

# NOVELLO

CHARTERED SURVEYORS



**Fulham**  
Chester House,  
81-83 Fulham High Street,  
London, SW6 3JW  
020 8064 1636

**Camden**  
85-87 Bayham Street,  
Camden,  
London, NW1 0AG  
020 8064 1749

**Surrey**  
4 West Hill House,  
West Hill,  
Epsom, KT19 8JD  
01372 502062

**Hampshire**  
Ancells Business Park,  
Harvest Crescent,  
Fleet, GU51 2UZ  
01252 268038

**West Yorkshire**  
2 Infirmary Street,  
Leeds,  
LS1 2JP  
0113 479 0222

[novellosurveyors.co.uk](http://novellosurveyors.co.uk)  
[info@novellosurveyors.co.uk](mailto:info@novellosurveyors.co.uk)

© 2022 Novello Surveyors LTD



Registered Name: Novello Surveyors LTD, Company No. 12183449, Registered in England: Suite 4 West Hill House, West Hill, Epsom, KT19 8JD



**Address** Example House

**Prepared for** Example Client

**Survey Date** 21st February 2022

*J Pye*

**Prepared by** Jack Pye BSc Hons, MRICS  
Novello Chartered Surveyors

**Date of issue** 22nd February 2022

**Email** jack@novellosurveyors.co.uk

**Telephone** 020 8064 1636

**Website** www.novellosurveyors.co.uk

## Contents

1.0	Introduction .....	1
1.1	Date of Inspection .....	1
1.2	Related Party Disclosure .....	1
1.3	Property Status at the Time .....	1
1.4	Weather Conditions .....	1
1.5	Scope of Instruction .....	1
1.6	Limitations of the Survey .....	2
1.7	Terminology .....	2
2.0	Overall Summary of the Property .....	4
3.0	General Description .....	6
3.1	Description of the Property .....	6
3.2	Approximate Age .....	6
3.3	Location .....	6
3.4	Accommodation .....	6
3.5	Outside Areas, Outbuildings and Parking .....	6
3.6	Tenure .....	7
4.0	Exterior .....	8
4.1	Roofs .....	8
4.2	Other Roofs .....	12
4.3	Chimney Stacks .....	16
4.4	Parapet Walls .....	18
4.5	Rainwater Goods .....	18
4.6	External Walls .....	22
4.7	Sub Floor Ventilation .....	26
4.8	Windows .....	28
4.9	External Doors .....	31
4.10	Other Joinery (Fascias, Soffits, etc.) .....	33
4.11	Gardens and Boundaries .....	34
4.12	Foundation and Trees .....	36
4.13	Other Areas .....	37
5.0	Interior .....	38
5.1	Roof Space and Structures .....	38
5.2	Ceilings .....	39
5.3	Internal Walls and Partitions .....	42
5.4	Floors and Floor coverings .....	46
5.5	Internal Joinery .....	49
5.6	Fireplaces, Flues and Chimney Breasts .....	51
5.7	Kitchen and Utility Rooms .....	53
5.8	Bathroom and Cloakrooms .....	55
5.9	Other Areas .....	58



<b>6.0</b>	<b>Dampness, Condensation and Timber Defects</b>	<b>60</b>
6.1	Dampness	60
6.2	Condensation	61
6.3	Timber Decay and Infestation	62
<b>7.0</b>	<b>Services</b>	<b>64</b>
7.1	Electrics	65
7.2	Gas	66
7.3	Heating and Hot Water	67
7.4	Water Supply and Plumbing	68
7.5	Drainage	70
7.6	Other Services	70
<b>8.0</b>	<b>Other Matters</b>	<b>72</b>
8.1	Asbestos and Hazardous Materials	72
8.2	Thermal Insulation and Energy Efficiency	74
8.3	Security and Means of Escape	75
8.4	Noise and Disturbance	76
<b>9.0</b>	<b>Environment Matters</b>	<b>77</b>
9.1	Japanese Knotweed and Other Non-Native Invasive Plants	77
9.2	Flooding Risk	78
9.3	Radon Risk	80
9.4	Vermin	80
9.5	Broadband Speeds and Mobile Coverage	81
<b>10.0</b>	<b>Legal Matters</b>	<b>82</b>
10.1	Listed Buildings and Conservation Areas	82
10.2	Regulations	82
10.3	Guarantees and Warranties	82
10.4	Other Items for your Legal Adviser	82



## 1.0 Introduction

- 🔍 The purpose of this inspection is to provide you with a detailed 'plain English' report to highlight any major issues which may cost you money and impact upon the enjoyment and security of your new home.

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

- 🔍 21st February 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 dry. 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 Novello Plus- Building Survey 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 3 survey. This level of service is for clients who are seeking a professional opinion based on a detailed assessment of the property.

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 not lift up any fixed floor coverings, move heavy furniture, remove secured panels. We will also not remove any stored goods or the contents of cupboards.

The surveyor will use a variety of equipment such as an electronic moisture meter, binoculars and torch. The surveyor may use a ladder to access any areas such as roof spaces, lower roofs, etc. But only where safe to do so at the discretion of the surveyor and not above 3 metres.

If considered safe to do so the surveyor may use a 8m or 10m 'pole camera' to access areas not visible from the ground floor. This may not be possible during high winds or rain, or if there are occupants who's privacy may be affected e.g. a block of flats with other occupiers.

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 unless otherwise agreed as an additional service. 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

- 🔍 We were only able to inspect the flat roofs and parapet walls 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.


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.

We noted several of the windows were locked. As such we cannot comment upon their working order. Given the loft extension works, there are no accessible parts of the roof space. As such we are unable to comment upon the construction or condition of these unseen areas.

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.

## 1.7 Terminology

-  The Novello Plus - Building Survey 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

-  Where the phrases immediate, short term, medium term, long term and very long term are used they generally mean the following:

Immediate:	As soon as possible
Short term:	Within 1 – 3 years
Medium term:	Within 3 – 5 years
Long term:	Within 5 – 10 years
Very long term:	Within 10-20 years



## 2.0 Overall Summary of the Property

During our inspection of the property we identified a number of shortcomings and defects. We have only summarised the main issues here and you should consider the report in its entirety:

### Serious/Urgent Repairs



The seals around some of the windows are in poor condition. This appears to be allowing damp ingress to the rear first floor bedroom window and walls. The seal should be scraped out and renewed in the immediate short term to prevent any further issues of damp ingress.

As reported in more detail under 'Dampness', damp staining and cracking was recorded to the rear first floor bedroom. The cracking does not appear to be overly serious and likely caused by the dampness. We suspect that the dampness is the result of moisture ingress around the windowsill and seals. The seals should be repaired, the plaster repaired and then redecorated.

There is an open plan layout and as a result there is no protected escape route in the event of a fire. Generally, such works would have required the presence of a fire suppression system (sprinklers) to comply with both Building and Fire Safety Standards. We saw no evidence of this and there is therefore the risk that it does not comply with the modern regulations. More importantly there is a risk to the occupants that they may be trapped should a fire occur.


We suspect the internal some of the doors are not fire-proof (notable to the first floor). 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 as soon as possible.

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.

We were informed that the gas installation was last tested in September 2020. The vendor should provide you with copies of this. 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.

We were informed that the heating system was last tested in September 2020. The vendor should provide you with copies of this. 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.

There were signs of lead pipework. There may be further hidden lead pipes within the structure or behind fixtures and fittings or covered by stored items. Lead pipes



were commonly used in properties prior to 1970, around which point it was phased out. As such it is likely that the subject property would have either originally had lead pipes or lead pipes retrofitted. Exposure to lead can be harmful to our health. You should instruct the water company to test the water for lead content. If the test highlights a risk of lead, the lead pipework will need to be found and replaced.



## Risks to Occupants



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

Internal Joinery- some of the doors are not fire resistant.

Open Plan Layout- there is no sprinkler system to the open plan layout.

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

Water Supply and Plumbing- there were signs of lead pipework to the internal plumbing system.

## 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, first and second floors.

The property has an original rear addition located on the right hand side of the property.

The main and rear addition roof has been extended into to form additional accommodation via a loft conversion.

The property has the benefit of a single storey rear and rear side return extension.

The property has the benefit of a two storey rear addition extension.

The property is of traditional construction, formed from solid and cavity brickwork beneath pitched and flat roofs. The internal floors are of timber and solid construction.

### 3.2 Approximate Age

We believe that the property was built around 1890.

We understand that the single storey rear extension was constructed around 2001.

We are unaware of when the roof extension and two storey rear extension were constructed.

### 3.3 Location

The property is in a sub-urban area, surrounded by similar residential properties.

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

### 3.4 Accommodation

Ground Floor:-	Kitchen/Dining Room, Living Room, Utility Room, Cloakroom
First Floor:-	Bedroom 1, Ensuite Bathroom, Bedroom 2, Bathroom
Second Floor:-	Bedroom 3, Bedroom 4, Bathroom

### 3.5 Outside Areas, Outbuildings and Parking

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

The property does not appear to have any off-street parking.



We noted that parking in the surrounding roads is restricted with a permit system in effect. You should confirm the cost of these, both for the first and subsequent permits. You should also confirm that permits are available for the subject property.

The property does not have the benefit of any substantial outbuildings or garages.

## 3.6 Tenure

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

## 4.0 Exterior



### 4.1 Main Roofs

#### Description

The main roof is of pitched construction sloping from a central ridge to the front walls with a covering of interlocking concrete tiles. The main roof has been extended into to form additional accommodation.

The original rear roof slope has been removed and a large timber frame dormer mansard installed which is clad in artificial slates. This is served by an upper flat roof which is covered with traditional mineralised felt.

The front roof slopes has three double glazed skylights.



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

## Serious/Urgent Repairs



## Repairs/Improvements



The felt roof coverings to the flat roof to the roof extension are old, badly weathered and starting to become brittle. It is likely that this roof is nearing the end of its serviceable life and will require replacement in the a medium term.

The leadwork appears slightly untidy and lifted around the dormer windows to the mansard roof. A section of this leadwork to the rear right side of the roof extension has been repaired with flashing tape and this is an inadequate short-term repair. The lead claddings around the rear dormer windows are starting to rust and corrode. Given the exposed location these parts of the property can be subjected to serve weathering and it is vital that the lead joints are in good order. Over time the leadwork can shrink and crack when subjected to differential thermal movement between the timber roof and leadwork. We would recommend that a roofing contractor is instructed in the short term to access the roof and undertake any necessary repairs or renewals to the lead work. Some sections of the lead may need to be replaced in the medium to longer term, but patch repairs may suffice for now. You may wish to obtain quotes for this before proceeding.

