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CHARTERED SURVEYORS

HomeLevel

Example HomeLevel House

Novello Chartered Surveyors
May 2020

Address Example HomeLevel House

Prepared for Mr John Smith

Survey Date 6th May 2020

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1.0 Introduction

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

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

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

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

1.1 Date of Inspection

- 6th May 2020

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 and sunny. The weather during the period leading up to our inspection was dry.

1.5 Scope of Instruction

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

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

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

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

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

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

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

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

1.6 Limitations of the Survey

- We were not able to see the flat roof/s during the inspection. As such we are unable to comment upon their construction or condition.

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

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

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

1.7 Terminology

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

Serious/Urgent Repairs

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

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

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

Repairs/Improvements

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

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

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

Ok/General maintenance

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

2.0 Overall Summary of the Property

During our inspection of the property we identified a number of shortcomings and defects. We would advise that you obtain quotes and reports for the works required so you are fully informed of the cost and extent of such works. You should wait for these further investigations and quotes to be undertaken prior to proceeding with the purchase. We have only summarised the urgent issues here and you should consider the report in its entirety:

Serious/Urgent Repairs

High damp meter readings were noted to the front bay walls, this is covered in more detail under 'Internal Walls and Partitions'.

The sub-floor ventilation to the ground floor is insufficient. As damp was noted the timbers will be at risk of rot and decay. The air vents will need to be increased to provide adequate ventilation through the sub-floor void.

Building regulations state that on upper floors, all rooms must be fitted with fire escape windows if they are not more than 4.5 meters above ground level (typical the first floor) unless the room has direct access to a protected stairway with fire doors. A fire escape window should open without obstruction to at least 0.33m² and at least 450mm high or 450mm wide. We noted that in areas the window openings were smaller than these requirements. You should consider either fitting fire resistant doors to all rooms leading on to the stairway or replace the windows with larger opening fire escape units.

We carried out tests for dampness using an electric moisture meter. High damp meter readings we recorded to the to the front bay. The timbers in contact with such dampness will be at risk of rot and decay. You should instruct a PCA Damp and Timber specialist to undertake further investigation of the walls and any timbers in contact with them and advise upon the costs of any remedial works. Once the works resolving the dampness have been carried out some repairs to the plaster and decorative finishes may be required.

As stated previously, we carried out testing for damp with a moisture meter and found areas of high damp to the front bay. As such the floor timbers in contact will be vulnerable to damp, decay and rot. These areas should be inspected by a PCA damp and Timber specialist.

The ventilation to the subfloor void is insufficient. As such the floor timbers will be at risk of damp, rot and decay. The air vents should be increased to allow adequate ventilation to pass through the sub floor void.

We suspect the internal doors are not fire-proof. 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.

We noted the consumer unit is of the older generation with replaceable cartridge fuses. These are now regarded as unsafe. Modern consumer units have RCD protection built in, which may quite literally save your life in the event of a fault. The old consumer unit should therefore be replaced with one to current standards by a qualified electrician. As the wiring to the property is of a similar age to the consumer unit it is likely some re- wiring will also be required.

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

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

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

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

Risks to Occupants

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

Windows- a lack of escapable windows.

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

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

Electrics- we are not aware of a current test certificate for the electrical services & there are some older electrical fittings which may be unsafe.

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

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

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 semi-detached house constructed over ground, first and second floors.

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

The property is of traditional construction, formed from cavity brickwork beneath a pitched roof. The extension has cavity masonry walls beneath a flat roof. The internal floors are of timber and concrete construction.

3.2 Approximate Age

We believe that the property was built around 1910.

We are unable to confirm when the extension was built.

3.3 Location

The property is in a residential 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.

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.

3.4 Accommodation

Ground-:	Living room, kitchen/dining room, utility room, WC.
First-:	Bedroom 1, bedroom 2, bathroom
Second-:	Bedroom 3 with ensuite shower room

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. Parking is available on the street, this is not restricted.

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 Roofs

The main roof is of pitched construction with a covering of artificial slates.

Serious/Urgent Repairs

Repairs/Improvements

There are a number of slates which are cracked and slipping slightly and these will require localised repairs by contractor.

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

Ok/General maintenance

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

General Advice and further information

Where the roofs have been replaced or 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.

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.

4.2 Other Roofs

The rear extension roof is flat with a covering of bituminous felt. The junction between the roof and wall is detailed in a lead flashing.

Serious/Urgent Repairs

Repairs/Improvements

The rear extension roof coverings are badly weathered and slightly torn. You should instruct a roofing contractor to undertake repairs.

