NOVELLO

CHARTERED SURVEYORS

HOME LEVEL REPORT

Mayfair
13 Hanover Square,
Mayfair, London,
W1S 1HN
020 3343 8501

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

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

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

Brighton
8-9 Ship St,
Brighton
BN1 1AD
01273 977294

Hampshire
Ancells Business Park,
Harvest Crescent,
Fleet, GU51 2UZ
01252 268 038

West Yorkshire
2 Infirmary Street,
Leeds,
LS1 2JP
01134 790 222

RICS Regulated by RICS

novellosurveyors.co.uk
info@novellosurveyors.co.uk

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

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Address

Prepared for

Survey Date 2nd November 2024

Prepared by Novello Admin

Date of issue

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Contents

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.

We offer a premium and detailed service and our aim is to hold your hand through the whole process. Following the report, we will be on hand to explain the findings and answer any questions you may have.

We 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

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

1.5 Scope of Instruction

The scope of the instruction is to inspect the subject property and provide a 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

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

The rainwater goods, windows and walls on the left elevation could not be inspected and therefore we cannot comment on such areas.

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

We were not able to enter the roof space beyond the hatch as access was restricted. 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.

Given the vendors' fitted floor coverings we were unable to inspect the floor structure and cannot comment on any hidden defects. We would therefore advise that these are inspected when the structures are next exposed.

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

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

1.7 Terminology

The 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:

Condition Rating 3- Serious/Urgent Repairs

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

Condition Rating 2- 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.

Condition Rating 1- 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, in our opinion, 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:

The lead flashings to the porch roof are old, worn and weathered, The felt covering to the rear extension roof is rather weathered and the granular finish is worn, its replacement should be budgeted for in the medium to long term.

The cement mortar base (flaunchings) which secure the chimney pots in place are loose and are missing in places.

There is some staining to some of the joints to the gutters and downpipes, The downpipe to the front porch has become disconnected.

There is some cracking to the bay window especially at the junction with the main wall, We would advise a structural engineer inspect the front bay prior to exchange to confirm if the movement is progressive.

The mortar pointing to the brickwork is cracked, weathered and missing in places, There is some minor cracking to the brickwork externally.

The double glazed windows do not benefit from trickle vents, A number of the handles and hinges are stiff.

The surfaces around the base of the rear extension wall has been finished in an impermeable covering.

The cement roof panels to the garage may contain asbestos, The glazing to the garage does not appear to be toughened glass.

The underlay is taught 'tightly laid' beneath the roof covering.

There are areas of minor cracking to the plasterboard ceilings.

High damp meter readings were recorded to some of the internal walls and partitions, Past movement cracking can be seen to the side wall in bedroom two, There are some minor cracks and damage to the plastered finishes in several places, We noted a number of the doors do not sit squarely in their frames.

The timber floors are not entirely level and move and creak underfoot.

High damp meter readings were recorded to the chimney breasts in bedroom one.

There is no mechanical ventilation to the bathroom.

We are unaware of any up to date test certificates for the electrics, gas or heating system.

As previously mentioned, high levels of dampness were recorded to the wall in bedroom three, we suspect this is due to a leak within the water tank system.

The soil vent pipe is broken, has some defective leaking joints and is open and unprotected and without a proper end terminal or cage.

Risks to Occupants

Garage- risk of asbestos materials and lack of safety glass.

Internal Joinery- unsafe balustrades.

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

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

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

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

3.0 General Description

3.1 Description of the Property

All further reference throughout this report to left or right-hand sides assumes the reader is standing facing the front elevation.

The property is a detached house constructed over ground and first floors. There is the benefit of a single storey rear extension.

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

The internal floors are of timber construction. The extension has cavity masonry walls beneath a pitched roof.

3.2 Approximate Age

We believe that the property was built around 1934.

We understand the rear extension works were completed 2002-2003.

3.3 Location

The property is in a suburban area, surrounded by similar residential properties.

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

3.4 Accommodation

Ground Floor-:	Kitchen, Living Room, Dining Room, Study, Shower Room
First Floor-:	Bedroom 1, Bedroom 2, Bedroom 3, Bathroom

3.5 Outside Areas, Outbuildings and Parking

The property has the benefit of a garden.

The property benefits from a driveway and a single garage.

