbestos, we would recommend that you instruct a qualified asbestos specialist to carry out a “Asbestos Management Survey” of the property.

Should you intend to carry out refurbishment or extension works, you should consider first having an “Asbestos Refurbishment and Demolition Survey” carried out on the affected areas so that your work force will not inadvertently disturb any asbestos containing material placing both themselves and your household at risk.

3.0 General Description

3.1 Description of the Property

To avoid confusion all further reference throughout this report to left- or right-hand sides assumes the reader is standing facing the front elevation of the subject property.

The property is a mid-terraced house constructed over ground and first floors.

The property is of traditional construction, formed from cavity brickwork beneath a pitched roof.

The internal floors are of timber and solid construction.

3.2 Construction Description

Externals

Roofs:	Pitched with interlocking concrete tiles.
Other Roofs:	Porch canopy roof- pitched with a covering of interlocking concrete tiles. The junction between the roof and wall is detailed in a lead flashing.
Chimneys:	The property has no chimney stacks and so we have no comments under this section.
Rainwater Goods:	UPVC gutters and downpipes.
External Walls:	<p>The main walls appear to be formed from cavity brickwork with an outer skin of brickwork and rendered masonry and an inner skin which is likely to be formed of blockwork.</p> <p>The walls on the front of the property are smooth rendered.</p> <p>The DPC was not visible but given the age and type of the property the walls are likely to contain a plastic damp-proof course. This could not be confirmed and there is a risk that the walls do not contain any DPC. The only way to establish if there is a DPC present would be through further investigation to expose the mortar joint where the DPC should be.</p>
Windows, External Doors & Other Joinery (Fascias, Soffits, etc.):	<p>UPVC framed double-glazed windows.</p> <p>Timber front door.</p> <p>UPVC patio doors.</p> <p>Timber and UPVC fascia boards and soffit boards.</p>

Gardens and Boundaries:	<p>The front garden areas consist of grass lawns, flower beds and paving.</p> <p>The rear boundaries are defined by timber fencing. The rear garden areas consist of grass lawns, a pond and paving.</p> <p>There is a retaining wall to the rear of the property. The purpose of a retaining wall is to retain soil on one side to prevent it from collapsing or slipping.</p>
Other Areas:	<p>The property has a single garage located in a block to the left-hand side of the property. This is constructed from brickwork and blockwork beneath a pitched interlocking tile roof.</p> <p>There is an outside store located to the front of the property.</p>

Internals

Roof Space and Structures:	<p>A modern pre-assembled timber truss roof structure.</p> <p>Lined internally with bituminous sarking felt to provide a secondary waterproof barrier.</p> <p>Containing blanket insulation between the ceiling joists.</p> <p>The roof is partially boarded for use as storage.</p> <p>The stored goods in the roof space limited our inspection somewhat.</p> <p>We were not able to enter the roof space beyond the hatch as it was not safe to enter. As such only a limited head and shoulders inspection was possible from the hatch, there may therefore be defects present within the loft space which were not visible during our inspection.</p>
Ceilings:	Formed of plasterboard finished in paint and textured coatings.
Internal Walls and Partitions:	Constructed of timber framed finished in plaster, plasterboard, paint and tiles.
Floors and Floor coverings:	<p>The ground and first floors are of suspended timber and solid construction.</p> <p>Covered with a variety of carpeted, tiled, laminate and floorboard floor coverings.</p>
Internal Joinery:	A variety of doors, stairs, skirting boards and built-in cupboards.
Fireplaces, Flues and Chimney Breasts:	There are no fireplaces, flues or chimney breasts in this property.
Kitchen and Utility Rooms:	There are laminated timber floor and wall mounted units.
Bathroom and Cloakrooms:	A variety of dated sanitary fittings.

Other Areas:	N/A
Services	
Electrics:	<p>The electric meter is located in the outside store.</p> <p>The consumer unit (fuse box) is located in the hallway at high level.</p> <p>The consumer unit is fitted with Miniature Circuit Breakers (MCB's), these safeguard occupants should a fault occur with the system.</p>
Gas:	The gas meter is in the outside box.
Heating and Hot Water:	<p>The heating is provided by a gas fired boiler in the kitchen.</p> <p>The hot water is produced and stored in a vented hot water cylinder in the front bedroom cupboard.</p> <p>The heating comprises a traditionally pumped hot water system with radiators linked by copper pipes.</p>
Water Supply and Plumbing:	<p>Where accessible the internal pipework appeared to be in copper and plastic.</p> <p>There is a plastic cold water storage tank in the roof space.</p> <p>The stopcock is located under the kitchen sink.</p>
Drainage:	The soil vent pipe runs internally within the building and therefore we cannot comment on its condition in detail, although we did note that this was plastic within the roof space. This is where the waste is discharged and the pipe serves to allow the odours to be ventilated at a height which will not be a nuisance.
Other Services:	The property benefits from an intruder alarm system.

3.3 Approximate Age

We believe that the property was built around 1990.

3.4 Location

Local amenities including shops, restaurants, schools, and transport links are within reasonable proximity of the subject property.

As the property is a terraced house it is likely to suffer increased noise transference from the neighbouring occupiers. In certain circumstance this can prove to be a significant nuisance and you should be mindful of the risk of noise when compared with a modern or detached property. Given that we inspected during the day, there is likely to be less activity than on an evening when most occupiers are home.

The property is in a semi-rural area, surrounded by similar residential properties.

The property's location close to a railway station and a nursery may be of annoyance to the occupants and potentially reduce its saleability when you come to sell.