Ok/General maintenance

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

General Advice and further information

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

The property is served by chimney stacks which are constructed from brickwork surmounted by clay chimney pots. There are lead flashings sealing the junctions with the roofs.

Serious/Urgent Repairs

Repairs/Improvements

The mortar pointing to the stacks' brickwork is slightly cracked, weathered and missing in places. The stacks should repaired and re-pointed.

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.

The lead flashings to the chimney stacks are 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.

Ok/General maintenance

Otherwise, the stacks had some minor cracking and general weathering, but overall appeared in satisfactory condition given its age and exposed location to the elements. These areas should be monitored going forward and maintained and repaired as required.

General Advice and further information

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 Rainwater Goods

The property has UPVC gutters and downpipes.

Serious/Urgent Repairs

Repairs/Improvements

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 downpipe to the front of the property discharges onto the ground around the base of the walls and this may result in internal dampness. This can also lead to erosion of the soil here causing instability in the ground and movement to the building.

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 gullys 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.

4.5 External Walls

The main and rear extension walls appear to be formed from cavity brickwork with an outer skin of brickwork and an inner skin which is likely to be formed of brickwork or blockwork. The walls on the rear of the property are smooth rendered. The base of the walls have a rendered plinth. The DPC was not visible but given the age and type of the property the walls are likely to contain a slate damp-proof course. This could not be confirmed. 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.

Serious/Urgent Repairs

- High damp meter readings were noted to the front bay walls, this is covered in more detail under 'Internal Walls and Partitions'.

  The sub-floor ventilation to the ground floor is insufficient. As damp was noted the timbers will be at risk of rot and decay. The air vents will need to be increased to provide adequate ventilation through the sub-floor void.

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. The walls should then be monitored and repaired as part of the periodic maintenance of the property going forward.

  The render to the front of the property generally appears to be in a satisfactory condition, however over time this can become cracked, hollow and lose its key which can cause issues such as internal dampness. Given the age of the render we would recommend that this is monitored as future repairs are likely to be necessary

  There is some minor cracking to some of the masonry windowsills and rendered window reveals, these will be a weakness for dampness to penetrate and these should be repaired.

  A number of the window sills and protruding masonry have inadequate drip grooves. Drip groves prevent water running down the face of the walls below. The drip grooves should be repaired/reinstated.

  The exterior cement render continues down to ground level. As such if it becomes cracked and porous it would bridge the damp-proof course and could result in internal damp penetration. The cement should have a channel cut in just above the damp-proof course and covered with a bell drip to divert rainwater away. Any plinths should finish below the DPC in order to prevent bridging.

  The mortar pointing to the parapet walls' brickwork is cracked and weathered in places. The parapets should repaired and re-pointed.

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.

The original rear walls at ground floor level have been removed as part of the extension works. We assume that the remaining brickwork to the above floors has been supported by steels, however we cannot confirm this as these areas were concealed. All we can say is that there are no signs of cracking or distortion to suggest there are any ongoing issues. Your solicitor should confirm adequate building regulation approval was obtained. As part of the approval the building control officer should have inspected the steels and calculations during construction.

General Advice and further information

The property is built upon shrinkable clay sub-soil. 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. 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.

Given the age of the property it is doubtful that the original walls' cavities were insulated when the property was built. We saw no indications that the cavities have had insulation retrospectively fitted either.

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

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. When windows and doors are replaced with modern materials such as UPVC a proper lintel should be installed to support the above load. Where replacements have previously been carried out, we cannot confirm whether lintels have been installed as these would be concealed in the structure. However, we saw no

significant cracking or distortion to the above brickwork which would suggest there is no adequate lintel.

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

The subject property has UPVC framed double-glazed windows. The front and rear door is formed from a UPVC unit with double-glazed panels. The other joinery comprises of timber fascia boards and soffit boards.

Serious/Urgent Repairs

- Building regulations state that on upper floors, all rooms must be fitted with fire escape windows if they are not more than 4.5 meters above ground level (typical the first floor) unless the room has direct access to a protected stairway with fire doors. A fire escape window should open without obstruction to at least 0.33m² and at least 450mm high or 450mm wide. We noted that in areas the window openings were smaller than these requirements. You should consider either fitting fire resistant doors to all rooms leading on to the stairway or replace the windows with larger opening fire escape units.

Repairs/Improvements

- We noted condensation between some of the double-glazing panes to the windows. As the seals around the glazing age they can deteriorate allowing moisture to enter and condensation to form given the right external conditions. Although there are some repairs such as drilling the glazing and injecting warm air, these are only a short-term fix and are generally ineffective. We would recommend that the panes are replaced altogether.