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

3.6 Tenure

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

4.0 Exterior

4.1 Roofs - Condition Rating 2

The main roof is pitched with a covering of plain clay tiles.

The porch canopy roof is pitched with a covering of plain clay tiles. The junction between the porch canopy roof and the wall is detailed in a lead flashing.

The rear extension roof is of mansard construction, with plain clay tiles to the pitched section, and bituminous felt to the central flat section. The roof features one roofing.

The lead flashings to the porch canopy roof are old, worn and weathered.

The felt covering to the rear extension roof is rather weathered and the granular finish is worn. You should monitor the internal areas over the coming years for any signs of damp ingress, with replacement budgeted for in the medium to long term.

The tile fillet and felt flashing junction detail on the rear extension is substandard when compared to a lead flashing.

If left, these defects could lead to leaks.

Works of repair are required by a roofing contractor in the short to medium term. You may wish to obtain quotations for these issues now.

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

Where the roofs have been replaced, 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 10-20 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.

The weather at the time of inspection was dry and therefore we could not observe rainfall on the roof to ensure it discharges into the rainwater goods properly. With any flat roof there is a risk that if there is an insufficient drainage slope, water could collate on the roof, this is known as ponding. Ponding can be responsible for decreasing the lifespan of traditional roof coverings. You should monitor the roof for any signs of excessive water collating.

Photo 2

4.2 Chimney Stacks - Condition Rating 3

The property is served by a chimney stack constructed from brickwork. The stack has clay chimney pots. There are lead flashings sealing the junctions with the roofs.

High levels of dampness were recorded within the plaster-work to the chimney breast within bedroom one. This indicates dampness is entering either through the flaunching, or the rear lead flashing (gutter back). Whilst the repairs to the flaunching are undertaken, it is advised the flashings are inspected for any signs of where water ingress my occur.

The cement mortar base (flaunchings) which secure the chimney pots in place are loose and are missing in places. If left, these defects could lead to leaks. Works of repair are required by a roofing/building contractor in the short term. You may wish to obtain quotations for these issues now.

Otherwise, the stack had some minor cracking and general weathering, but, in our opinion, appeared overall 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.

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.

The chimney stacks are at risk of weathering due to their exposed location. Constant wetting can also cause the sulphates in the masonry to attack the mortar; thereby causing horizontal expansion cracks through the mortar joints, as a result of ‘sulphate attack’. The chimney stacks that are most at risk are the tall slender flue stacks. These stacks are highly exposed to the elements as opposed to the thicker stacks, which consist of multiple flues. The stack(s) should be monitored over time. You may consider strapping or lowering the stacks in due course.

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

4.3 Rainwater Goods - Condition Rating 2

The property has UPVC gutters and downpipes.

There is some staining to some of the joints to the gutters and downpipes, suggesting that these may leak. This should be monitored for signs of leaks during rainfall.

The downpipe to the front porch has become disconnected. This may allow dampness and staining to the wall

below. You should instruct a contractor to reconnect the downpipe in the immediate term.

Otherwise, in our opinion 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.

The rainwater goods take many thousands of litres of water each year. 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 internal dampness. The joints in the system should be checked regularly for leaks and the gutters and gullys should be inspected for any blockages.

4.4 External Walls - Condition Rating 3

The main and rear extension walls appear to be formed from cavity brickwork. We could see signs that the walls are likely to contain a plastic and bituminous damp-proof course. A damp-proof course prevents water rising up through the walls, which would otherwise result in internal dampness.

There is some cracking to the bay window especially at the junction with the main wall. Although this is not uncommon in bay windows and in a property of this age, we did note that the external wall following repointing has cracked and reopened slightly, and cracking can be seen to the internal wall which has been re-plastered. We are unable to confirm from our single inspection whether or not this movement is ongoing and serious. Typically, the foundations of the bay window will be to a different depth than to the main walls of the property. We would advise a structural engineer inspect the front bay prior to exchange to confirm if the movement is progressive.

The mortar pointing to the brickwork is cracked, weathered and missing in places.

There is some minor cracking to the brickwork externally, although we do not believe this to be serious.

If left, these defects could lead to issues such as dampness and further cracking.

Works of repair are required by a contractor in the short to medium term. You may wish to obtain quotations for these issues now.

Otherwise, although slightly weathered, in our opinion, the walls generally appear to be in a satisfactory condition, with no significant defects visible.