Given the location it is likely that some nuisance and disturbance will be experienced from the surrounding roads, public transport etc.

3.5 Accommodation

Ground Floor:- Entrance Hall, Living Room, Kitchen

First Floor:- Landing, Bedroom 1, Bedroom 2, Bathroom

3.6 Outside Areas, Outbuildings and Parking

The property has the benefit of a front and rear garden.

The property benefits from an allocated parking space.

The property benefits from a detached single garage.

3.7 Tenure

We believe the property is a freehold house. Your solicitor should explain the implications of this.

4.0 Exterior



4.1 Roofs



Serious/Urgent Repairs



Repairs/Improvements



The mortar joints between the ridge tiles to the main roof are cracked. This is an indication that the tiles may be poorly fixed to the roof. They should be lifted and re-bedded in new mortar in the medium term to prevent the risk of them falling

The main roof has some moss growth. This will eventually damage the roof coverings and block the guttering. The growth should be cleared making sure not to wash it into and block the gutters.

The edge of the roof has a wet verge which is mortar sealing the junction between the roof and the end wall. The is slightly cracked in areas and should be repaired and re-pointed in due course. In the longer term you may wish to replace the wet verge with a dry UPVC verge system.

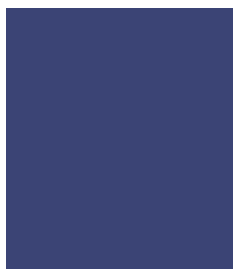
There is a cement board under the edge of the roof tiles known as an undercloak. This is likely to be of asbestos cement. This is a safety issue and you should consult a licensed asbestos contractor to remove this if they become damaged or disturbed.



Ok/General maintenance



Otherwise, although slightly weathered, in our opinion, the roof coverings generally appear in satisfactory condition, with no significant defects visible.



General Advice and further information



Where the roofs have been installed, Local Authority approvals should have been obtained at the time or the works should have been carried out by a contractor who is a member of the Government's Competent Persons Scheme. If the replacement roofing materials were heavier than the pre-existing ones, then some strengthening of the roof structure should have been carried out as part of the works. Your solicitor should confirm that the correct approvals were obtained for the works.



4.2 Other Roofs



Serious/Urgent Repairs





Repairs/Improvements

- 🔧 The edge of the porch canopy roof has a wet verge which is mortar sealing the junction between the roof and the end wall. The is slightly cracked in areas and should be repaired and re-pointed in due course. In the longer term you may wish to replace the wet verge with a dry UPVC verge system.

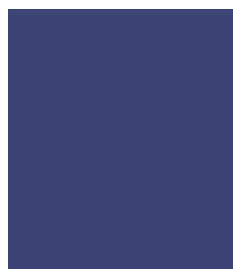
There is moss growth to the roof. This will eventually damage the coverings and block the guttering. The growth should be cleared making sure not to wash it into and block the gutters.

There is a cement board under the edge of the porch canopy roof tiles known as an undercloak. This is likely to be of asbestos cement. This is a safety issue and you should consult a licensed asbestos contractor to remove this if they become damaged or disturbed.



Ok/General maintenance

- 🔧 Otherwise, although slightly weathered, in our opinion, the porch canopy roof coverings generally appeared to be in a satisfactory condition, with no significant defects visible.



General Advice and further information

- 🔧 Where the roof has been installed, Local Authority approvals should have been obtained at the time or the works should have been carried out by a contractor who is a member of the Government's Competent Persons Scheme. If the replacement roofing materials were heavier than the pre-existing ones, then some strengthening of the roof structure should have been carried out as part of the works. Your solicitor should confirm that the correct approvals were obtained for the works.



4.3 Chimney Stacks



Serious/Urgent Repairs

- 🔧 N/A



Repairs/Improvements

- 🔧 N/A



Ok/General maintenance

- 🔧 N/A



General Advice and further information

- 🔧 N/A



4.4 Rainwater Goods



Serious/Urgent Repairs



Repairs/Improvements



Some areas of guttering are blocked and should be cleared to prevent overflowing and dampness.

The downpipes discharge straight into the ground with no access for maintenance. Should blockages occur these will be difficult to access.

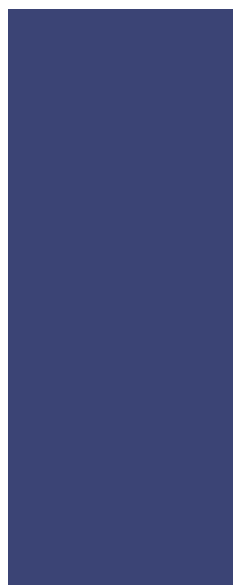
There is some staining to some of the joints to the gutters and downpipes, suggesting that these may leak. We suggest you observe the rainwater goods in action when it rains next. Any areas which are seen to leak should be repaired in the short term.



Ok/General maintenance



Otherwise, in our opinion, noted no significant signs of defects to the rainwater goods and they generally appeared in satisfactory order and condition. However, it was not raining during our inspection and therefore we cannot comment fully upon the working order and water-tightness of the rainwater goods.



General Advice and further information



The rainwater goods take many thousands of litres of water each year. Overtime the joints and stop ends of the system can fail and leak. The gutters can also become blocked with leaves and other debris causing them to overflow. Leaking and overflowing rainwater goods can result in penetrating dampness. The system should be carefully maintained to ensure that rainwater does not leak down the face of the building or pool around the base of the walls, both of which will increase the chances of penetrating dampness. The joints in the system should be checked regularly for leaks and the gutters and gullies should be inspected for any blockages. You should therefore monitor the gutters and downpipes during periods of rain, any issues noted should be resolved as a matter of urgency.