  The double glazed doors are rather old and as such you should plan for increased maintenance and the eventual replacement of the units.

  The other external joinery is badly weathered and rotting in parts this will require repair and redecoration.

Ok/General maintenance

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

General Advice and further information

- Any windows replaced 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.

  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. Although we noted no distortion or cracking to the brickwork around the heads of the replacement windows, we are unable to confirm that sufficient lintels or strengthened frames were installed when the replacement works took place.

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

4.7 Gardens and Boundaries

The front and rear boundaries are defined by brick walls and timber fencing. The front garden areas consist of concrete paving. The rear garden has concrete paving and a grass lawn.

Serious/Urgent Repairs

Repairs/Improvements

The boundaries to the front is cracked and badly weathered. This will require repair or replacement.

Ok/General maintenance

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

General Advice and further information

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

4.8 Other Areas

Serious/Urgent Repairs

Repairs/Improvements

Ok/General maintenance

General Advice and further information

5.0 Interior

5.1 Roof Space and Structures

The roof is formed of a conventional structure of timber rafters and purlins. We noted blanket insulation between the ceiling joists. We were not able to enter the roof space beyond the hatch as it was not safe to enter. As such only a limited head and shoulders inspection was possible from the hatch, there may therefore be defects present within the loft space which were not visible during our inspection.

Serious/Urgent Repairs

Repairs/Improvements

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

We did not see any ventilation provided to the roof space. As such the roof space may be at risk of condensation which could cause issues of damp, rot and decay to the timbers. We would therefore recommend that additional ventilation is provided.

The insulation within the roof space would not meet modern Building Regulations. We suggest that the insulation be upgraded to modern standards with a minimum depth of 270mm.

Some areas of damp staining were noted to the timbers, where accessible and tested with a moisture meter these now appear dry. The staining is likely to have been caused by leaks over the cause of the roof's life. We advise that the roof space be monitored for any future signs of dampness or decay of the timbers.

Ok/General maintenance

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

General Advice and further information

5.2 Ceilings

The ceilings throughout the property are variously formed of the older lath and plaster type and more modern plasterboard ceilings. The ceilings are finished in skimmed plaster, paint, lining paper and textured coatings.

Serious/Urgent Repairs

Repairs/Improvements

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

The lath and plaster ceilings are rather vulnerable and are slightly cracked in places. 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 cracking is an indication of the bond between the lath and plaster breaking down. Such ceilings will be at risk from both moisture and vibration. The ceilings currently seem to be stable, however if they are damaged or altered, they may become unstable. It is likely that re-plastering will be required in the medium term and if you are planning any decorations it would be wise to carry these out simultaneously.

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.

The condition of the ceilings was concealed by lining paper and we cannot comment upon such hidden areas. Such lining paper was commonly used to cover cracked or defective plaster. If you remove this paper you are likely to find some repairs and re-plastering are needed.

5.3 Internal Walls and Partitions

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

Serious/Urgent Repairs

We carried out tests for dampness using an electric moisture meter. High damp meter readings we recorded to the to the front bay. The timbers in contact with such dampness will be at risk of rot and decay. You should instruct a PCA Damp and Timber specialist to undertake further investigation of the walls and any timbers in contact with them and advise upon the costs of any remedial works. Once the works

resolving the dampness have been carried out some repairs to the plaster and decorative finishes may be required.

Repairs/Improvements

Some minor cracking to the older plastered finishes was noted throughout the property. This is not thought to be serious. These cracks are generally caused by normal building movement over the life of the building together with the deterioration of the plaster and its adhesion to the surface behind. Some repairs and decoration should be expected in the short term, with further re-plastering required in the longer term as the condition of the plaster worsens.

We noted a number of the doors do not sit squarely in their frames. This suggests some previous movement has affected the property, which is to be expected given its age.

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

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

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.

The paper finishes prevented us from inspecting the surfaces beneath. As such we are unable to comment upon these unseen areas. However, wallpaper is commonly used to cover up defective plaster. Should you remove the paper covering repairs and plastering maybe required. You should be warned that the use of steamers to remove such paper coverings may exacerbate the damage to the finishes beneath, and further plastering may be required.

Given the age and construction of the building it is fairly common for condensation to form on walls, this is because of poor ventilation and inadequate heating. In order to reduce the chances of condensation forming the heating and ventilation within the property should be carefully balanced so that any moisture laden air is removed without sustain too great a heat loss.

5.4 Floors and Floor coverings

The ground and first floors are of suspended timber construction. The floors to the extension are of concrete construction. The floors are covered with a variety of carpeted, tiled and laminated floor coverings. Given the vendors' floor coverings we were unable to inspect the covered floor structures and cannot confirm its construction or 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 advise that a PCA timber specialist be asked to report on the condition of the timbers when the structures are next exposed.