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

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

building movement.

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

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. As part of the approval the building control officer should have inspected the steels and calculations during construction. Your soliciotr should confirm if building regulation approval was obtained for this work.

We are unable to confirm if the cavity walls are insulated and you may wish to instruct a specialist to inspect the walls to confirm this. Caution should be exercised when installing cavity insulation as if this is done poorly it can lead to dampness and condensation issues. You should therefore use a reputable specialist.

Cavity wall ties are used to connect the two skins of masonry together and prevent them from moving independently from each other. In our opinion, we did not note any signs of cavity wall tie failure during our inspection; however, you should periodically monitor the walls for any signs of movement or cracking.

Photo 3 - Cracking to front bay.

Photo 4 - Cracking to front bay.

4.5 Windows - Condition Rating 2

The subject property has UPVC framed double-glazed windows.

The double glazed windows do not benefit from trickle vents. Trickle vents are slots or grates set into the window frames which allow a low level of passive ventilation when the windows are closed. They can help reduce the risks of condensation forming. Although it is possible to retrospectively install trickle vents this normally voids any warranty the windows would have had.

A number of the handles and hinges are stiff. If left, these defects could lead to condensation.

Works of repair are required in the short term. You may wish to obtain quotations for these issues now.

Otherwise, although slightly weathered, in our opinion, the windows generally appear to be in a satisfactory condition, with no significant defects visible.

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.

4.6 External Doors - Condition Rating 2

The front and rear doors are formed from UPVC with double-glazed panels.

High levels of dampness were noted to the left-hand side of the rear door reveal. Although this is likely due to the drainage gully, its was noted the seal to the door is a rather poor condition.

If left, these defects could lead to internal dampness.

Works of resealing are required in the short term. You may wish to obtain quotations for these issues now.

Otherwise, although slightly weathered, in our opinion, the doors generally appear to be in a satisfactory condition, with no significant defects visible.

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.

4.7 Other Joinery (Fascias, Soffits, etc.) - Condition Rating 1

The other joinery comprises of UPVC fascia boards and soffit boards.

Although slightly weathered, in our opinion, the other joinery generally appear to be in a satisfactory condition, with no significant defects visible.

Where the more recent UPVC joinery has been installed this may conceal the old timber joinery which might be

rotten and decayed and you should be mindful of this risk.

There is a risk that the external joinery as reported may conceal some older asbestos materials. Asbestos was commonly used as part of the external joinery (fascias, soffits, gable ends etc.) and often rather than properly removing and disposing of it, it is merely covered or painted over making it difficult to identify. You should be mindful of this hidden risk next time the joinery is disturbed or replaced.

4.8 Gardens and Boundaries - Condition Rating 2

The boundaries are defined by timber fencing and hedging. The garden areas consist of grass lawns, brick paving and paving. The garden areas consist of grass lawns, brick paving and paving.

The garden contains a shed, it is beyond the scope of our instructions to comment upon such temporary structures.

The surfaces around the base of the rear extension wall across the kitchen has been finished in an impermeable covering, restricting drainage. This may be contributing to the dampness found to the door reveal. If no defects are found to the gully, French drainage may be required across the paving.

Otherwise, although slightly worn and overgrown, in our opinion, the garden and boundaries, generally appear to be in a satisfactory condition, with no significant defects visible.

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.

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

4.9 Other Areas - Condition Rating 3

The property benefits from a garage which is constructed from pre-cast concrete panels beneath a flat asbestos sheet roof.

The cement roof panels may contain asbestos. If these become damaged or disturbed they will become a risk to the occupants.

The glazing to the garage does not appear to be toughened glass.

Further investigation are required by a asbestos consultant in the immediate term, with repairs to the window in the short term. You may wish to obtain quotations for these issues now.

Otherwise, although slightly weathered, in our opinion, the garage generally appear to be in a satisfactory condition, with no significant defects visible.

The electrical services to the garage should be tested by a qualified electrician alongside the electrics to the property.

5.0 Interior

5.1 Roof Space and Structures - Condition Rating 2

The roof is formed of a conventional timber frame. The undersides of the roof coverings are lined with a breathable membrane. There is insulation between the ceiling joists.

It was not safe to enter the roof space fully, therefore only a limited inspection could be made from the loft hatch. There may be further defects which were not visible during our inspection.