The guttering on the front and rear of the building connects to the neighbouring rainwater goods system. Your solicitor should confirm that the subject property has sufficient rights for this. They should also confirm your legal rights of access should a blockage occur.



4.5 External Walls



Serious/Urgent Repairs



Repairs/Improvements



There is some cracking to the rendered finishes, and this may allow dampness to penetrate through capillary action. This should be repaired or re-rendered.

The mortar pointing to the brickwork is cracked, loose and missing in places. If left

this could lead to issues of penetrating dampness. This requires repair and re-pointing.

In order to avoid rainwater splash back a damp-proof course should be at least 150mm (the height of two bricks and a mortar joint) above ground level but beneath internal floor level. We noted that in some areas the external ground level was too close to the damp-proof course and this may lead to internal dampness. You should reduce the ground levels accordingly or if this is not practical look to install a channel drain or similar along the base of the walls.

The lead flashing junction between the subject property's roof and the left-hand neighbouring property's wall is weathered, worn and lifting in areas. Although we did not note any dampness internally to these areas, the flashing should be monitored and if any dampness is noted internally a roofing contractor should be instructed immediately to inspect and carry out repairs.

We noted that some of the walls have efflorescence staining. Efflorescence occurs whereby natural salts found in building materials come into contact with water. The salt dissolves in the water, the water then travels through capillary action to the surface of the wall and where it evaporates leaving behind the salt deposits, efflorescence. This is not serious, however as the efflorescence will make the surface hygroscopic (attract and retain damp), the area should be rubbed down with a stiff brush. The staining is likely to reappear until all the salts in the materials have been removed through evaporation.

There is plant growth to the rear wall in places. The growth restricted our inspection and it is possible that it is concealing defects. This can cause issues to the brickwork, pointing and can sometimes result in dampness. This should be removed or cut back.


Ok/General maintenance



Otherwise, we noted that the walls are slightly weathered, in keeping with their age and exposure but, in our opinion, were generally in a satisfactory condition with no significant defects or structural movement visible.

As is the norm the foundations were beneath ground level and not visible during our inspection. We therefore cannot confirm their type, construction, depth or condition. Bearing in mind the age of the property the foundations are likely to have been to a depth required by building regulations at the time of construction.


Given the building's age and type it is likely that some settlement has occurred over the course of the building's life. This can cause distortion to walls and their openings and result in some cracking, however this is generally considered normal and in most instances not cause for concern. During our inspection we did not note any significant cracking or other signs that there is any progressive movement of the building caused by ground conditions. However, it is possible that some structural movement may occur in the future. To reduce the risk and severity of this movement we recommend the drains are kept in good working order and any trees nearby are maintained at a suitable height to restrict their rot growth from damaging the foundations. If this advice is followed the foundations should continue to serve the building well. You should of course ensure that all risks building insurance is held at



all times for the property and this should include any damage caused as a result of building movement.

The external render obscures the brickwork and therefore we cannot comment upon the condition of the underlaying bricks and mortar. You may find some repairs are necessary when the render is next removed.

General Advice and further information

- 
- 🔍 Cavity wall ties are used to connect the two skins of masonry together and prevent them from moving independently from each other. Many earlier forms of cavity construction used wall ties with either no protective coating or a thin protective coating which has worn away with time. This lack of a protective coating allows the wall ties to corrode resulting in two issues. Firstly, it may allow the two walls to move independently from each other causing bulging and instability. Secondly, as the rust occupies more volume than the metal it can expand causing horizontal cracking through the mortar joints. In our opinion, we did not note any signs of cavity wall tie failure during our inspection; however, you should periodically monitor the walls for any signs of movement or cracking. Should any be noted you should have a registered cavity wall tie replacement contractor carryout further investigation and quote for any remedial works required.

We noted that some of the walls have efflorescence staining. Efflorescence occurs whereby natural salts found in building materials come into contact with water. The salt dissolves in the water, the water then travels through capillary action to the surface of the wall and where it evaporates leaving behind the salt deposits, efflorescence. This is not serious, however as the efflorescence will make the surface hygroscopic (attract and retain damp), the area should be rubbed down with a stiff brush. The staining is likely to reappear until all the salts in the materials have been removed through evaporation.



4.6 Windows, External Doors & Other Joinery (Fascias, Soffits, etc.)



Serious/Urgent Repairs

- 🔍 The glazing to the front door does not appear to be toughened glass and this will be hazardous for occupants who may fall into or knock the glass. You should have the glazing replaced with toughened glass.



Repairs/Improvements

- 🔍 The front door and surround is weathered. This will require rubbing down and redecorating in due course.

The external seals around the frames to the windows are cracked and in poor condition in places. This could result in penetrating dampness during bad weather such as wind driven rain. The seals should be replaced and the kept in good order.

The other external joinery is weathered and has not been maintained or decorated for some time and this will require redecoration in the due course.

Ok/General maintenance



Otherwise, we noted some signs of wear and weathering to the front door, but in our opinion, generally appear to be in a serviceable condition.

Otherwise, the windows appear to be modern and, in our opinion, in a satisfactory condition.

Otherwise, the external joinery could only be inspected from the ground level. It appears to be slightly weathered in parts but in our opinion in a satisfactory condition considering its age and exposure. It maybe that there are areas of damage or decay that could not be made out from ground level, in particular the area behind guttering are prone to this.