There are a few slipping and loose slates to the rear of the mansard and this requires localised repairs and replacements of the slates by a roofing contractor in the short term. Over time as the slates and their fixings deteriorate further with age further slippages may occur which will require ongoing repairs with possibly more extensive renewal required in the longer term.



Where the front front bay roof meets the main roof there is some exposed roof underlining here and this is cracked and brittle. We recommend that this is cut back.

The skylights are old, badly weathered and misted with condensation. These require repair or replacement in the short to medium term by a contractor. The surrounding junctions will be vulnerable to damp ingress.

The main roof have some moss and lichen growth. This will eventually damage the roof coverings and block the guttering. The growth should be cleared in the medium term, making sure not to wash it into and block the gutters. The use of pressure washers should be avoided to prevent damage of the roof coverings.

Overall the main roof and roof extension is not in the best condition. At the very least it will require works of repairs and maintenance, however more extensive works are likely to be necessary in the coming years and therefore you should instruct a roofing contractor to inspect the roof and quote for any necessary works now.



Photo 11 - Misted window



Photo 12 - Lead and felt badly weathered



Photo 13



Photo 14 - Flashing tape repairs



Photo 15 - Badly weathered felt



Photo 16 - Slipping slates to rear mansard

## Ok/General maintenance



### General Advice and further information



The artificial roofing slates are formed from cement. Such products were known to contain asbestos fibres. Given the roofs remote location and providing the slates are not damaged or disturbed their risk to the occupants is low. Prior to any works being undertaken to the roof, including repairs and re-roofing, you should instruct a specialist asbestos surveyor to inspect and test the material. If it is found to contain asbestos special precautions may need to be taken and the specialist should advise. You should be warned that the cost of removing asbestos contain materials can be significant.

Where the roofs have been replaced and extended, 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.

Bituminous felt roofs have much shorter life spans than traditional roofing materials, such as clay tiles or lead work, typically lasting between 10-15 years. Felt roofs can fail quickly especially if areas of damage are left unrepaired. Such roofs are deteriorated by UV light and as such normally have a layer of gravel protection, this should be maintained to prolong the life of the roof. The roof should be monitored and repaired as required. In the longer term it will be necessary to replace the roof covering.



## 4.2 Other Roofs

### Description

The original pitched rear addition roof has been removed and extended to form a third storey to the rear addition. This consists of a steeply pitched timber mansard clad with artificial slates leading to an upper traditional mineralised felt covered flat roof. There are two double glazed Velux skylight and a lead clad dormer window to the roof extension.

The front bay roof is flat with a covering of lead.

The single storey rear extension roof is formed from a metal and timber framed double glazed and lead clad structure leading up to a flat traditional mineralised felt covered roof. There are lead flashings at the junction of the extension roof and rear walls.



Photo 17



Photo 18

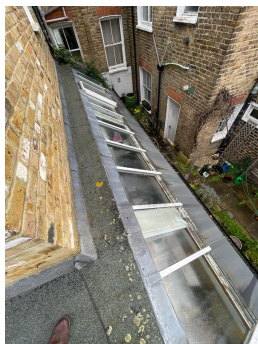


Photo 19



Photo 20





Photo 21



Photo 22

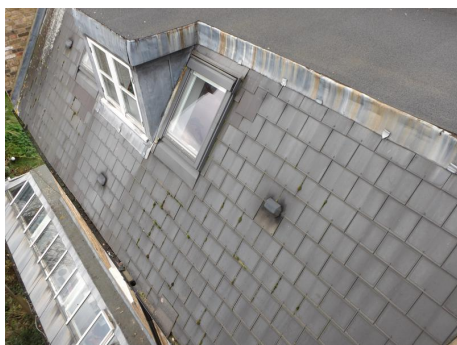


Photo 23



Photo 24

## Serious/Urgent Repairs



## Repairs/Improvements



A few slates to the rear addition roof mansard are missing, uneven and slipping. This could lead to leaks and damp ingress and requires repairs and re-fixings by a roofing contractor in the short to medium term.

The leadwork to the junction of the rear addition roof and wall is old, untidy and weathered and therefore may be a weak point for penetrating dampness. You should monitor the internal areas for any signs of dampness, should any be noted you may need to replace the lead flashings.

The leadwork to the rear extension roof is also rather weathered and untidy. We noted that some sections of the lead above the patio doors have split and there are a few other areas of split lead. A roofing contractor should be instructed in the short-term to replace and re-fix any of the cracked and split lead. This may either need to be welded or sections replaced. Given the age and condition of this, the lead may require overhaul in the longer term.

The felt coverings to the single storey rear extension roof were rather weathered and we noted a few air pockets which could hold water. Given the short lifespan of felt roofs (typically 10 to 20 years) these are likely to be nearing the end of their serviceable life and they require renewal and replacement in the medium to longer term. Until such time they should be monitored for any leaks to the areas below.

The glazed sections of the rear extension roof are weathered and slightly untidy, however we did not note any evidence of leaks internally. There appears to have been some untidy filler and a foam sealant repairs around the glazed window units to the roof extension and these areas will be vulnerable. The glazed sections should be monitored for any signs of leaks internally which may require repair or renewal of these areas.



Photo 25 - Slipping slates

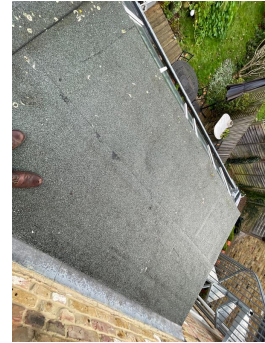


Photo 26 - Weathered felt



Photo 27 - Split lead



Photo 28 - Air pocket to felt



Photo 29 - Weathered and untidy felt

## Ok/General maintenance

- Although slightly weathered, the other roof coverings generally appeared to be in a satisfactory condition, with no significant defects visible.

## General Advice and further information

- The artificial roofing slates are formed from cement. Such products were known to contain asbestos fibres. Given the roofs remote location and providing the slates are not damaged or disturbed their risk to the occupants is low. Prior to any works being undertaken to the roof, including repairs and re-roofing, you should instruct a specialist asbestos surveyor to inspect and test the material. If it is found to contain

asbestos special precautions may need to be taken and the specialist should advise. You should be warned that the cost of removing asbestos contain materials can be significant.

Where the roofs have been replaced and extended, 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.

Felt roofs have much shorter life spans than traditional roofing materials, such as clay tiles or lead work, typically lasting between 10-20 years. Felt roofs can fail quickly especially if areas of damage are left unrepaired. Such roofs are deteriorated by UV light and as such normally have a layer of gravel protection, this should be maintained to prolong the life of the roof. The roof should be monitored and repaired as required. In the longer term it will be necessary to replace the roof covering.



## 4.3 Chimney Stacks

### Description

The property is served by a chimney stack constructed from rendered masonry surmounted by clay chimney pots. There are lead flashings and tile fillets sealing the junctions with the roofs. A section of the rear part of the chimney stack appears to have been removed at some point, likely during the roof extension works.

It would appear that the rear addition chimney stacks have been removed at some point in the past.



Photo 30



Photo 31



Photo 32



Photo 33

### Serious/Urgent Repairs



### Repairs/Improvements



The render to the chimney stacks' is slightly cracked and weathered, and this may allow dampness to penetrate through capillary action. The cracks should be raked out and filled in the short term. In the longer term some re-rendering may be necessary.

The tile fillet junction detail around the stack is substandard when compared to a lead flashing, as such the junction may be a weakness for damp to penetrate. The small section of lead flashing to the rear of the chimney is also in poor condition and appears to have been repaired with some form of bitumen coating. We would suggest that the junction be stripped, and a lead flashing installed in the short term. Until the replacement works are carried out you should monitor the internal areas for any signs of leaks.



Most chimney pots are cracked and spalling. These will require localised repairs or replacement by a contractor in the short term.

The chimney pots are open to the elements and this may result in water ingress and dampness during rainfall. The pots should be fitted with ventilated cowls in the short term.

Overall, the chimney stacks are not in great condition and require works of repair, maintenance and renewal of the flashings.



Photo 34 - Cracked and weathered render



Photo 35 - Poor lead flashings

## Ok/General maintenance



### General Advice and further information



The rear addition chimney stack has been removed and this should have received Building Regulation and possibly a works permit from the local authority for the demolition works. Your solicitor should confirm that the correct consents were obtained.

You should be aware that the neighbouring property will likely have legal rights under the Party Wall etc Act 1996 over the shared chimney. Your solicitor should confirm this to you. You will likely have to serve notice on the neighbours prior to carrying out works to the chimney. If you require, we would be happy to advise you further.

The hidden parts of the chimneys should be inspected when repairs or annual maintenance is carried out. Any wants of repair noted should be carried out. As a matter of course you should monitor the internal parts of the chimney breasts for any defects or signs or dampness.

Given the stacks' age it is unlikely that they would have been constructed with a damp-proof course. As such these areas will be more prone to damp penetration. In the short term the areas should be monitored for any dampness internally.

Given the location of the chimney pots and the cement flaunching (chimney pots bedding mortar) they will be exposed to the elements. They should therefore be well maintained to prevent defects occurring to the stacks and flues.





## 4.4 Parapet Walls

### Description

The parapet walls to the main roof are constructed of brickwork. The parapet walls are capped with copings to help shelter the wall from the damaging effects of weathering. The junction between the parapet wall and roofs is detailed in a tiled fillets. The parapet walls to the rear roof slope have been built up to form the roof extension, with a lead flashing at the junctions with the roof.

The rear addition parapet walls have also been built up in brickwork and rendered brick to form the rear addition roof extension. The junction between these parapet walls and roof are sealed with a felt flashing.



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42

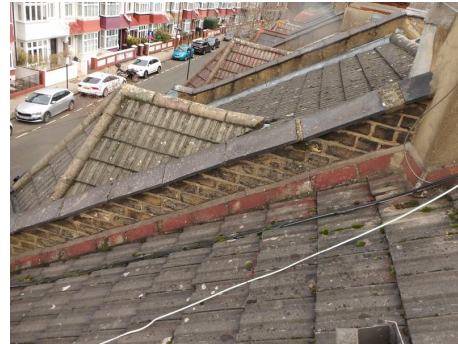


Photo 43



Photo 44



Photo 45

## Serious/Urgent Repairs



## Repairs/Improvements



The tile fillet junction to the front parapet walls is substandard when compared to a lead flashing, as such the junction may be a weakness for damp to penetrate. We would suggest that the junction be stripped, and a lead flashing installed in the short to medium term. Until the replacement works are carried out you should monitor the internal areas for any signs of leaks.

The front parapet walls are slightly cracked and weathered. The joint between the copings are also weathered and cracked requiring re-pointing. You should obtain quotes for their repair and general maintenance by a contractor in the medium term.