The underlay is taught (tightly laid) beneath the roof covering. Although rather common with new roof covering, this may lead to issues of condensation overtime, especially if solar panels are installed. The underlay will require monitoring moving forward for any signs of sporing.

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

5.2 Ceilings - Condition Rating 2

The ceilings throughout the property are formed of older style lath and plaster and plasterboard with a finish of skimmed plaster, paint and lining paper.

There are areas of minor cracking to the plasterboard ceilings.

Works of repair are required by a contractor in the short term. You may wish to obtain quotations for these issues now.

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

Cracks in plastered ceilings are commonly caused by movement of the floor above, the general ageing of the material and loss of adhesion over time and normal shrinkage of the material. Regular minor repairs and redecoration will be required and the cracking may re-occur over time.

We anticipate that minor shrinkage cracking will occur over time and some filling and redecoration is likely to be required.

The condition of the ceilings was concealed by lining paper and we cannot comment upon the areas behind. If you remove this paper you are likely to find some repairs and re-plastering are needed.

5.3 Internal Walls and Partitions - Condition Rating 3

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

As shown in the photos below, high damp meter readings were recorded to some of the internal walls and partitions.

Past movement cracking can be seen to the side wall in bedroom two. Although we do not believe this to be serious, the structural engineer should also inspect the cracking, and we believe this should require some re-plastering works and monitoring moving forward.

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

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

Works of repair are required by a contractor in the term. You may wish to obtain quotations for these issues now.

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

Some of the original partitions have been removed to alter the layout. It is likely that these would have been 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 in our opinion, there is insufficient signs of cracking or visible deflection to the structure to suggest that this is not the case.

The old lath and plaster finishes to the walls are old and vulnerable to cracking and failure. If the finishes are disturbed, then patch repairs will be required. In the medium to longer term we suspect more large scale re-plastering will be required.

Photo 5 - Damp to side wall, bedroom three below water tank.

Photo 6 - Cracking to corner, bedroom two.

Photo 7 - Damp below front door window sill.

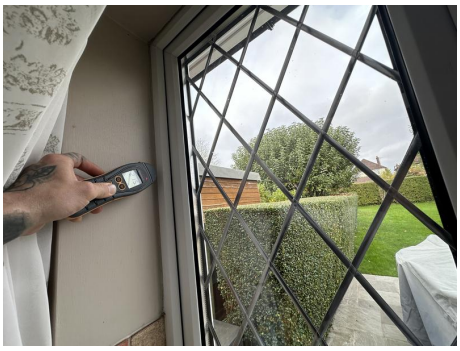


Photo 8 - Damp to side of kitchen window.

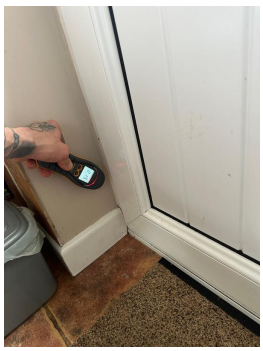


Photo 9 - Damp to rear door reveal.

Photo 10 - Cracking above bay window.

5.4 Floors and Floor coverings - Condition Rating 2

The floors are of suspended timber construction.

The floors are covered with carpet, tiling and laminated 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.

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.

Otherwise, although slightly worn, in our opinion, the floor coverings generally appear to be in a satisfactory condition, with no significant defects visible.

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. 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.

Where the tiling is laid onto timber flooring this can result in flexing and movement of the floor which can cause cracking to the tiling or grouting.

5.5 Internal Joinery - Condition Rating 3

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

The gaps between the balustrades to the landing are too wide. These would not meet modern Building Regulations and are a safety hazard to young children who could fall between the gaps.

The glazed panels to the living room and study are not marked as safety glass/toughened glass, which may be hazardous if someone fell into them

There are signs of minor shrinkage/movement cracking to the joinery and paintwork.

If left, these defects could lead to a health and safety issue.

Works of repairs are required by a contractor in the short term. You may wish to obtain quotations for these issues now.

Otherwise, although slightly weathered, in our opinion, the internal joinery generally appear to be in a satisfactory condition, with no significant defects visible.

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

5.6 Fireplaces, Flues and Chimney Breasts - Condition Rating 3

The property has the benefit of a feature fireplace to the living room.