General Advice and further information



Any windows installed since April 2002 should have either been carried out either by a contractor registered under the Government's Competent Person Scheme (such as FENSA), or alternatively had Building Regulation approval. Your solicitor should confirm these requirements have been satisfied and if there are any valid guarantees in place.

The seals around the double glazing can deteriorate as the units age and this deterioration can result in condensation forming between the double-glazed panes. The condensation may come and go depending on the temperature and the weather, as such it may not have been visible during the inspection. If you do note any misting to the double glazing some remedial works may be possible but, eventually it will be necessary to replace the units.

The external seals around window frames and the frame joints will be a weak point for dampness to penetrate. The same is true for the junction between the door frame and wall junction. These areas should be maintained in good order and condition to avoid this. Should you notice any cracking to the seals or defects to the joints, these should be repaired as a matter of urgency to avoid penetrating damp.

The decorations to the front timber door and timber joinery help to protect the timbers and prolong their life. If the decorations are cracked or weathered the timber will deteriorate needing costly repair works. To avoid this the joinery should be rubbed down and decorated periodically, depending on the exposure of the joinery it will require redecorating every 2-5 years.

Given the age and exposed location of the other external joinery, this will require periodic maintenance and decorations, without these it will quickly deteriorate. You may wish to consider replace the joinery in these areas with UPVC which will require less maintenance moving forward.



4.7 Gardens and Boundaries



Serious/Urgent Repairs

- 🔍 The pond to the rear garden is not covered, and does not have adequate safety railings to prevent any children/occupants from falling into the pond, railings should be installed in the immediate term. If adequate safety railings are not installed, we would advise the pond to be filled in - as we understand this will be the case after our post-survey discussion.



Repairs/Improvements

- 🔍 In order to avoid rainwater splash back a damp-proof course should be at least 150mm (the height of two bricks and a mortar joint) above ground level but beneath internal floor level. We noted that in some areas the external ground level was too close to the damp-proof course and this may lead to internal dampness. You should reduce the ground levels accordingly or if this is not practical look to install a channel drain or similar along the base of the walls.

The paving to the rear is slightly sunken and uneven. This will require repair or replacement in due course.

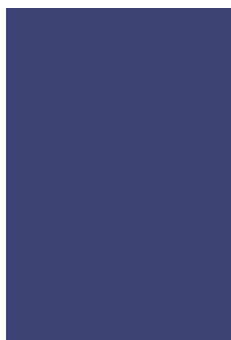


Ok/General maintenance

- 🔍 Otherwise, the front and rear garden and boundaries, in our opinion generally appear to be somewhat weathered but in a satisfactory condition.

In our opinion, there were no visible signs of disrepair to the retaining wall however going forward they should be monitored for any signs of leaning or cracking as failure of a retaining wall can costly to remedy. Retaining walls should be stabilised with reinforcement bars and should contain weep holes or some other form of drainage to alleviate any water pressure which may build up behind the wall. Often these features are concealed within the construction of the wall and so their presence is difficult to confirm without intrusive investigations.

We did not observe the presence of any Japanese Knotweed, Giant Hogweed or any other invasive or hazardous plants during our inspection. However we are not horticultural experts and cannot comment if there is are any such plants hidden within the garden.



General Advice and further information

- 🔍 The rear garden around the base of the main walls has been partly covered in a paved hardstanding. This will restrict the natural surface water drainage and may allow rainwater to pond around the base of the walls which could result in penetrating dampness. Best practice would be to ensure that the paved standing has an adequate drainage fall so that the rainwater runs away from the walls. You should monitor the area during rainfall. If any signs of water ponding are noted then remedial works should be carried out to improve the drainage, such as a soakaway or a channel drain installation.



4.8 Other Areas

Serious/Urgent Repairs

- There is a risk that the roof lining may contain asbestos materials and this should be sampled by a licensed asbestos contractor before being disturbed or removed.

Repairs/Improvements

- The gable walls should be tied to the roof structures with metal strappings to provide lateral stability to the wall. We could not see sufficient strapping and would advise additional strapping should be installed to provide better restraint.

The garage roof has some moss growth. This will eventually damage the roof coverings and block the guttering. The growth should be cleared making sure not to wash it into and block the gutters.

The edges of the garage roof has a wet verge which is mortar sealing the junction between the roof and the end wall. The is slightly cracked in areas and should be repaired and re-pointed in due course. In the longer term you may wish to replace the wet verge with a dry UPVC verge system.

There is a cement board under the edges of the garage roof tiles known as an undercloak. This is likely to be of asbestos cement. This is a safety issue and you should consult a licensed asbestos contractor to remove this if they become damaged or disturbed.

The joinery to the garage are weathered and partly rotten. This will require rubbing down, areas of rot cut out and filled and redecorated and replacing.

We noted that some of the walls have efflorescence staining. Efflorescence occurs whereby natural salts found in building materials come into contact with water. The salt dissolves in the water, the water then travels through capillary action to the surface of the wall and where it evaporates leaving behind the salt deposits, efflorescence. This is not serious, however as the efflorescence will make the surface hygroscopic (attract and retain damp), the area should be rubbed down with a stiff brush. The staining is likely to reappear until all the salts in the materials have been removed through evaporation.

Ok/General maintenance

- Otherwise, the garage, in our opinion, generally appears to be in a satisfactory condition.

General Advice and further information

- Your solicitor should explain your liabilities and responsibilities for repairs and replacement works to the garage block.

5.0 Interior



5.1 Roof Space and Structures



Serious/Urgent Repairs



Repairs/Improvements



There is a risk that the roof lining may contain asbestos materials and this should be sampled by a licensed asbestos contractor before being disturbed or removed.