Photo 46 - Tillet fillets inadequate



Photo 47 - Tillet fillets inadequate



## Ok/General maintenance



Otherwise, the parapet walls are slightly weathered with some minor cracking to the brickwork, render and mortar pointing, but generally they appear to be in a reasonable condition.

## General Advice and further information



As the parapet walls are rather exposed to the elements, they will require periodic maintenance and repairs to prevent their deterioration.



## 4.5 Rainwater Goods

### Description

The property mainly has UPVC gutters and downpipes. There is an old cast-iron downpipe to the front of the property. There is a lead lined gutter to the right hand side of the rear extension roof.



Photo 48



Photo 49



Photo 50

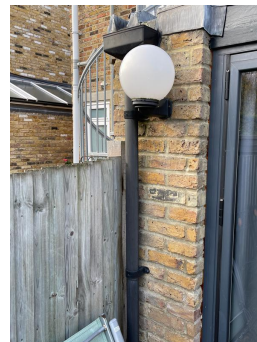


Photo 51



Photo 52 - Lead gutter

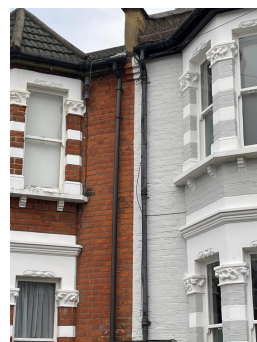


Photo 53

## Serious/Urgent Repairs



## Repairs/Improvements



The cast iron downpipe to the front of the property is old and corroded and also discharges at a height which could lead to dampness. We would recommend that this is replaced with UPVC in the short term.

Some areas of guttering are blocked. These should be cleared in the immediate term to prevent them overflowing down the face of the walls, which may cause internal dampness.

There is some white 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.

The lead work to the rear extension gutter is rather untidy is slightly cracked and split in areas. They should be inspected alongside the roof by a roofing contractor and repaired as necessary.

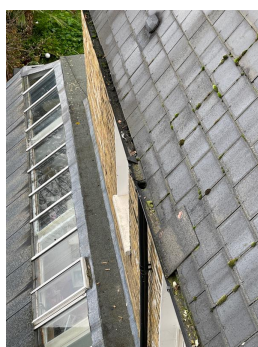


Photo 54 - Blocked gutters



Photo 55 - Blocked gutters

## Ok/General maintenance



Otherwise, we 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.



## 4.6 External Walls

### Description

The original walls appear to be formed from solid brickwork. This is typically two bricks wide, with each row of bricks interlocking to form a completely solid brick wall. There is no gap or cavity between the bricks to provide insulation.

The two storey rear addition extension and single storey rear and side return extension walls appear to be formed from cavity brickwork. A cavity wall has two layers of brick, with a gap (cavity) in between. The skins are tied connected with wall ties to prevent the skins moving independently. The outer skin is formed of brickwork and the inner skin is likely to be formed of blockwork. Given the property's age the cavities are likely to have been insulated during construction.

The base of the front walls have a rendered plinth. There are painted stone/cement masonry above the covered door opening, above the window openings, to the window sills and to the bay window.

The DPC was not visible but given the age and type of the property the main walls are likely to contain a slate damp-proof course. However, we did see that a small section of bitumen damp proof course had been installed around the front bay walls in the cellar. The rear extension walls are likely to contain a plastic DPC. 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. A damp-proof course acts as a waterproof membrane or barrier laid across the main walls during the property's construction. This prevents water rising up through the walls by capillary action, which would otherwise result in internal dampness.



Photo 56



Photo 57



Photo 58

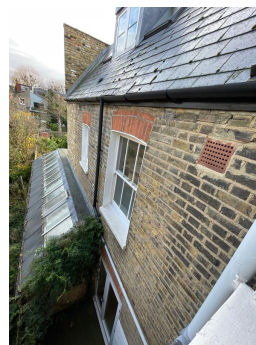


Photo 59





Photo 60



Photo 61

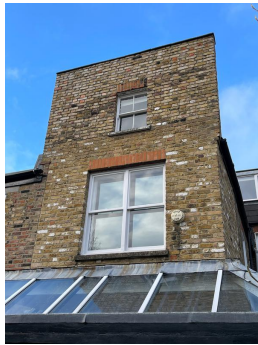


Photo 62

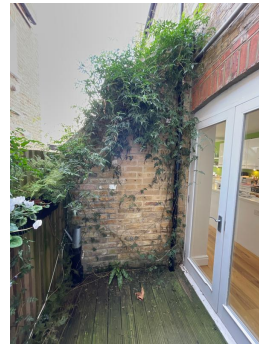


Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Serious/Urgent Repairs



### Repairs/Improvements



There is some minor cracking to the brickwork externally. This is likely to be as a result of historic settlement and minor differential thermal expansion of the various building materials making up the walls and wall openings. Although we do not believe this to be serious the cracks should be repaired and re-pointed in the short term. The walls should then be monitored and repaired as part of the periodic maintenance of the property going forward.

There is some slight cracking and spalling to the brick arches above some of the windows, notable to the rear first floor middle bedroom window where the bricks appear to have dropped downwards slightly. This can be an indication that there is inadequate lintel support above the openings or that the original lintel may be deteriorating/failing. In the short term the brickwork should be repaired and re-pointed and monitored. Should further cracking and movement be noted, either Helical bar repair or replacement of the lintels will be required.

There are exposed steel lintels to the rear of the property above the first floor and second floor bedroom windows. These are starting to peel and slightly corrode and we would recommend that they are rubbed down and repainted to prevent any further corrosion in the future.

There is some minor cracking and peeling paint to some of the masonry windowsills and rendered window reveals, these will be a weakness for dampness to penetrate and should be filled and redecorated in the short term.

Some of the cement mortar pointing between the brickworks is slightly weathered and cracked in areas. We noticed that some patches on the rear addition walls have been untidily re-pointed in the past. Whilst this is not currently causing any issues we anticipate that some works of re-pointing will be necessary in the medium term. You should bear in mind that many older properties were pointed using a lime-based mortar which was breathable and had more flexibility than modern cement-based mortar. The contractor carrying out the work should use a matching mortar to avoid problems of incompatibility.

A number of the window sills and protruding masonry have inadequate drip grooves. The drip grooves prevent water running over the window sill to run back along the underside of the sill which would otherwise soak the walls below. Over years the drip grooves can become blocked with layers of paint and moss allowing water to run back and soak the below walls. The drip grooves should be raked out and redecorated in the medium term.

The exterior cement plinth continues down to ground level without interruption. As such if it becomes cracked and porous it would bridge the damp-proof course and could result in internal damp penetration. The cement plinth should have a bell drip cut in just above the damp-proof course to divert rainwater away.



Photo 68 - Steel starting to corrode



Photo 69 - Steel starting to peel and corrode



Photo 70 - Lintel dropped



Photo 71 - Minor cracking to sill and window reveals



Photo 72



Photo 73 - Cracked pointing



Photo 74 - Untidy pointing repairs

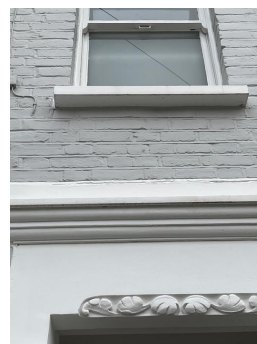


Photo 75 - Inadequate drip grooves

## Ok/General maintenance



Otherwise, we noted that the walls are slightly weathered, in keeping with their age and exposure but were generally in a satisfactory condition with no significant



defects or structural movement visible.

The bay window is slightly weathered with some minor cracking as one would expect from a building of this age. However, overall the bay appears satisfactory and plumb. Bay windows in properties of this age are often built from shallower foundations than to the rest of the building, as such some movement is rather common and usually not cause for concern. That being said repairs and maintenance will likely be required in the future. We cannot say for sure that movement will not occur in the future as bay windows in this area are notorious for movement and localised subsidence, particularly in hot/dry summers or if they are close to trees. In these circumstances works to tie the bay to the main structure or localised under-pinning may be required. You should be mindful of this risk and keep an eye out for any signs of significant movement or cracking.

#### General Advice and further information

- 🔍 The solid masonry walls will have very poor insulation when compared with a modern cavity wall, insulated to current Building Regulations. As such the external walls will be prone to condensation forming on the internal surfaces. If this is to be managed the heating and ventilation may require increasing.



## 4.7 Sub Floor Ventilation

### Description

There are no air bricks or vents to the ground floor of the property and it is likely that these have been removed and covered over in the past. We did note that the neighbouring properties had air bricks.

#### Serious/Urgent Repairs

- 🔍 As there are no air vents to the sub-floor, the ventilation to the ground floor is insufficient, as such the timbers will be at risk of damp and decay. The air vents will need to be reinstated in the short term to provide adequate ventilation through the sub-floor void.



Photo 76 - No ventilation

#### Repairs/Improvements



## Ok/General maintenance



## General Advice and further information



Many houses are built with a suspended wooden ground floor which sit above an air space void between the perimeter walls and ground. If this space is not ventilated, the air in it becomes stagnant and humid, and the moisture within it begins to condense on the brickwork and flooring. Over a prolonged period, this moisture causes the floor to rot from the underside.

In some areas of the UK, sub-floor ventilation is also crucial in reducing the levels of dangerous gases such as: radon, methane and hydrocarbons.

In order for ventilation to function as intended, it is vital that ventilation is provided ideally on all external walls, but at least to both the front and rear elevations via airbricks. This is to ensure a good even flow of air to all areas of the void. Care should be taken when extensions or other alterations are carried out to the property to ensure that the air vents are not covered. Where they will be covered, such as for a new extension, new vents should be placed in the extension walls linked to the original air vents. The ventilation should have an unobstructed path to all areas of the sub floor void, but these can often become blocked over time. Steps should be taken to ensure that there is ventilation to any obstacles in the void such as sleeper walls.

The external landscaping should not block any air bricks. Over the years garden soil levels can rise and paths and drives can be laid over pre-existing ones. This can lead to the air vents being partially or fully covered over.

Unfortunately, during the inspection, we often have no access to the floor timbers and sub-floor voids and therefore cannot comment upon these areas. Often issues are only evident when they have become serious and therefore preventative measures to ensure good ventilation are key.





## 4.8 Windows

### Description

The subject property mainly has timber framed single-glazed vertical sliding sash windows. There is secondary internal glazing to some of these windows.

There are UPVC double glazed windows to the roof extensions.

Some of the windows were locked. As such we cannot comment upon their working order.