It would appear that some of the chimney breasts have been removed.

High damp meter readings were recorded to the chimney breasts in the bedroom and this indicates that there may be an issue with external chimney stacks or hidden flues.

Aesthetically, the fireplace and chimney breast, in our opinion, appears to be in a satisfactory condition, however, we cannot comment upon its working order.

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 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.

The removal of the chimneys would have required building regulation approval. Your solicitor should confirm this was obtained.

Photo 11 - Damp to bedroom one chimney breast.

5.7 Kitchen and Utility Rooms - Condition Rating 2

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

The kitchen units, although rather worn, are in a satisfactory condition. You may wish to upgrade the appliances, redecorate the units and replace the work tops in due course.

Whilst we have not tested their working order, the appliances appear to be worn.

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.

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.

The seals surrounding the worktops should be renewed regularly to prevent any leakages that may cause rot.

5.8 Bathroom and Cloakrooms - Condition Rating 2

There are a range of modern sanitary fittings.

There is no automatic mechanical ventilation to the bathroom. If left, these defects could lead to further dampness and associated damage and the build-up of condensation mould.

Works to improve mechanical ventilation are required by a contractor in the short term. You may wish to obtain quotations for these issues now.

Otherwise, although slightly worn, in our opinion, the bathroom fittings generally appear to be in a satisfactory condition, with no significant defects visible.

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 leaks and the seals should be kept in good order and re-sealed regularly.

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

The electrical shower should be tested alongside the electric services by a qualified electrician to ensure it remains in a safe working order.

5.9 Other Areas - Not Inspected

N/A

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 provide contact details. We would always recommend having these additional tests as faulty wiring, leaking plumbing or blocked drains can often go unidentified resulting in costly repairs.

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 - Condition Rating 3

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

We are unaware of any up to date test certificates for the electrics.

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.

If no up to date electrical test certificate can be provided, you should instruct a qualified electrician to inspect and test the electrical appliances and wiring before proceeding further with the purchase.

If left, these defects could lead to a health and safety risk.

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

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.

6.2 Gas - Condition Rating 3

The property has the benefit of a mains gas supply which serves the hob.

The gas meter is in the outside box.

We are not aware of a current test certificate for the gas services.

If left, these defects could lead to a health and safety issue.

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

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 - Condition Rating 3

Heating is provided by a gas fired boiler in the study. The hot water is produced by the boiler and stored in a hot water cylinder in the bedroom two cupboard.

The heating comprises a series of radiators linked by pipework.

We are unaware of when the heating system was last tested.

If left, these defects could lead to the property being poorly heated.

Otherwise, the heating system was on at the time of inspection and, in our opinion, appeared to be functioning. We have not undertaken any tests of the system and cannot confirm its full working order.

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 property's 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 two 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.

You should be aware that the unvented hot water cylinder installed in the property is a pressurised container and will require regular maintenance just like a gas boiler. An annual check is vital to ensure your safety and must be carried out by a qualified engineer.

6.4 Water Supply and Plumbing - Condition Rating 2

A mains water supply is provided to the property.

Where accessible the internal pipework appeared to be in copper.

We found the stopcock in the under the kitchen sink. You should ensure that the stopcock is kept accessible so that it can be accessed in the event of an emergency to cut the water supply off.

As previously mentioned, high levels of dampness were recorded to the wall in bedroom three. We suspect this is due to a leak within the water tank system above. You should instruct a contractor to inspect the system in the immediate term.

Some of the pipework appears to be stained.

Where visible, the plumbing system appeared to be rather old and whilst we have not tested we anticipate it may need upgrading in the coming years.

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

6.5 Drainage - Condition Rating 2

We were able to partly inspect the underground drainage via the inspection chamber to the side driveway, which gave us a very limited view of the system. We could not access the inspection chambers to the side of the rear extension as they could not be lifted.

The soil vent pipe is broken, has some defective leaking joints and is open and unprotected and without a proper end terminal or cage.

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 extension works to the subject property may have required a build over agreement with the local water authority. A build over agreement is a seal of approval from the water authority when building works are carried out over or near a public sewer. The agreement gives assurance that the works have given the sewer the correct clearance from the new foundations. It also ensures that sufficient access to the sewer is maintained so that cleaning or repair works can be carried out if necessary. It also gives certainty of these facts to anyone looking to buy your property, should you come to sell. Your solicitor should confirm with the vendor if a build over agreement was entered into for the extension works.