The current internal lining to the roof is non-breathable and this will increase the risk of condensation forming on the roofing timbers. When the roof coverings are next replaced a breathable sarking membrane should be provided and in the meantime additional ventilation installed. The roof space should be monitored for any signs of damp, condensation or decay.

The trussed rafter roof structure lacks the correct diagonal and cross bracing required by current Building Regulations. This can make the roof structure vulnerable to structural movement especially when subjected to wind loads. However we noted no distortion or damage to the roof space at the time of inspection. It is not too uncommon for early styles of truss roofs to lack the correct bracing. We would advise that you should instruct a roofing contractor to install additional bracing to meet modern standards. This should be done soon as the issue is currently not serious but if movement of the structure occurs the matter will be much more difficult and expensive to address.

The gable walls should be tied to the roof structures with metal strappings to provide lateral stability to the wall. We could not see sufficient strapping and would advise additional strapping should be installed to provide better restraint.

Areas of the lining to the interior of the roof were found to be torn and damaged. This could lead to rainwater ingress which may cause damp and decay to the roof. You should repair or replace the lining in the short to medium term.



Ok/General maintenance



Otherwise, the roof space and structures, in our opinion, generally appear to be in a satisfactory condition, with no obvious signs of deflection or defects.



General Advice and further information



5.2 Ceilings



Serious/Urgent Repairs

- 🔍 The ceilings in the property have textured coatings which are slightly cracked in areas. Textured coatings applied before the 1990's (and in some cases up until 1999) commonly contained Chrysotile a form of asbestos fibres. Asbestos fibres are hazardous to health, being associated with many respiratory illnesses such as cancer and asbestosis. You should instruct a suitably qualified asbestos surveyor to inspect and test the material. Should it be confirmed to contain asbestos the asbestos surveyor should recommend the appropriate remedial steps prior to the works starting. They should also give an indication of the likely costs.



Repairs/Improvements

- 🔍 The ceilings throughout the property have textured coatings. Textured coatings applied before the 1990's (and in some cases up until 1999) commonly contained Chrysotile a form of asbestos fibres. Asbestos fibres are hazardous to health, being associated with many respiratory illnesses such as cancer and asbestosis. The coating was seen in satisfactory condition and the asbestos fibres are held in securely in a compound. So long as the surfaces are not damaged and are undisturbed the material poses a minimal risk to the occupants. However, should any damaged be caused to the surface or should any works or alterations be proposed which would impact the material (including decoration), you should first instruct a suitably qualified asbestos surveyor to inspect and test the material. Should it be confirmed to contain asbestos the asbestos surveyor should recommend the appropriate remedial steps prior to the works starting. They should also give an indication of the likely costs.



Ok/General maintenance

- 🔍 Otherwise, we found the ceilings and their finishes, in our opinion, to be in generally satisfactory condition throughout the property. Some minor cracking and wear was noted in areas but this is common and not thought to be serious.



General Advice and further information

- 🔍 Cracks in plastered ceilings are commonly caused by movement of the floor above and slight movement between sheets of plasterboard. Regular minor repairs and redecoration will be required and the cracking may re-occur over time.



5.3 Internal Walls and Partitions



Serious/Urgent Repairs



Repairs/Improvements

- 🔍 There are some minor cracks to the plastered finishes in several places. In our opinion, this is not uncommon or serious but will require some localised repairs prior to redecoration in due course.

Ok/General maintenance

We spent some time inspecting the internal partitions and in our opinion, these generally appear in satisfactory condition with no significant defects visible. As with all plastered finishes some minor cracking and minor defects were noted, but this is not considered serious. Some minor localised repairs will be necessary when you come to decorate.

General Advice and further information

Minor cracks in plaster commonly appear as a result of movement of the floor below, doors slamming violently and slight movement between sheets of plasterboard, these cracks are not considered serious. The cracks should be cut out and filled prior to redecoration, but they are likely to reappear in due course.

We noted that the internal walls have had plasterboard sheets fixed to timber battens attached to the walls. This is known as dry-lining the wall and is commonly used as a method of damp-proofing. To be an effective damp-proofing system there should be a damp-proof membrane behind the dry lining. As we could not see behind the dry lining, we cannot confirm the presence of the membrane or the condition of the concealed walls. All we can say is that there are currently no signs of dampness to the plastered finish. Issues can occur where the timber battens are applied directly to damp walls, which over time can result in rot to the timbers.

**5.4 Floors and Floor coverings****Serious/Urgent Repairs****Repairs/Improvements**

The timber floors move and creak underfoot, however this is fairly common with this age of property and type of construction.

The floor coverings throughout the property are stained and marked and you should consider repairing or replacing these to your own taste.

The laminate flooring had gaps present at some of the junctions. This is typical of this type of floor covering and you may wish to instruct a contractor to inspect and advise on improvements.

Ok/General maintenance

Otherwise, the floor coverings throughout the property are slightly worn and stained but otherwise, in our opinion, appeared in satisfactory condition.

Whilst we could not see the floor structures, in our opinion, they appeared relatively level and felt solid underfoot.

General Advice and further information

- Given the vendors' floor coverings we were unable to inspect the covered floor structures and cannot confirm its condition. It is outside the scope of our instructions to lift such floor coverings as it is likely that damage would be caused and the condition in which the floor would be left might be hazardous. It is possible that there may be some hidden defects beneath the floor coverings, we would therefore recommend that the floors are inspected when the structures are next exposed.