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83

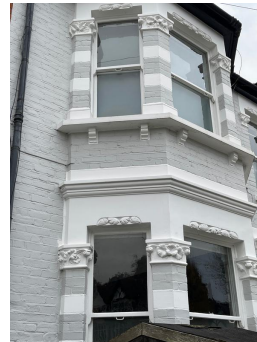


Photo 84

## Serious/Urgent Repairs



The seals around some of the windows are in poor condition. This appears to be allowing damp ingress to the rear first floor bedroom window and walls. The seal should be scraped out and renewed in the immediate the short term to prevent any further issues of damp ingress.



Photo 85 - Poor seals allowing damp ingress

## Repairs/Improvements



The timber windows are weathered, slightly rotten in places, in poor decorative condition with peeling paintwork and generally dated, they will require rubbing down, cutting out any rot and filling prior to decorating in the short term.

The old single glazed windows will be a source of high heat loss and will likely be draughty. They will also be vulnerable to condensation and decay. Ongoing periodic

maintenance and repairs will be required to keep these windows satisfactory. As an alternative you may elect to replace them with double glazed units which will be more thermally efficient.

## Ok/General maintenance

- Otherwise, we noted some signs of wear and weathering to the windows, but they generally appeared to be in a serviceable condition.

## 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.

With properties of this age it was fairly common for the brickwork above door and window openings to be supported by the substantial timber frames rather than a lintel. Sometimes replacement modern windows, particularly UPVC windows, lack the structural integrity to support the above loading. As such either lintels should either have been installed over the openings or reinforced frames used.

The decorations to the windows 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.



## 4.9 External Doors

### Description

The front door is formed from a timber unit with no glazing.

There is a set of timber framed double glazed patio doors to the side of the rear addition.

There are metal framed double glazed folding patio doors to the rear.



Photo 86



Photo 87



Photo 88

### Serious/Urgent Repairs



### Repairs/Improvements



The seals around the rear and side patio doors are in poor order and missing where there is expanding foam visible. The seals should be renewed with fresh mastic to ensure no water penetration occurs in the short term.

The side timber patio doors are slightly weathered and could do with some rubbing down and redecoration in the medium term to maintain their condition.



Photo 89 - Missing sealant

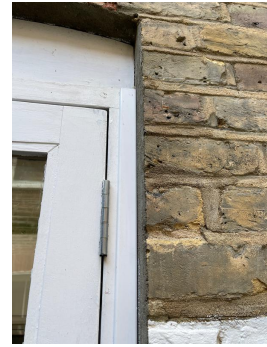


Photo 90 - Poor seals

## Ok/General maintenance

- Otherwise, we noted the front and rear doors are slightly weathered but in generally serviceable condition

## General Advice and further information

- The decorations to the doors 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.

The seals between door frames and the surrounding masonry should be monitored and maintained regularly. If the seals are damaged, they can allow water penetration.

The seals around double glazing can deteriorate as the glazing ages, and this can lead to moisture and condensation forming between the glazing. As the condensation can come and go depending on the temperature and weather it is not always apparent that the seals have failed. If misting is noted to the glazing it is possible to extend the life of the unit by having warm air injected, this is a short-term fix and ultimately the glazing will require replacement.





## 4.10 Other Joinery (Fascias, Soffits, etc.)

### Description

The other external joinery comprises of timber fascia boards and soffit boards.



Photo 91



#### Serious/Urgent Repairs



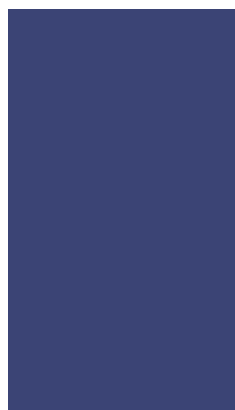
#### Repairs/Improvements



#### Ok/General maintenance



The external joinery could only be inspected from the ground level. It appears to be slightly weathered in parts but overall 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



As with windows and doors, the decorations to the external 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 the external joinery will require periodic maintenance and decorations, without these it will quickly deteriorate. You may wish to consider replace the joinery in UPVC which will require less maintenance moving forward.



## 4.11 Gardens and Boundaries

### Description

The front boundaries are defined by rendered brick walls, hedging, iron railings and an iron gate. The front garden has been tiled and covered with slate chippings.

The rear garden boundaries are defined by various timber fencing. The rear garden consists of a timber decking area leading to a grass lawn surrounded by various plants, shrubs and trees. There is a small timber decking area between the rear walls and the side return extension.

The front and rear garden contains a shed, it is beyond the scope of our instructions to comment upon such temporary structures. Accordingly, no comments have been made.



Photo 92



Photo 93

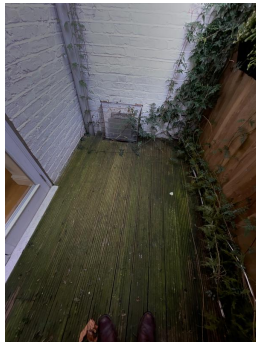


Photo 94

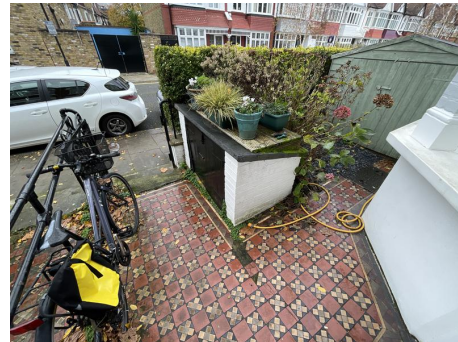


Photo 95



Photo 96

## Serious/Urgent Repairs



## Repairs/Improvements



The tiling to the front garden is weathered, cracked and sunken in areas and you may wish to replace and landscape the front garden to your own taste in due course. This could be indicative of ground movement, however this does not appear to have affected the main building structure.

The iron railings and gate to the front garden are old and weathered. At the very least this will require rubbing down and redecoration but you may wish to replace them.

There is some minor cracking to the front rendered garden wall which will require filling in and redecoration.

Some of the timber fencing to the rear garden, particularly on the right hand side, is weathered and leaning. We anticipate that localised works of repairs to re-support the fencing will be required in due course.

The timber decking to the rear is rather weathered and we would recommend that this is re-varnish to maintain its condition and prevent rot.

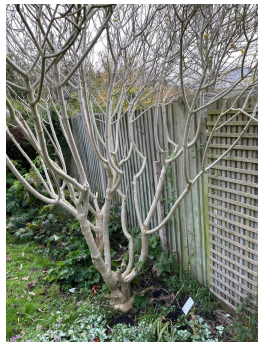


Photo 97 - Leaning fencing



Photo 98 - Weathered timber decking



Photo 99 - Minor cracking

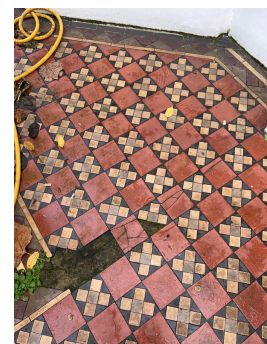


Photo 100 - Cracking tiling

## Ok/General maintenance



Otherwise, the front and rear garden and boundaries generally appears to be somewhat weathered but in a satisfactory condition.

 General Advice and further information

## 4.12 Foundation and Trees

### Description

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 much shallower than modern building regulations would require.

We noted trees within close proximity to the building. These may affect the foundations, drains, service ducts, boundary walls and paths.

We have not carried out a soil sample, but by referring to the geological maps we are aware of the presence of clay soils in the area

Clay soils have a tendency to swell as they take on more water and contract as they dry out. This process can cause some building movement, especially to older buildings with much shallower foundations. Clay is made up of tiny particles so it stores water well, but because of its tight grasp on water it expands greatly when moist and shrinks significantly when dry. When clay is moist, it is very pliable, and can easily be moved and manipulated. These extreme changes put a great deal of pressure on foundations, causing them to move up and down, and eventually crack, making clay a poor soil for support. The shrinkable clay is particularly vulnerable during dry hot summers or where large trees are present. Most properties in the area are built on shrinkable clay so this is not uncommon, but you should be aware of the risk of subsidence and ensure you are fully insured.



Photo 101 - Tree close to rear

 Serious/Urgent Repairs Repairs/Improvements



## Ok/General maintenance



Given the buildings 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.

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.

We did not note any signs during our inspection that the tree were in anyway undermining the foundations. Your solicitor should confirm with the vendors if there is a history of damage to the foundations or whether any underpinning has been carried out. We would be happy to advise on any paperwork provided.

In the interest of best practice and the preservation of the foundations, we would suggest that a Arboriculturalist be instructed to advise on the maintenance of the trees.

## General Advice and further information



## 4.13 Other Areas

### Description

## Serious/Urgent Repairs



## Repairs/Improvements



## Ok/General maintenance



## General Advice and further information



## 5.0 Interior



### 5.1 Roof Space and Structures

#### Description

The original roof space has been extended and converted to form further habitable accommodation. As such there was no accessible roof space and we cannot comment upon the construction or condition of any hidden roof structures.



#### Serious/Urgent Repairs



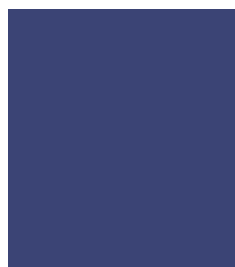
#### Repairs/Improvements



#### Ok/General maintenance



From our visual inspection of the loft extension/conversion works, they seem to have been constructed to a satisfactory standard and we did not note any significant wants of repair or defects. However, we are not able to comment upon the condition of hidden or concealed areas including the structural supports which could not be seen.



#### General Advice and further information



The loft conversion works should have been carried out to Building Regulations and should have been signed off. Should Building Regulations approvals not have been obtained for the works it may be necessary to undertake costly and disruptive improvement works to bring the conversion up to standard and receive retrospective approval. Your solicitor may suggest as an alternative, to obtain an indemnity policy to cover these works if required.



## 5.2 Ceilings

### Description

The ceilings throughout the property are variously formed of older lath and plaster to the rear of the front living room and the first floor bedroom and more modern plasterboard to the remaining areas. The ceilings are finished in skimmed plaster, paint and lining paper.