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 - Not Inspected

There are no other services to report upon under this section.

7.0 Other Matters

7.1 Thermal Insulation and Energy Efficiency

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

We have reviewed the Energy Performance Certificate (EPC) and there are no obvious 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.

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.

The property has double glazed units which will provide superior levels of insulation.

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

As from the 1st April 2018 the Minimum Energy Efficiency Standards (MEES) require any properties rented out in the private rented sector to normally have a minimum energy performance rating of E on an Energy Performance Certificate (EPC). The regulations came into force for new lets and renewals of tenancies with effect from 1st April 2018 and for all existing tenancies from 1st April 2020. Please be aware that EPC ratings are calculated using the then current standards. As these standards change frequently it is not set in stone that the property would receive the same EPC rating if assessed again. If you plan to let the property and this is of concern to you, we suggest you seek further advice from an Energy Assessor.

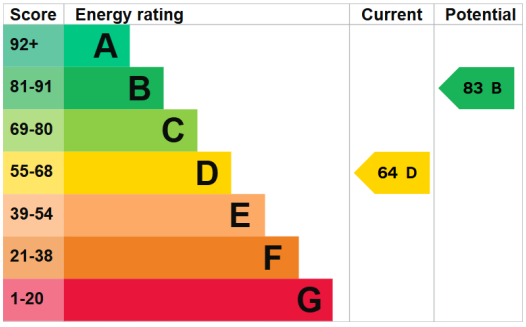


Photo 12

7.2 Environment Matters

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.

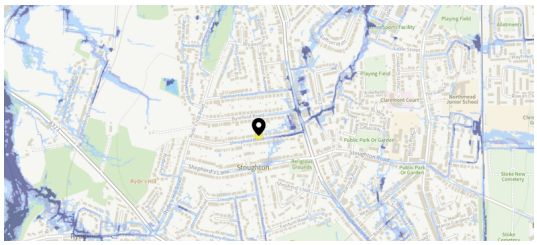
Flooding-

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

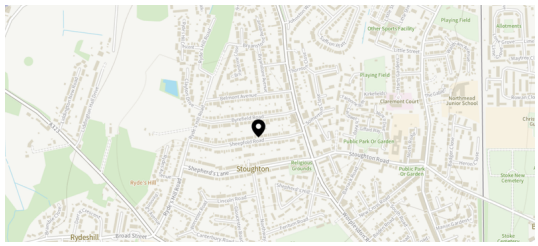
The risk of flooding from rivers and seas is classified as very low.

Radon-

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



Surface



Rivers

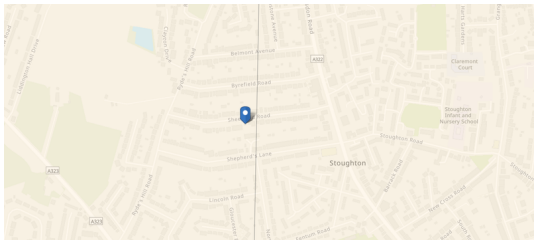


Photo 15

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 Guildford Borough Council

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

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

8.2 Regulations

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

-the rear extension works,
-the removal of the chimney stack,
-the removal of the internal chimney breasts,
-the re-roofing of main roof,
-any cavity wall insulation,
-any cavity wall tie installation work,
-the double glazing installation,
-the installation of the electrical system,
-the removal of the internal walls,
-the internal alterations and structural openings,
-any underpinning or structural repair work and
-the hot water cylinder.

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 or HETAS. 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.

The extension works to the subject property may have required a build over agreement with the local water company. Your solicitor should confirm with the vendor if a build over agreement was entered into for the extension works.

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 previous cavity wall tie replacement work, any previous cavity wall insulation treatment, the replacement bay window installation, the double glazing installation, the electrical system, the gas installation, the white goods and appliances, the boiler and central heating system, the hot water cylinder and any underpinning or structural repair work have any guarantees or certificates. It should be confirmed whether these can be transferred to you.

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

8.4 Other Items for your Legal Adviser

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

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

You should enquire with the vendor as to whether they are aware of any asbestos containing materials in the property or if any such materials have been covered over or removed.