Where the tiling is laid onto timber flooring this can result in flexing and movement of the floor which can cause cracking to the tiling or grouting. A proper backing board or ply should have been laid underneath the tiling and a flexible grouting used to prevent cracking. As an alternative you may wish to consider vinyl floor coverings in the future which are more flexible and waterproof.

We did not note any evidence of rot but given the limitations reported previously one can never be entirely positive that no rot is present within a property. You should be mindful of this and if any issues are noted in the future a PCA damp and timber specialist should be consulted immediately.

Fungal decay such as wet rot and dry rot are caused by and thrive in damp environments with limited or no ventilation. These fungal rots are extremely serious, cause irreversible damage to the timbers and are extremely difficult and costly to eradicate. There will be a number of concealed timbers in this type of property, some of which will have little or no ventilation. It is not viable to provide ventilation to each of these timbers. Therefore, any instances of water leaks, penetrating damp, condensation etc should be dealt with as a matter of urgency to avoid the onset of fungal decay.



5.5 Internal Joinery

Serious/Urgent Repairs

- We suspect the internal doors are not fire-proof and There is no fire door to the kitchen. As a result there is no protected escape route in the event of a fire. We would advise that adequately fire resistant doors are installed to all accommodation leading onto the escape route.

The glazing above the bedroom doors does not contain a Kitemark to indicate the glazing is safety glass and this could be a hazard should someone trip and fall into them. We recommend these are replaced with toughened safety glass.

Repairs/Improvements

- Much of the internal joinery is rather dated, worn and marked and you may wish to upgrade this to your own taste in due course.

Ok/General maintenance

- Otherwise, the internal joinery is slightly worn and scuffed, but, in our opinion, is generally in a satisfactory condition.

General Advice and further information

- The internal joinery may be further marked and scarred when the vendor moves out and localised repairs may be necessary.



5.6 Fireplaces, Flues and Chimney Breasts

Serious/Urgent Repairs

- N/A

Repairs/Improvements

- N/A

Ok/General maintenance

- N/A

General Advice and further information

- N/A



5.7 Kitchen and Utility Rooms

Serious/Urgent Repairs



Repairs/Improvements

- The kitchen fittings are slightly dated. You should consider repairing or replacing them in due course.

Some of the grouting between the wall tiling to the kitchen is cracked, loose and missing. The grouting should be raked out and re-grouted with a flexible grouting in the short term.

The sealant around the work surfaces is inadequate. This should be renewed with fresh sealant.

Ok/General maintenance

- Otherwise, the kitchen fittings are slightly dated but, in our opinion, generally appear to be in a satisfactory condition. You may wish to consider replacing these with modern fittings in due course.

General Advice and further information

- 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 the walls. You should be aware of this hidden risk.



5.8 Bathroom and Cloakrooms

Serious/Urgent Repairs



Repairs/Improvements



The bathroom fittings are dated and you should replace these with modern fittings to your own taste.

We noted the water pressure in the property was rather weak. You should ask a plumbing contractor to inspect the system and advise on any necessary improvements such as installing a water pressure booster pump.

Although there is mechanical ventilation to the bathroom, we noted that this did not operate. A qualified electrician should be instructed to inspect and carry out remedial repairs in the short term to ensure there is sufficient and effective venting to prevent a build up of condensation in the short term.

Ok/General maintenance



Otherwise, the sanitary fittings are slightly basic and dated but, in our opinion, generally in a satisfactory condition. You may wish to upgrade these with more modern fittings in the longer term.

General Advice and further information



The seals surrounding the fittings should be renewed regularly to prevent any leakages. Even the most microscopic cracks and holes can lead to water penetration behind and underneath the fittings which can cause rot and leaks. These areas should be monitored and any issues repaired immediately.

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

6.0 Services

We have undertaken a visual inspection of the accessible services and have commented on any obvious defects, but as you will hopefully understand, we are not qualified electricians, gas engineers or drainage contractors and are therefore not qualified to test or comment in detail upon the services within the building. Elements such as the wiring, plumbing and underground drainage are often hidden and therefore cannot be fully visually inspected.

We do however work closely with a number of electricians, gas engineers/plumbers, and drainage contractors and are more than happy to help arrange tests. We would always recommend having these additional tests as faulty wiring, leaking plumbing or blocked drains can often go unidentified resulting in costly repairs. An electrical safety test typically costs £150-£300, a gas safety test approximately £75-£100 and a CCTV drainage survey approximately £200.

All service installations deteriorate with age and use. They should therefore be inspected and tested at regular intervals to check whether they are in a satisfactory condition for continued use.

You should ask the current owner for recent copies of any available test certificates. The electrics should be tested every 10 years for an owner-occupied home, and every 5 years for a rented home, when the property is planned to be let or when buying a new home which has been previously occupied.

All gas appliances in your property need to be safety checked by a Gas Safe registered engineer annually and serviced according to manufacturer's instructions. Any appliance left unchecked could leave you at risk of carbon monoxide poisoning. It's also extremely advisable to have your gas pipework inspected at the same time as having a gas safety check. Having the gas services serviced annually is the law if you plan to let the property as a landlord.



6.1 Electrics

Serious/Urgent Repairs



We are unaware of any up to date test certificates for the electrics. If no up to date electrical test certificate can be provided by the vendors, you should instruct a qualified electrician to inspect and test the electrical appliances and wiring. They should highlight any defective areas or parts that require improvements, for which they should confirm the likely costs.