Photo 102



Photo 103

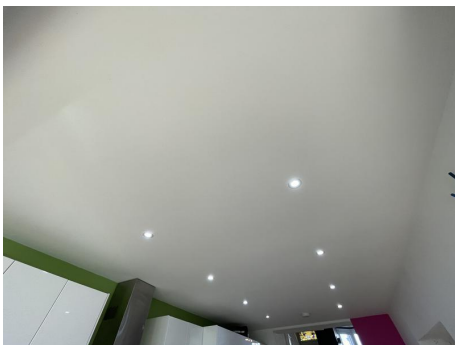


Photo 104

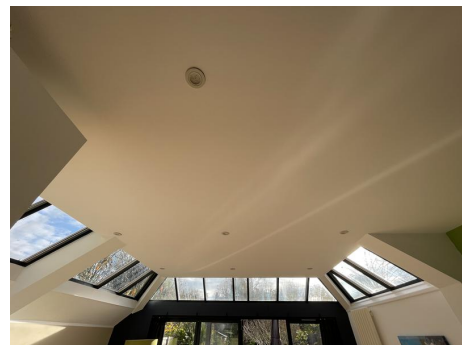


Photo 105



Photo 106



Photo 107



Photo 108



Photo 109

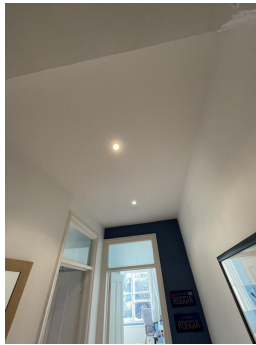


Photo 110



Photo 111

## Serious/Urgent Repairs



## Repairs/Improvements



We noted some minor cracking to the ceilings. These cracks are not thought serious but will need localised repairs in the form of raking out and filling before they are redecorated.

Whilst there is no significant cracking currently, the lath and plaster ceilings are rather old and will be at risk from both moisture and vibration. The plaster was originally applied to the timber laths, however over time the bond between the plaster and lath can deteriorate and eventually the ceilings can collapse. The ceilings should be monitored for any signs of cracking or instability which may then require repair or re-plastering.

The lining paper finishes to the ceilings are peeling and loose in the bathroom. These should be repaired and redecorated or replaced in the short term.



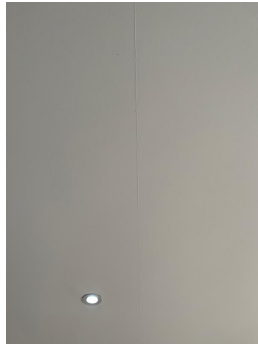


Photo 112 - Minor cracking to kitchen ceiling

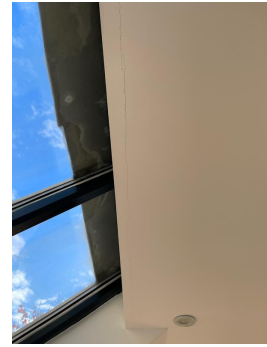


Photo 113 - Minor cracking to rear dining room ceiling



Photo 114 - Minor cracking

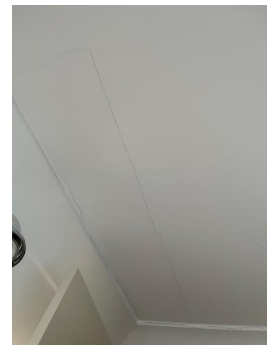


Photo 115 - Minor cracking

## Ok/General maintenance

- Otherwise, we found the ceilings and their finishes 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 the general ageing of the material and loss of adhesion over time, normal shrinkage of the material 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

### Description

The internal walls are of solid masonry and timber framed construction. The walls have been variously finished in plaster, paint and tiles.



Photo 116



Photo 117

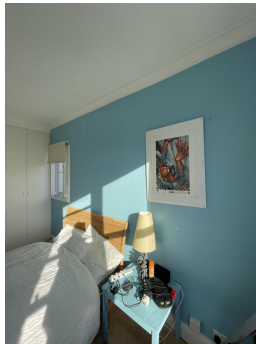


Photo 118



Photo 119



Photo 120

### Serious/Urgent Repairs



As reported in more detail under 'Dampness', damp staining and cracking was recorded to the rear first floor bedroom. The cracking does not appear to be overly serious and likely caused by the dampness. We suspect that the dampness is the result of moisture ingress around the windowsill and seals. The seals should be repaired, the plaster repaired and then redecorated.



Photo 121 - Dampness and cracking to 1st floor rear bedroom

## Repairs/Improvements

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

The tile finishes to the second floor bathroom are old, worn and slightly cracked in places. These should be repaired or upgraded in the medium term.



Photo 122 - Minor cracking

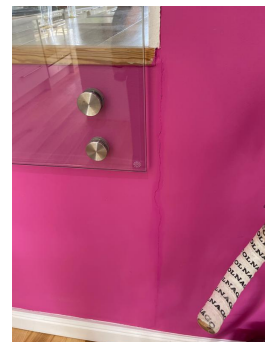


Photo 123 - Minor cracking

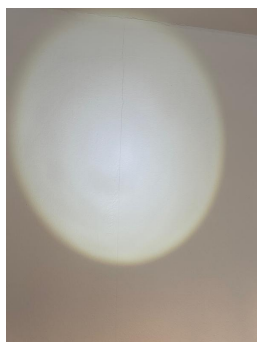


Photo 124 - Minor cracking



Photo 125 - Minor cracking and scuffing

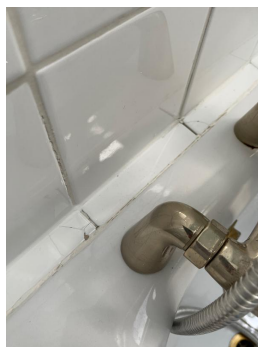


Photo 126 - Cracking to bathroom tiling

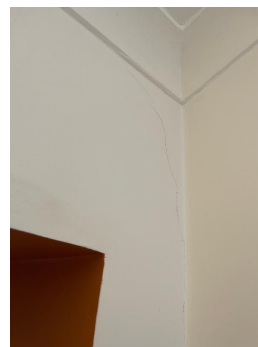


Photo 127 - Minor cracking

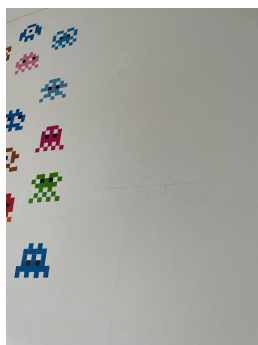


Photo 128 - Minor cracking



Photo 129 - Minor cracking

## Ok/General maintenance



Otherwise, we spent some time inspecting the internal partitions, generally these 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



The original partitions to the ground floor have been removed to alter the layout. It is likely that these would have been a load bearing walls and as such a steel beam or similar should have been installed to support the loads above and transmit them safely around the opening. The works should have required Building Regulation approval and been signed off. Your solicitor should confirm this with the vendor. As we have not opened up the structure, we cannot confirm that the correct supports have been provided. What we can say is that there was no cracking or visible deflection to the structure to suggest that this is not the case.

Minor cracks in plaster commonly appear as a result of the general ageing of plaster, slight movement between sheets of plasterboard and normal shrinkage over time, 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.





Photo 130 - Cross partition to living room removed



## 5.4 Floors and Floor coverings

### Description

The ground floors are of timber construction suspended on steels, this suggest they have been re-laid at some point as they would not have originally been supported by the steels. The first and second floors are of suspended timber construction. The floors to the kitchen and extension appear to be of solid concrete construction. The floors are covered with a variety of tiled, vinyl tile and timber floor coverings.

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.

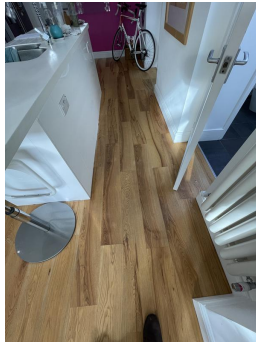


Photo 131



Photo 132



Photo 133



Photo 134



Photo 135

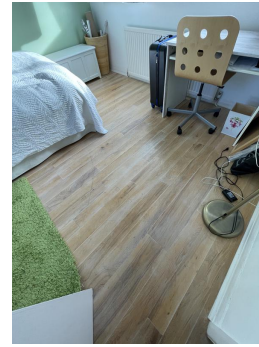


Photo 136



Photo 137



Photo 138

## Serious/Urgent Repairs



## Repairs/Improvements



We noted a number of small holes to the floor timbers around the front bay. We suspect that these are exit holes caused by wood boring beetles otherwise known as woodworm. We suspect these to be historic given the holes dull colour and lack of "flight dust" around the holes, but we are by no means experts in this field and cannot confirm the holes are historic. There was also some historic damp staining and slight rot here. We therefore suggest you instruct a PCA Damp and Timber specialist to investigate the timbers and quote for any remedial works if required.

The floor coverings throughout the property are worn, scuffed and scratched and you should consider restoring or replacing these to your own taste. In due course

The timber floors are not entirely level and move and creak underfoot, however this is fairly common with this age of property and type of construction.

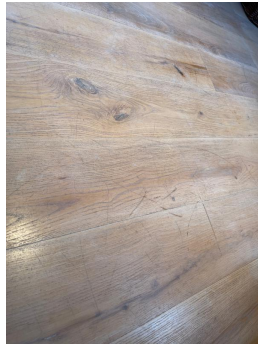


Photo 139 - Scratched flooring



Photo 140 - Worn and scratched



Photo 141 - Evidence of past wood boring insect infestation holes

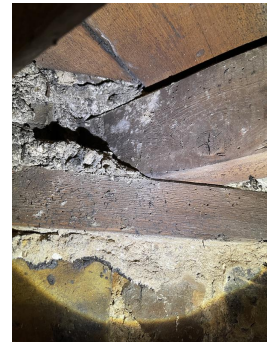


Photo 142 - Evidence of past wood boring insect infestation holes



Photo 143 - Evidence of past wood boring insect infestation holes

## Ok/General maintenance



Otherwise, the floor coverings throughout the property are slightly worn, scuffed and scratched but otherwise appeared in satisfactory condition.

Where visible, the floor structures generally appear to be in a satisfactory condition with no visible significant defects.

Where we could not see the floor structures, they appeared relatively level and felt solid underfoot.

## General Advice and further information



Given the age and construction of the property it is likely that the floor joists are bedded directly into the external walls which may be damp. If such is found to be the case the joist ends will be at risk of rot and decay. To expose the joist ends and either



provide metal joist hangers or introduce a damp-proof membrane to the joists ends would be both disruptive and costly. As we did not note any significant dampness and noted no serious amount of deflection to the floors, such work is not thought necessary currently. Some localised repairs may be necessary in the future.

We did not note any wood-boring beetle during our inspection. Given the type, age and location of the property it would be unusual not to have been affected by woodworm at some point over the course of its life even if this is now historic and inactive. Should active woodworm be noted, localised eradication treatments may be required.



## 5.5 Internal Joinery

### Description

The internal joinery comprises of doors, stairs, skirting boards, architraves, built-in cupboards and bookshelves.