Serious/Urgent Repairs

- As stated previously, we carried out testing for damp with a moisture meter and found areas of high damp to the front bay. As such the floor timbers in contact will be vulnerable to damp, decay and rot. These areas should be inspected by a PCA damp and Timber specialist.

  The ventilation to the subfloor void is insufficient. As such the floor timbers will be at risk of damp, rot and decay. The air vents should be increased to allow adequate ventilation to pass through the sub floor void.

Repairs/Improvements

- 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.

Ok/General maintenance

- The floor coverings throughout the property are slightly worn and scratched but otherwise appeared in satisfactory condition.

General Advice and further information

- 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.

  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.

5.5 Internal Joinery

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

Serious/Urgent Repairs

- We suspect the internal doors are not fire-proof. 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.

Repairs/Improvements

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

Ok/General maintenance

- Otherwise, the internal joinery is slightly worn and scuffed, but 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.

  We did not note any woodworm, wood rot or other timber defects 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 an outbreak be discovered you should instruct a PCA damp and timber specialist.

5.6 Fireplaces, Flues and Chimney Breasts

The property contains a feature fireplace with an open fire. The remaining fireplaces and chimney breasts have been covered over.

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.

Ok/General maintenance

- Aesthetically, the fireplace appears to be in a satisfactory condition, however we cannot comment upon its working order.

General Advice and further information

- 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 renter the building higher up. All chimney flues you intend to use should be tested and if found to be defective re-lined.

  Prior to using the fireplace, the flue should be inspected and swept by a chimney sweep. Moving forward the flues should be swept annually. Any defects within the flues identified should be repaired immediately.

5.7 Kitchen and Utility Rooms

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

Serious/Urgent Repairs

Repairs/Improvements

- There is an inadequate mastic seal at the junction of the work surfaces. This should be renewed with fresh mastic.

Ok/General maintenance

- Otherwise, the kitchen and utility room fittings are modern and in a satisfactory condition throughout.

General Advice and further information

- Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes, or obscure dampness to the walls. You should be aware of this hidden risk.

5.8 Bathroom and Cloakrooms

The bathroom contain of a variety of modern sanitary fittings.

Serious/Urgent Repairs

Repairs/Improvements

- There is limited mechanical ventilation to the bathroom and we recommend an extractor fan is fitted to prevent a build up of condensation.

  The seals to bath are inadequate and should be stripped away and replaced with fresh mastic seals.

Ok/General maintenance

- Otherwise, the sanitary fittings are modern and generally appear to be in satisfactory condition.

General Advice and further information

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

5.9 Other Areas

Serious/Urgent Repairs

Repairs/Improvements

Ok/General maintenance

General Advice and further information

6.0 Services

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

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

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

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

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

6.1 Electrics

We found the electric meter and consumer unit (fuse box) in the under stairs cupboard.

Serious/Urgent Repairs

We noted the consumer unit is of the older generation with replaceable cartridge fuses. These are now regarded as unsafe. Modern consumer units have RCD protection built in, which may quite literally save your life in the event of a fault. The old consumer unit should therefore be replaced with one to current standards by a qualified electrician. As the wiring to the property is of a similar age to the consumer unit it is likely some re- wiring will also be required.

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

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

Repairs/Improvements

Ok/General maintenance

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.

6.2 Gas

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 under stairs cupboard.

Serious/Urgent Repairs

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

Repairs/Improvements

Ok/General maintenance

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

General Advice and further information

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

6.3 Heating and Hot Water

Heating is provided to the property by a combination boiler in the kitchen. The heating comprises a traditionally pumped hot water system with radiators linked by copper pipes.

Serious/Urgent Repairs

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

Repairs/Improvements

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

Ok/General maintenance

- 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.

6.4 Water Supply and Plumbing

A mains water supply is provided to the property. Where accessible the internal pipework appeared to be in copper and plastic. There is a water meter located in the pavement. We found the stopcock in the under the kitchen sink. 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.

Serious/Urgent Repairs

-

Repairs/Improvements

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

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

- We did not note the presence of any lead pipework during our inspection, however 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. As there may be hidden lead pipes within the structure or behind fixtures and fittings or covered by stored items, we cannot confirm there is none present to these areas. Exposure to lead can be harmful to our health. If you are particularly concerned, 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.

6.5 Drainage

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 and is located to the rear of the property. 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.