There are no mains powered fire/smoke alarms installed to the subject property, this is a hazard to the safety of the occupants as there is no early warning system in the event of a fire. In the interests of safety, a qualified electrician should be instructed to install a mains smoke alarm system to the property.

Repairs/Improvements



Ok/General maintenance



Otherwise, from our visual inspection of the electrics, in our opinion, we did not note any apparent defects or signs of defects. Although as we have not carried out any tests of the system, we cannot comment on its working order.

General Advice and further information

- 🔍 You should ask your solicitor to obtain any test certificates and confirm that the electrical installation had Building Regulation approval and signoff.

A smoke alarm system is likely to be your first warning in the event of a fire, it may just save your life. As such it should be carefully maintained and we would recommend the following; regularly checking that the green light is on; press the test button weekly to ensure it is in working order; at least monthly clean the smoke alarm with a brush or Hoover nozzle to remove dust and cobwebs which may interfere with the system.



6.2 Gas

Serious/Urgent Repairs

- 🔍 We are not aware of a current test certificate for the gas services. If no recent certificate can be provided you should instruct a Gas Safe Registered heating engineer to inspect the gas appliances and pipework and provide a Gas Safety Record. This should be done prior to exchange.

Repairs/Improvements



Ok/General maintenance

- 🔍 Otherwise, from our visual inspection, in our opinion, the gas system generally appeared in satisfactory order and condition. As we have not tested the system, we cannot comment on its working order.

General Advice and further information


- 🔍 Moving forward the system should be inspected annually. Please be aware that if you intend to let the property you are legally responsible for the safety of your tenants. As such, you are required to ensure that a Gas Safe Registered heating engineer carries out annual checks on all gas fittings and all gas-enabled appliances. Upon successful completion, it is important that you maintain the record for at least 2 years so you can demonstrate your compliance with regulators and make the certificate available to all new tenants immediately or make it available to all existing tenants within 28 days.



6.3 Heating and Hot Water

Serious/Urgent Repairs

- 🔍 We are unaware of when the heating system was last tested. If the vendor is unable to provide a copy of the Gas Safety Record or the record is over 12 months old, you should instruct a Gas Safe Registered heating engineer to inspect the gas appliances and pipework and provide a Gas Safety Record. This should be done prior to exchange.



The flue has been fitted too close to an openable window. The flue should be at least 300mm away from the open side of the window. This is a safety risk and you should instruct a qualified gas engineer to rectify this immediately.



Repairs/Improvements



Ok/General maintenance



Otherwise, the heating system was off at the time of our inspection. In our opinion, the system generally appeared in satisfactory condition with no visible issues to suggest it is defective. We have not undertaken any tests of the system and cannot confirm its working order.



General Advice and further information



Your solicitor should request a copy of any available Gas Safety Records from the vendor. A Gas Safety Record is a certificate provided by Gas Safe Registered heating engineer to demonstrate the properties safety and compliance with gas safety regulations. All gas-enabled appliances and all gas fittings must be checked.

Moving forward the system should be inspected annually. Please be aware that if you intend to let the property you are legally responsible for the safety of your tenants. As such, you are required to ensure that a Gas Safe Registered heating engineer carries out annual checks on all gas fittings and all gas-enabled appliances. Upon successful completion, it is important that you maintain the record for at least 2 years so you can demonstrate your compliance with regulators and make the certificate available to all new tenants immediately or make it available to all existing tenants within 28 days.

You should ask your solicitor to confirm that the heating installation had Building Regulation approval and signoff.

The pipework consists of microbore copper pipes, these are narrower diameter pipes. Such pipes were particularly popular in the 1970's to early 1990s as the pipework is easy to bend by hand, and has fewer joints making it easier and quicker to install. As it is approximately half the diameter of normal pipework it is also cheaper. But using very thin tube is against the best principles of heating engineering, which are to minimise the resistance to the flowing water i.e. pipes should be as wide as possible. Microbore will clearly block up more easily with sludge or scale, unless the system water is appropriately treated. An additional problem with microbore is possible kinking as the pipe was bent. We noted no visible problems at the time of inspection, but you should be aware that such systems may require more maintenance and repair than conventional 15mm diameter copper pipework.



6.4 Water Supply and Plumbing



Serious/Urgent Repairs



Repairs/Improvements



Ok/General maintenance



Otherwise, from our visual inspection of the water supply and plumbing, in our opinion, the systems appears to be in a satisfactory condition where accessible, although much of this is hidden.



General Advice and further information



6.5 Drainage



Serious/Urgent Repairs



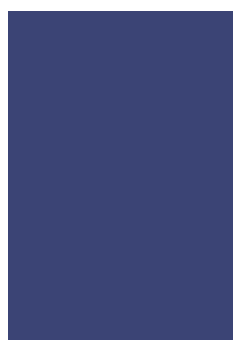
Repairs/Improvements



The chamber covers are stuck fast and could not be lifted and repairs and improvements are required.



Ok/General maintenance



General Advice and further information



The drains are no doubt of some age. Overtime pipes can crack, junctions fail, and blockages occur. As such it would be advisable to have a CCTV survey of the drains carried out by a drainage specialist, so you are fully aware of the drains condition.

As the soil vent pipe runs internally within the structure of the building. This can make identifying and repairing any leaks or issues difficult. You should monitor the internal areas for any signs of leaks or dampness which if they occur should be resolved as a matter of urgency.



6.6 Other Services



Serious/Urgent Repairs



Repairs/Improvements





Ok/General maintenance



Whilst we could see no visual defects with the intruder alarm system, we have not carried out any tests and cannot confirm its working order. The vendor should demonstrate the working order of the system to you as well as provide any codes and information on service agreements. The system should be serviced annually or in line with the manufactures requirements.