Photo 144



Photo 145



Photo 146

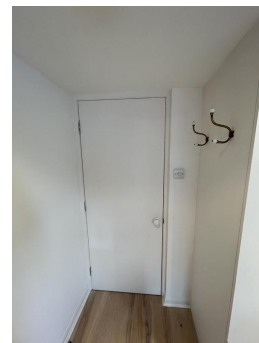


Photo 147



Photo 148



Photo 149

## Serious/Urgent Repairs

- There is an open plan layout and as a result there is no protected escape route in the event of a fire. Generally, such works would have required the presence of a fire suppression system (sprinklers) to comply with both Building and Fire Safety Standards. We saw no evidence of this and there is therefore the risk that it does not comply with the modern regulations. More importantly there is a risk to the occupants that they may be trapped should a fire occur.

We suspect the internal some of the doors are not fire-proof (notable to the first floor). 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 as soon as possible.

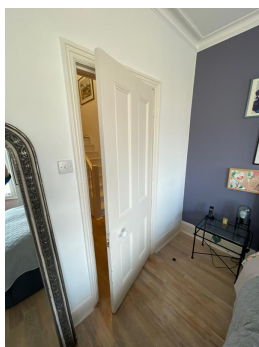


Photo 150 - Door not a fireproof

## Repairs/Improvements

- There are signs of shrinkage/movement cracking to the joinery and paintwork. This is not considered serious and these areas should be filled in and re-decorated in due course.

Some of the internal doors to the first floor are rather old and damaged. You should repair or replace the doors in the short to medium term.

The balustrades to the stairs are loose and require repair by a contractor in the medium term.



Photo 151 - Cracking to door



## Ok/General maintenance



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



## General Advice and further information



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



## 5.6 Fireplaces, Flues and Chimney Breasts

### Description

There is a feature fireplace surround to the living room the fireplace flue has been covered over here. The remaining fireplaces and chimney breasts have been covered over.

It would appear that to the rear addition the chimney breasts have been removed at some point in the past.



Photo 152



Photo 153



## Serious/Urgent Repairs



## Repairs/Improvements



There are no air vents to the covered chimney breasts. Any unused flues or covered chimney breasts should be adequately capped and vented to prevent rain penetration and a build up of condensation within the flue.



Photo 154 - No air vent to covered fireplace

## Ok/General maintenance

- 🔍 Aesthetically, the fireplace and chimney breasts appear to be in satisfactory condition, however we cannot comment upon their working order.

## General Advice and further information

- 🔍 Where the chimney breasts to the rear addition appear to have been removed, this leaves a significant weight of remaining brickwork above which should have been supported as part of the removal works. We are not able to confirm if the remaining brickwork is adequately supported as these areas are hidden behind the plaster, ceilings and walls. The removal of the chimney should have required Building Regulation approval.

The flues are hidden. Short of testing the chimney flues there is no way to confirm their condition or working order. As the flue ages defects can occur and the lining's condition decline. This can allow fumes from a lit fire to potentially re-entr the building higher up. All chimney flues you intend to use should be tested and if found to be defective re-lined.





## 5.7 Kitchen and Utility Rooms

### Description

The kitchen and utility room fittings consist of laminated timber floor and wall mounted units with composite work surfaces.

There are a variety of kitchen and utility room appliances which include the following-

Baumatic gas hob and electric oven and grill

Bosch microwave

Freestanding Samsung fridge freezer

Stainless steel 1 1/2 kitchen sink with mixer tap

Freestanding Bosch dishwasher

Freestanding Bosch drying machine

Freestanding Zanussi washing machine



Photo 155



Photo 156



Photo 157



Photo 158



Photo 159



Photo 160



## Serious/Urgent Repairs



## Repairs/Improvements



## Ok/General maintenance



The kitchen fittings are slightly marked and chipped but generally appear to be in a modern and satisfactory condition. You may wish to consider replacing these with modern fittings in due course.

The appliances generally appear to be in satisfactory condition, however we have not tested their working order.



## 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.

Your solicitor should confirm which appliances and white goods will remain with the property and any warranties that may be in place for these items.



## 5.8 Bathroom and Cloakrooms

### Description

#### Cloakroom-

The cloakroom contains a suite consisting of a toilet and a wash basin.

#### First Floor bathroom-

The bathroom fittings consist of a bath with overhead shower, a wash basin and a dual flush toilet.

#### Ensuite bathroom-

The ensuite bathroom fittings consist of a bathtub, a wash basin, a single flush toilet and a shower cubicle.

#### Second floor bathroom-

The bathroom fittings consist of a bathtub, a wash basin and a single flush toilet.



Photo 161



Photo 162



Photo 163



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168



Photo 169



Photo 170



Photo 171



Serious/Urgent Repairs





## Repairs/Improvements

- 🔧 The second floor bathroom fittings are dated and badly worn and you should replace these with modern fittings to your own taste in due course.

There is no screen to the second floor bathroom shower and this can cause water to spill leading to damage to the surrounding areas. A proper fixed enclosure should be installed in the short term.

The seals to second floor bathroom and first floor bathroom baths and the ensuite shower are inadequate and should be stripped away and replaced with fresh sealant in short term.



Photo 172 - Poor seals



Photo 173 - Poor seals

## Ok/General maintenance

- 🔧 Otherwise, the first floor bathroom, ensuite bathroom and cloakroom fittings are modern and generally appear to be in satisfactory condition.

## General Advice and further information

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

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.

Shower trays are vulnerable to leakages and the seals should be kept in good order and re-sealed regularly.



## 5.9 Other Areas

### Description

The property has a cellar.



Photo 174



Photo 175



Photo 176



Photo 177



Photo 178



Photo 179

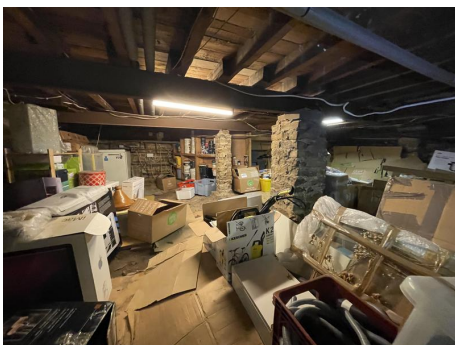


Photo 180

## Serious/Urgent Repairs



## Repairs/Improvements



Areas of damp staining were noted to the ground floor timbers from below in the cellar, however on the whole when tested with a damp meter these were found to be dry. Given that the walls of the cellar are rather damp (as is common as they sit below ground level) where these timbers are in contact with such walls there is a risk of further damp and decay and these should be monitored.

As mentioned in further detail under timber defects some signs of potential historic wood boring insect infestation was also noted to the timbers in the cellar.

Given the age of the property the cellar walls will not contain a damp-proof membrane and as the cellar sits below ground level the area will be vulnerable to dampness. As such we would advise against storing any perishable goods in the cellar. If you wish to use the cellar more freely, we would suggest that the walls be tanked (damp-proof membrane installed) and dry-lined.

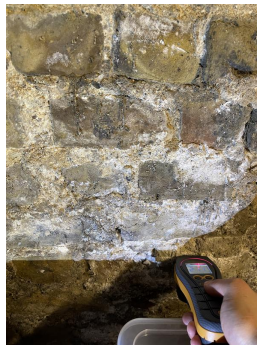


Photo 181 - Walls to cellar damp- as is common



Photo 182 - Stained timber generally dry when tested

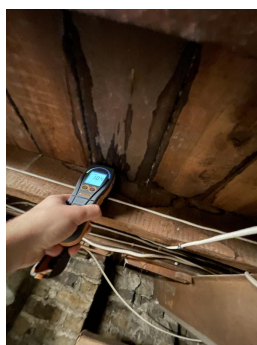


Photo 183 - Stained timber generally dry when tested

## Ok/General maintenance



## General Advice and further information



## 6.0 Dampness, Condensation and Timber Defects

### 6.1 Dampness

We carried out testing for dampness using an electronic moisture meter. Our inspection was limited by the vendors furniture, bathroom and kitchen fittings, stored items, radiators, fitted floor coverings and tiling.

Areas of dampness and cracking were notable beneath the rear first floor bedroom window. This has likely been caused by moisture ingress around the window sill and seals as there were no obvious signs of cracking to the brickwork to suggest other possible causes. Whilst we cannot be entirely sure, we would recommend that in order to address this the seals around the window sill and frame are scrapped out and renewed. The area should then be filled in, redecorated and monitored.

Areas of damp staining were noted to the ground floor timbers from below in the cellar, however on the whole when tested with a damp meter these were found to be dry. Given that the walls of the cellar are rather damp (as is common as they sit below ground level) where these timbers are in contact with such walls there is a risk of further damp and decay and these should be monitored.

The plastered surfaces were mainly dry; however, some dampness was located deep in the brickwork when using our electronic moisture meter around the ground floor. This is indicative that some damp-proofing works have been carried out most likely in the form of a waterproof cement-based plaster applied to the walls. Such systems may fail over time and you should monitor the walls for signs of dampness. Further damp treatments may then be required.

No further areas of significant dampness were noted during the inspection. However, it is possible that there may be areas of dampness to parts of the property which were inaccessible, hidden or concealed during our inspection, such as behind furniture, beneath tiling, behind the kitchen fittings etc.



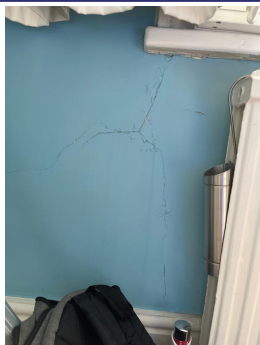


Photo 184 - Dampness and cracking to 1st floor rear bedroom



Photo 185 - Stained timber generally dry when tested

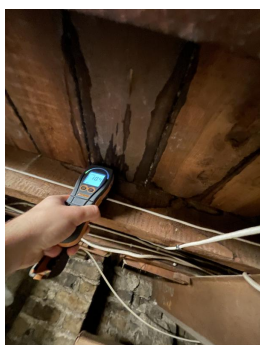


Photo 186 - Stained timber generally dry when tested



Photo 187 - Stained timber generally dry when tested

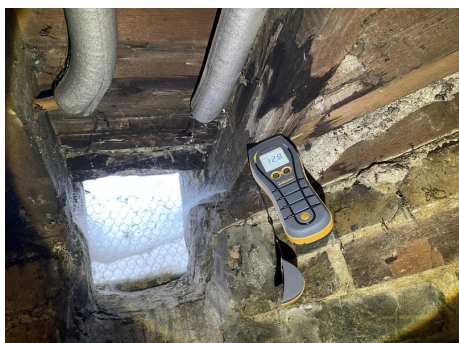


Photo 188 - Stained timber generally dry when tested

## 6.2 Condensation

There is no extraction fan to the main bathroom and this can lead to a build up of condensation. A mechanical extraction fan with a delayed timer should be fitted in the short term.