Serious/Urgent Repairs

Repairs/Improvements

- The soil vent pipe is open and unprotected and without a proper end terminal or cage. Improvements are required here.

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.

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.

6.6 Other Services

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.

The property does not benefit from having an intruder alarm installation. You may wish to consider installing one. This would also likely lower the insurance premium.

We noted no external security lighting to the property. We would recommend that security lighting fitted with motion sensors is fitted to the property as this can provide a strong deterrent to intruders as well as visiting foxes.

Serious/Urgent Repairs

Repairs/Improvements

Ok/General maintenance

General Advice and further information

7.0 Other Matters

7.1 Asbestos and Hazardous Materials

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.

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.

The artificial slates covering the main roof 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.

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.

7.2 Thermal Insulation and Energy Efficiency

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

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

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

Given the age of the property the walls are unlikely to contain insulation and this will reduce their thermal efficiency. This may have been retro-fitted, if not you should consider installing insulation to the wall cavity.

7.3 Japanese Knotweed and Other Non-Native Invasive Plants

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.

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

7.4 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.

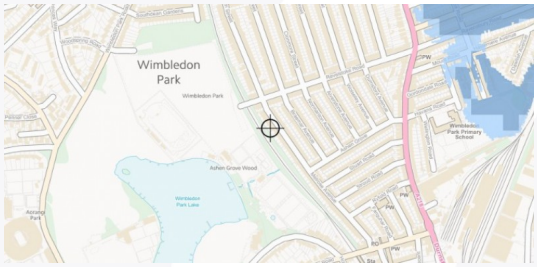
River flooding occurs when a river or stream is unable to take on water draining into it from surrounding land. The additional water causes the water to risk above its banks or retaining structures and subsequently flows onto the land. Sea flooding is due to the accumulation of water along the coast 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 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.

For further information see the Gov.uk website:
https://flood-warning-information.service.gov.uk/long-term-flood-risk/map



Rivers and Seas

Surface Water

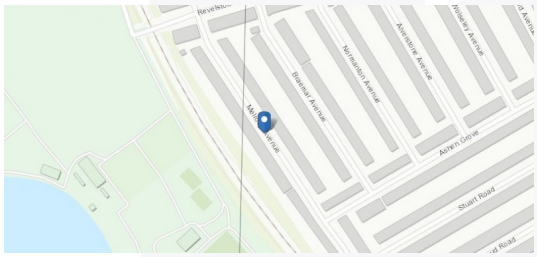
7.5 Radon Risk

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.

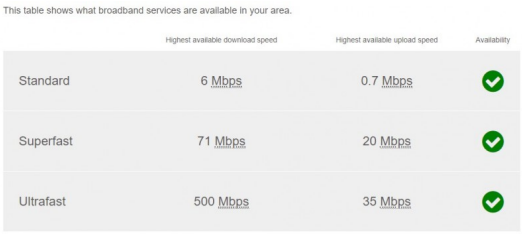
The “UK Radon” map shows that the property is located in a low risk area for radon.



Radon Map

7.6 Broadband Speeds and Mobile Coverage

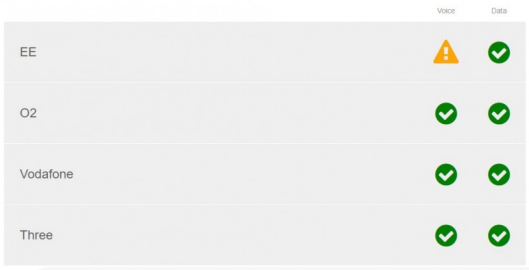
We have checked the availability of both broadband speeds and mobile coverage on the OFCOM website. This is shown in the tables below:



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

	Highest available download speed	Highest available upload speed	Availability
Standard	6 Mbps	0.7 Mbps	✓
Superfast	71 Mbps	20 Mbps	✓
Ultrafast	500 Mbps	35 Mbps	✓

Broadband Speeds



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

Mobile Coverage

8.0 Legal Matters

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

8.1 Listed Buildings and Conservation Areas

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

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

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

8.2 Regulations

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

the rear extension works, the re-roofing, any damp treatments that may have been undertaken, the double glazing installation, the installation of the boiler, the removal of the internal walls and the internal alterations and structural openings.

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

8.3 Guarantees and Warranties

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

8.4 Other Items for your Legal Adviser

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

During the course of our inspection we noted that the neighbouring loft conversion works may have fallen under the Party Wall etc Act 1996. Therefore, the vendor or their processors intitle should have been served with notice

and potentially a Party Wall Award agreed for the works. Your solicitor should confirm that this is the case. We would be happy to comment upon any Party Wall documentation provided to your solicitor.