General Advice and further information



The subsidiary services should be tested and serviced by a competent qualified contractor before use.

7.0 Other Matters



7.1 Thermal Insulation and Energy Efficiency



Enquiries of the Ministry of Housing, Communities & Local Government show the property has an Energy Performance Certificate (EPC) of C.

We have reviewed the Energy Performance Certificate (EPC) and there are no obviously discrepancies, however of course we have not undertaken our own EPC assessment. You should refer to the EPC report for advice on the various improvement methods that could be undertaken.

The original single glazed windows have been replaced with double glazed units which will provide superior levels of insulation. If you desire further levels of thermal insulation you should consider triple glazing.

The building is constructed of cavity-built walls which are likely to contain insulation, the windows are double glazed units and the roofs are well insulated. As such the building is likely to have good thermal performance.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Photo 2



7.2 Environmental Matters



Your solicitor should make enquiries with the vendor to confirm if the property has previously been flooded. Through environmental searches they should also confirm if the property is in an area at risk of flooding. Flooding can cause devastating damage and any risks of these should be fully understood. You should also check what impact any flooding risk may have on your building's insurance costs.

We have checked the Gov.uk website for the likelihood and risk of flooding to this area, both the risk from surface water and the risk from rivers and the sea. The information and maps below provide an indication of the risk of flooding to and around the property.

Surface water flooding results from overland flow before the runoff enters a watercourse or sewer. It is usually the result of high intensity rainfall but can occur with lower intensity rainfall when the land has a low permeability and/or is already saturated, frozen or developed. Surface water flooding is becoming a regular issue due to the high rate of developments creating large impermeable surfaces.

The risk of flooding from surface water is classified as high.

Flooding-

River flooding occurs when a river or stream is unable to take on water draining into it from surrounding land. The additional water causes the water to risk above its banks or retaining structures and subsequently flows onto the land. Sea flooding is due to the accumulation of water along the coast caused by rising sea water above normal levels. Coastal flooding can result from a combination of high tides, stormy weather conditions and tidal surges in times of low atmospheric pressure.

The risk of flooding from rivers and seas is classified as very low.

Radon-

The "UK Radon" map shows that the property is located in a low risk area for radon.



Photo 3



Photo 4

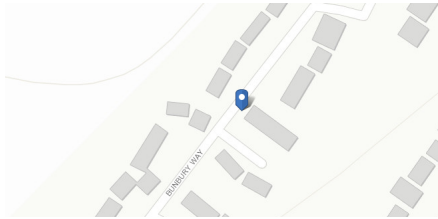


Photo 5

8.0 Legal Matters

We do not act as legal advisers and will not comment upon any legal documents. If your solicitor has any queries, we are happy to assist to the best of our ability. If during the inspection we identify any issues that your legal advisers may need to investigate further, we may refer to these in the report and below:

8.1 Listed Buildings and Conservation Areas

The property is situated in the Reigate and Banstead Borough Council.

The property does not appear to be located in a conservation area. This should be confirmed by your solicitor.

We believe that the property is not listed. This should be confirmed by your solicitor.

8.2 Regulations

Your solicitor should check if the correct approvals, including any necessary planning permission, listed building consent and building regulation approval and sign off (either by the local Building Control department or an Approved Inspector) for:

any damp treatments that may have been undertaken, any cavity wall insulation, any cavity wall tie installation work, the double glazing installation, the installation of the electrical system, the installation of the boiler, the new flue, the original construction works and any underpinning or structural repair work.

If the works lack building regulation approval or sign off, were they carried out by a company on a 'competent person scheme' such as FENSA Limited or HETAS Limited? If the works have been carried out without the correct approvals and certification, then costly remedial works may be needed to bring the works up to standard.

8.3 Guarantees and Warranties

Your solicitor should confirm if any underpinning or structural repairs that may have been undertaken, any previous damp-proofing works which may have been carried out, any timber infestation treatment which may have been carried out, any previous cavity wall tie replacement work, any previous cavity wall insulation treatment, the double glazing installation, the new flue, the electrical system, the gas installation, the white goods and appliances, the boiler and central heating system and the hot water cylinder have any guarantees or certificates. It should be confirmed whether these can be transferred to you.

Your solicitor should confirm which if any of the following have test certificates or service agreements in place: the gas, central heating system, the electrics, the boiler and the hot water cylinder.

8.4 Other Items for your Legal Adviser

Your solicitor should confirm the exact location and ownership of the boundaries, the drainage arrangements and your rights of access over the property as well as any responsibilities which go with it.

Your solicitor should make enquiries with the vendor to confirm if the property has previously been flooded. Through environmental searches they should also confirm if the property is in an area at risk of flooding.

The demised parking space may be located on what appears to be a shared road that does not appear to have been adopted as a public highway. Your solicitor should confirm this and explain your rights and liabilities regarding the road. The responsibility for private roads is usually shared between the properties with use of the road. This can prove problematic should individuals be unable or unwilling to contribute.

We noted that there may be a right of way to the rear of the rear garden. Your solicitor should confirm if this is the case and describe what the implications of this will be. It may be that third parties are able to cross the subject property. This may affect your use and enjoyment of the property. It may also reduce the property's value and make it less appealing to prospective purchasers.

We understand that the subject property has a demised parking space. Your solicitor should confirm this, as well as any rights of way or maintenance liabilities for this area.

Your solicitor should explain your liabilities and responsibilities for repairs and replacement works to the garage block.