We did not note any excessive signs of condensation during the inspection.

You will be familiar with condensation such as your bathroom mirror steaming up after a shower or the kitchen window during cooking. In technical terms, condensation occurs when warm air, containing water vapour, comes into contact with a cool surface which has a temperature below the dew point of the water vapour. This causes the water vapour to cool and condense, forming tiny droplets which we refer to as condensation.

Water vapour gets into the air within your home from all sorts of sources but the most common are cooking, bathing and drying clothes, although even breathing can contribute to high levels of water vapor.

Historically, homes were draughty and cold as they weren't particularly well insulated and gaps in the building's

fabric allowed draughts to occur. This meant condensation didn't often form, as the draughts allowed fresh air (containing less moisture) in to replace the moisture laden air already in your home.

Nowadays we're all obsessed with having air-tight insulated homes which will make condensation worse unless we install the correct form of ventilation. This is because the stale water vapour laden air isn't replaced with fresh air as there are no draughts and restricted ventilation.

We would advise that any double glazing is fitted with small trickle vents. The windows and trickle vents should be left open as much as possible without compromising heating and security. Bathrooms should be fitted with extractor fans with a delay timer. Extractor fans should be used when cooking and ideally windows should be open during/after running a shower /or bath or cooking. This ventilation should be balanced with adequate heating in the property also to ensure there are no cold walls and windows for any humid air to condense on.

## 6.3 Timber Decay and Infestation

We noted a number of small holes to the timbers in the cellar around the bay window, we suspect that these are exit holes caused by wood boring beetles otherwise known as woodworm. We suspect these to be historic given the holes dull colour and lack of "flight dust" around the holes, but we are by no means experts in this field and cannot confirm the holes are historic. We therefore suggest you instruct a PCA Damp and Timber specialist to investigate the timbers and quote for any remedial works if required.

We did not note any further signs of active woodworm or other wood boring insect infestations defects during our inspection. Given the type, age and location of the property it would be unusual not to have been affected by infestations at some point over the course of its life even if this is now historic and inactive.

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.

Timber boasts quality in both strength and longevity, but untreated damp can be extremely destructive to timber and can result in extensive repair bills.

Dry rot and wet rot can affect buildings of all ages and if decay is discovered it should be identified and remedial action taken without delay. Fungal decay occurs in timber which becomes wet for some time and is the result of the attack by one of a number of wood-destroying fungi. Dry rot is a serious wood destroying fungus that digests parts of the wood which give the timber strength and its structural integrity.

Timbers which are poorly ventilated and are therefore unable to dry out effectively will be most at risk of fungal decay occurring. The treatment of both wet and dry rot can be difficult and costly. It is therefore a better plan to prevent the dampness being caused in the first place or react swiftly to any unexpected dampness.

Infestations of wood boring insects are unfortunately common in many buildings, particularly older ones most of which will no doubt have been affected at some point over their lifespan. Wood boring insects is a common term which refers to a number of beetles which as larvae eat and destroy timber.

Most people are familiar with woodworm which is otherwise known as the Common Furniture Beetle. This beetle does not cause structural damage, however it does consume the softwood timbers. The Death Watch Beetle is the second most common in the UK and can cause structural damage. The House Longhorn Beetle is the most damaging beetle but is commonly limited to Surrey, although we have found this in other areas of London. The House Longhorn Beetle can cause serious damage if not identified in its early stages.

Unfortunately, our inspection is often limited and there are always a number of concealed timbers in the property.

We are unable to confirm that no fungal decay is present to those areas of the building which were inaccessible during the inspection, such as the underside to floor boards, skirting boards, roof timbers etc. Our inspection for any signs of infestation was restricted by the floor coverings, plastered finishes and the number of concealed timbers present within the property. Should this be of particular concern to you, we suggest you instruct an inspection by a PCA damp and timber specialist. Such specialists can be found on the PCA website: <https://www.property-care.org>

## 7.0 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.





## 7.1 Electrics

### Description

We found the electric meter and two consumer units (fuse boxes) in the under stairs cupboard/cellar. We noted the consumer unit is fitted with Residual Current Devices (RCD's) and Minature Circuit Breakers (MCB's), these safeguard occupants should a fault occur with the system.

Mains powered smoke alarms were noted in the subject property. We have not tested their working order. They should be inspected and tested by the qualified electrician when the test the rest of the electrics.

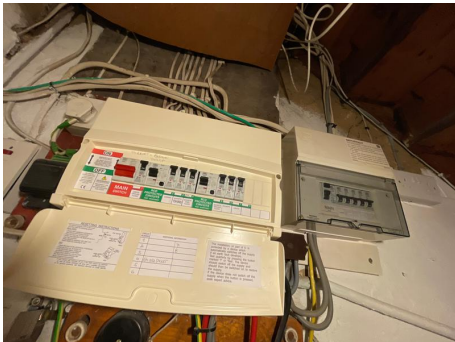


Photo 189



Photo 190



Photo 191

### 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.

### Repairs/Improvements



The lights to the first floor bathroom do not appear to be working and they should be inspected by a qualified electrician.

## Ok/General maintenance



Otherwise, from our visual inspection of the electrics 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; and at least annual press the test button with the mains electrics off to ensure the back-up battery is operational.



## 7.2 Gas

### Description

The property has the benefit of a mains gas supply which serves the central heating boiler and the hob. The gas meter is in the cellar/under stairs cupboard.



Photo 192

## Serious/Urgent Repairs



We were informed that the gas installation was last tested in September 2020. The vendor should provide you with copies of this. 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.

## Repairs/Improvements



## Ok/General maintenance



Otherwise, from our visual inspection 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.



## 7.3 Heating and Hot Water

### Description

Heating is provided to the property by a gas fired Potterton boiler in the cellar. The flue for the boiler passes through the wall.

The hot water is produced by the boiler and stored in a vented hot water cylinder in the ensuite bathroom cupboard. This was hidden behind the stored goods which limited our inspection.

The heating comprises a traditionally pumped hot water system with radiators linked by copper pipes.



Photo 193

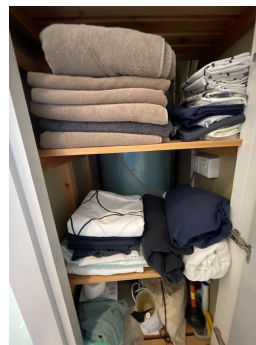


Photo 194 - Hot water cylinder

## Serious/Urgent Repairs



We were informed that the heating system was last tested in September 2020. The vendor should provide you with copies of this. 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.

## Repairs/Improvements

- 🔧 The boiler is rather old and may be nearing the end of its serviceable life. Problems are likely to arise when parts invariably need replacing as parts for such older models can be difficult and expensive to acquire. The boiler will also be much less energy efficient than a modern boiler built to current standards. This is likely to require upgrading in due course.

## Ok/General maintenance

- 🔧 Otherwise, the heating system was on at the time of inspection and appeared to be functioning. We have not undertaken any tests of the system and cannot confirm its full 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.



## 7.4 Water Supply and Plumbing

### Description

A mains water supply is provided to the property. Where accessible the internal pipework appeared to be in copper and plastic. We found the stopcock in the under stairs cupboard/cellar. You should ensure that the stopcock should be kept accessible so that it can be accessed in the event of an emergency to cut the water supply off.



Photo 195

## Serious/Urgent Repairs

- There were signs of lead pipework. There may be further hidden lead pipes within the structure or behind fixtures and fittings or covered by stored items. Lead pipes were commonly used in properties prior to 1970, around which point it was phased out. As such it is likely that the subject property would have either originally had lead pipes or lead pipes retrofitted. Exposure to lead can be harmful to our health. You should instruct the water company to test the water for lead content. If the test highlights a risk of lead, the lead pipework will need to be found and replaced.

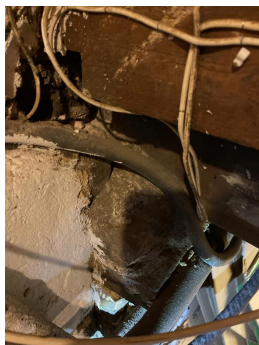


Photo 196 - Lead pipes

## Repairs/Improvements

- There is some staining to the pipework. A qualified plumber should be instructed to carry out a leak test and advise on any necessary repairs.

There are push fit connections to some of the pipework and these can suddenly fail which can lead to leaks.



Photo 197 - Push fit connections

## Ok/General maintenance

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

## General Advice and further information







## 7.5 Drainage

### Description

We were able to inspect the underground drainage via the inspection chamber to the front of the property, which gave us a very limited view of the system.

The soil vent pipe is formed from plastic. 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.

The above ground drainage pipes which discharge the waste water are formed from plastic.

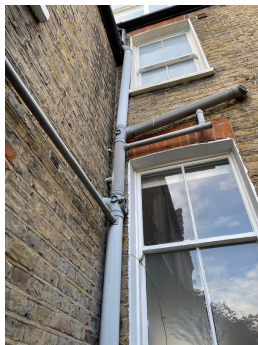


Photo 198



Photo 199



### Serious/Urgent Repairs



### Repairs/Improvements



### Ok/General maintenance



The drainage appears clear and free from defects. However, the chambers offered a very limited view of the drains and their true condition can only be confirmed by a CCTV survey.

The soil vent pipe and above ground drainage pipes appear slightly weathered but generally in a satisfactory condition.



### 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.



## 7.6 Other Services

### Description



Serious/Urgent Repairs



Repairs/Improvements



Ok/General maintenance



General Advice and further information



## 8.0 Other Matters



### 8.1 Asbestos and Hazardous Materials



The artificial slates covering the walls of the loft extensions may contain asbestos fibres. These fibres will be held in a compound with the asbestos fibres and they will therefore not be friable, further to this they are not readily accessible. Providing these slates remain undamaged they are a low risk to health. Should you wish to carry out any works to the roof in the future such as recovering we would recommend you first have them tested by a suitably qualified asbestos specialist who should advise concerning their removal.

Asbestos is a term used to describe naturally occurring silicate minerals. The most common of which in the UK are Chrysotile, Amosite and Crocidolite.

If damaged the fibres released are hazardous and a known risk to health. Inhalation of the fibres can lead to various lung conditions, including asbestosis and cancer.

There is a risk that the pleach which protrudes through the roof extension flat roof may contain asbestos material however we cannot view these up close to confirm this. They should be inspected alongside the roof.

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.

Although there are exceptions, as long as most asbestos containing materials are in good unbroken condition and they are not damaged or disturbed they would not be regarded as a high risk hazard.

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 carryout 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.

You should be warned that the removal of asbestos materials especially if the works are licensable can be very costly.

Asbestos was used widely used in the building industry between the end of the 19th Century up until

1999. It was popular in building materials and products due its fire resistance, chemical resistance and tensile strength. It was also relatively cheap to produce. Damaging such materials may release harmful fibres into the atmosphere which if inhaled are a health hazard.

Public recognition of the risks posed by asbestos containing materials in the 1970's lead to the first ban of Amosite and Crocidolite fibres in 1985. Chrysotile fibres were later banned in 1999.



## 8.2 Thermal Insulation and Energy Efficiency



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

The original parts of the building is constructed with solid walls with no cavity and these will provide somewhat poor levels of thermal insulation.

There is little that can be done to improve the solid walls. The provision of internal insulation, although effective, will reduce the internal floor area and the installation cost of doing so will likely be disproportionate to the savings made. External insulation is also an option but can ruin the aesthetic appeal of the property and lead to issues of condensation.

The old single glazed timber framed windows will be a source of high heat loss and will likely be draughty. They will also be vulnerable to condensation and decay. You should consider replacing them with double glazed units which will be more thermally efficient.

You should consider upgrading the lighting with more energy efficient units. There are two main types of energy efficient light bulbs: Compact Fluorescent Lamps (CFLs) and Light Emitting Diodes (LEDs). Both CFLs and LEDs are a cost-effective option for most general lighting requirements. Replacing a halogen light bulb with an LED of the same brightness will save you up to £2 per year.

You should consider installing a more energy efficient boiler and heating system.

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.

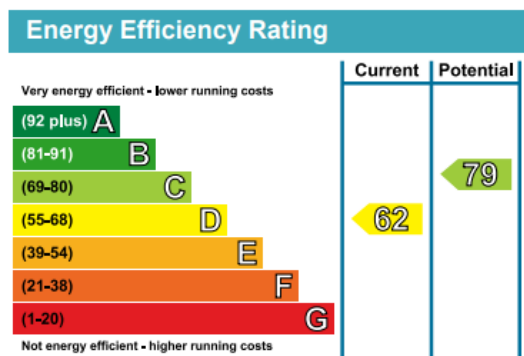


Photo 200





## 8.3 Security and Means of Escape



Alterations have been carried out to the ground floor of the property to create an open plan layout between the living rooms and kitchen. Generally, such works would have required the presence of a fire suppression system (sprinklers) to comply with both Building and Fire Safety Standards. We saw no evidence of this and there is therefore the risk that it does not comply with the regulations. More importantly there is a risk to the occupants that they may be trapped should a fire occur.

Mains powered smoke alarms were noted in the subject property. We have not tested their working order. They should be inspected and tested by the qualified electrician when the test the rest of the electrics.

The 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; and at least annual press the test button with the mains electrics off to ensure the back-up battery is operational.

The doors and windows are fitted with standard locks.

The property appears to benefit from an intruder alarm, whilst we could see no visual defects with the 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 manufacturer's requirements.

The property does not benefit from CCTV surveillance. You may wish to consider installing one of these systems. There are now a variety of cheap and easy to install systems available, some of which can link up to your smart phone.

Home security is an important issue for many home owners and there are now a number of products out there such as smart intruder alarms, doorbells and CCTV systems that can be linked to your smart phone to alert you to anything suspicious or even just to accept an Amazon delivery. But some things don't change, the most basic principle being that burglars like to operate in the darkness and will choose houses that appear to be the easier targets. Therefore, there are more basic steps you can take to bolster your home's security, such as installing motion sensor lighting, high fencing and gates and strong locks to any outbuildings or sheds.

Sometimes the presence alone of an external intruder alarm box, or even a dummy box, is enough to deter potential burglars. Intruder alarms should be serviced annually to ensure they are in functional order.

Properties built to modern regulations must consider how occupants will escape the building in the event of an emergency such as a fire.



Open Plan layout with no protected fire escape route



## 8.4 Noise and Disturbance



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.

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

The maps below show the recorded noise levels from roads and rail:

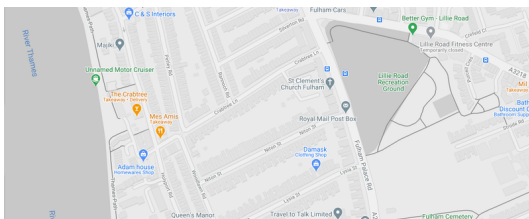


Photo 202

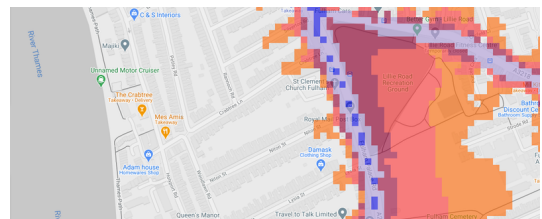


Photo 203

## 9.0 Environment Matters



### 9.1 Japanese Knotweed and Other Non-Native Invasive Plants



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 are any such plants hidden within the garden.

The most commonly found non-native invasive plants include: Japanese knotweed, giant hogweed and Himalayan balsam. You are responsible for the plants on your property and must ensure that you control their spread according to legislation and avoid damage to neighbouring properties.

Japanese knotweed is an invasive and resilient weed. It's roots and rhizomes can grow to a depth of 2m. Even after herbicide treatment has "eradicated" the aerial and surface growth, the deep underground rhizomes can remain in a viable state and may do so for up to twenty years. It can re-emerge and re-grow on its own accord at any time and especially if the contaminated ground is disturbed. If knotweed is left to grow untreated for a number of years, it has the potential to cause damage to drains, paving, paths, driveways and poorly constructed boundary walls. For this reason, if Japanese knotweed is growing on your property, it should not be ignored.

When buying a property, the presence of any known Japanese knotweed should be stated by the current owner in the responses to the TA6 form provided to your solicitor.

If Japanese knotweed or other invasive plants are found to be growing on the property or the neighbouring properties, this can cause issues in obtaining mortgage finance. The lender may insist that a management plan by a professional eradication company backed by a transferable guarantee is in place. It is most common for this plan to be provided by the seller before the purchase is completed.



## 9.2 Flooding Risk



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.

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.

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 medium.

There is a risk of flooding from reservoirs in this area.

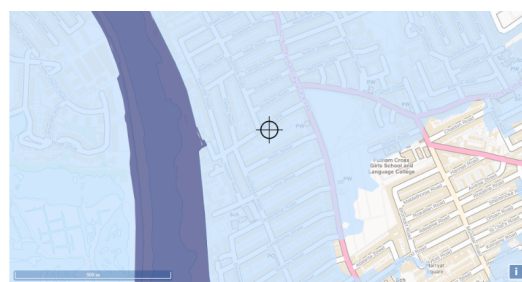
For further information see the Gov.uk website:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>



Extent of flooding from reservoirs

Photo 204



Extent of flooding from rivers or the sea

Photo 205

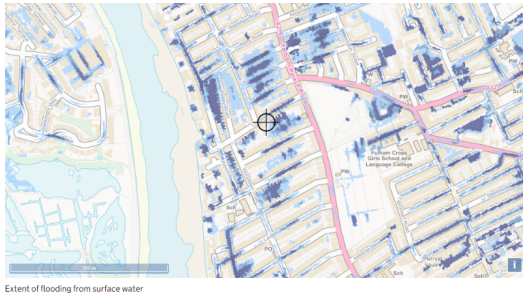


Photo 206





## 9.3 Radon Risk



Radon gas is created when natural radioactive uranium slowly decays in the ground under our homes and seeps to the surface. Because of the way we heat and ventilate our homes, some radon gets indoors through the floor. This is where we get most of our radon exposure.

Every building contains radon, but the levels are usually low. In some parts of the country, homes may have higher levels and the chances of a higher level depend on the type of ground.

Radon produces a radioactive dust in the air we breathe. The dust is trapped in our airways and emits radiation that damages the inside of our lungs. This damage, like the damage caused by smoking, increases our risk of lung cancer.

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

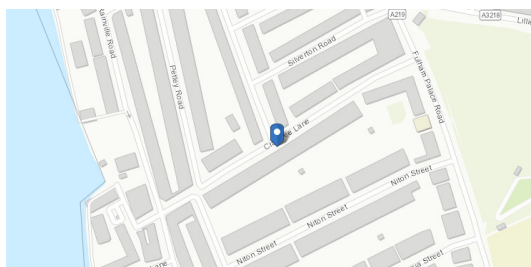


Photo 207



## 9.4 Vermin



During our inspection we saw no obvious signs of vermin infestation, however this is not to say there is no vermin as often there can be limited signs.

No matter how clean your home, disrepair or poor building design may result in infestation by mice, rats, squirrels, bats, bees, wasps and other vermin. Such pests may spread diseases, damage your home and belongings and sting or bite. A severe infestation problem could make your home uninhabitable and unsellable.

Care should be taken to ensure that there are no open entry points into the main building, the roof or the sub floor void. In particular, the seals around door and window openings should be maintained. The sub-floor vents should be checked for any damage which may allow rodents to enter the sub floor void. The fascia and soffit boards should be routinely checked for any openings or damage which may allow birds, bats, bees or wasps to enter and make nests in the roof space.



## 9.5 Broadband Speeds and Mobile Coverage



We have checked the availability of both broadband speeds and mobile coverage on the OFCOM website. This is shown in the tables below:

This table shows what broadband services are available in your area.

	Highest available download speed	Highest available upload speed	Availability
Standard	16 Mbps	1 Mbps	✓
Superfast	187 Mbps	28 Mbps	✓
Ultrafast	--	--	✗

Photo 208

	Voice	Data
EE	✓	✓
O2	✓	✓
Vodafone	✓	✓
Three	✓	✓

Photo 209

## 10.0 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:

### 10.1 Listed Buildings and Conservation Areas

The property is situated in the London Borough of Hammersmith & Fulham.

The property is located within a conservation area, this will limit the external works which you can carry out to the property. It is also likely that certain permitted development rights will have been withdrawn. Your solicitor should explain the implications of living within a conservation area.

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

### 10.2 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:

the single storey rear extension works, the two storey rear addition extension works, the roof extension, the removal of the rear addition chimney stack and internal chimney breasts, the re-roofing, any damp treatments that may have been undertaken, the double glazing installation, the installation of the electrical system and the removal of the internal walls.

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.

### 10.3 Guarantees and Warranties

Your solicitor should confirm if the roof coverings, any previous damp-proofing works which may have been carried out, any timber infestation treatment which may have been carried out, the double glazing installation, the electrical system, the gas installation and the white goods and appliances 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 and the boiler.

### 10.4 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.