



Landlords Decent & Safe Home Review

FORMING PART OF SURVEY REPORT REF 2788

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PROPERTY SAMPLE SURVEY
NOT FOR DISTRIBUTION
EXAMPLE TEXT ONLY
AB12 3CD

SURVEY DATE 1 Sep 2018

REF 2788

This review is a summary to help you identify matters which need your attention to ensure your property is safe for tenants. More detail is included in the full report from which this summary has been prepared, which will help you to consider what works may be necessary

RPSA
Residential Property
Surveyors Association

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<p>1.Damp and Mould</p>	<p>Description : This category covers threats to health associated with increased prevalence of house dust mites and mould or fungal growths resulting from dampness and/or high humidities. It includes threats to mental health and social well-being which may be caused by living with the presence of damp, damp staining and/or mould growth.</p> <p>Surveyor Observations :-</p> <p>Condensation : High levels of condensation within the property are a consequence of a lack of mechanical ventilation in the bathroom/shower room/kitchen. The property is inadequately ventilated, which is leading to high levels of condensation. This will affect decorations and can impact on the health of occupants. It is recommended that additional ventilation is provided throughout the property and that consideration is given to the installation of extractor fans and positive input ventilation. See section 5.8.</p> <p>Penetrating : No issue noted by surveyor Cold Bridging : No issue noted by surveyor Rising Damp : No issue noted by surveyor</p>
<p>2.Excess Cold</p>	<p>Description : A healthy indoor temperature is around 21°C. Although cold is not generally perceived until the temperature drops below 18°C a small risk of adverse health effects begins once the temperature falls below 19°C. Serious health risks occur below 16°C with a substantially increased risk of respiratory and cardiovascular conditions. Below 10°C the risk of hypothermia becomes appreciable, especially for the elderly.</p> <p>Surveyor Observations :-</p> <p>Window Draughts : Poorly fitting windows are creating draughts. See section 4.5.. Door Draughts : the front door fits poorly allowing draughts to affect the property. See section 4.5. Window Draughts : No issue noted by surveyor Lack of Heating : No issue noted by surveyor</p>
<p>3.Excess Heat</p>	<p>Description : As temperatures rise, thermal stress increases, initially triggering the body's defence mechanisms such as sweating. High temperatures can increase cardiovascular strain and trauma, and where temperatures exceed 25°C, mortality increases and there is an increase in strokes. Dehydration is a problem primarily for the elderly and the very young.</p> <p>Surveyor Observations :-</p> <p>Location : No issue noted by surveyor Construction : No issue noted by surveyor Glazing : No issue noted by surveyor Ventilation : No issue noted by surveyor Inappropriate heating : No issue noted by surveyor</p>

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<p>4.Asbestos</p>	<p>Description : The health risks from asbestos exposure are associated with inhalation. Use of asbestos was banned in the UK in 1999 but you can still find it in many properties. Landlords should assume that asbestos is present in all pre-2000 buildings. If it's in good condition and not damaged or disturbed then it shouldn't present a risk. Risks from ingestion and skin contact are minimal. Manufactured Mineral Fibres (MMF) include rockwool and glass fibre blanket, which provide thermal and acoustic insulation. MMF are skin, eye and respiratory irritants, and there have been isolated reports of respiratory problems and dermatitis associated with exposure to MMF in the home.</p> <p>Surveyor Observations :-</p> <p>Garage Roof : The roof to the garage is of cement based sheets and may contain asbestos. Asbestos should not be drilled, sanded or removed without protective equipment and/or specialist advice. See section 3.2.</p> <p>Insulation : Insulation materials present in the roof may be made from a material that could contain asbestos. They should not be disturbed or removed without further investigation. See section 5.1.</p> <p>Shed Roof : No issue noted by surveyor Textured finishes : No issue noted by surveyor Flues : No issue noted by surveyor Floor tiles : No issue noted by surveyor Soffits : No issue noted by surveyor Boiler cupboard : No issue noted by surveyor</p>
<p>5.Biocides</p>	<p>Description : Biocides are intended to prevent growth or development of insects, fungi, moulds and bacteria, or kill those already present. The potential for harm to human health varies depending on the particular biocide. The main health risk is from inhalation, although skin contact and ingestion may also be an issue, particularly for small children.</p> <p>Surveyor Observations :-</p> <p>Timber treatment : Chemicals have recently been applied to timbers within the property, and fumes have not fully dissipated. See section 5.1.</p> <p>Mould treatment : No issue noted by surveyor Pest treatment : No issue noted by surveyor</p>

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<p>6. Carbon Monoxide</p>	<p>Description : At high concentrations carbon monoxide can cause unconsciousness and death. The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 require that a carbon monoxide alarm is installed in any room containing a solid fuel burning appliance.</p> <p>Surveyor Observations :-</p> <p>Carbon Monoxide Alarm : The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 require that a carbon monoxide alarm is installed in any room containing a solid fuel burning appliance. No alarm was found to be present in the living room.</p> <p>Ventilation : There is a lack of ventilation to the boiler cupboard which could increase the risk of a build-up of carbon monoxide.</p> <p>Appliances : No issue noted by surveyor Flues : No issue noted by surveyor</p>
<p>7. Lead Pipes</p>	<p>Description : Lead is a heavy metal, which, when ingested accumulates in the body, and has toxic effects on the nervous system, cognitive development and blood production. Continual exposure at low levels has been shown to cause mental retardation and behavioural problems in children. Lead pipes should be replaced with plastic or copper alternatives. Flaking or loose lead paint should be safely removed and any remaining paint covered with a new coat of paint.</p> <p>Surveyor Observations :-</p> <p>Paint : Old paintwork within the property could contain lead. Over-painting it may present less risk than removing it, but if removing it then relevant safety precautions should be taken. See section 4.5.</p> <p>Water main : No issue noted by surveyor Pipes : No issue noted by surveyor</p>
<p>8. Radiation</p>	<p>Description : Radon gas, the most common form of natural radiation, is the second most important cause of lung cancer after smoking, and most radon exposure occurs at home. Risk estimates suggest that up to one in 20 cases of lung cancer in the UK can be attributed to residential radon exposure, and this figure will be higher in some areas. This amounts to around 3,000 lung cancer deaths per year, of which 1,000 are in non-smokers. High concentrations of radon can usually be dissipated by increasing underfloor ventilation and adding house "positive pressure" systems.</p> <p>Surveyor Observations :-</p> <p>Radon : No issue noted by surveyor</p>

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<p>9. Uncombusted Fuel Gas</p>	<p>Description : Fuel gases can cause asphyxiation, the most likely cause being from faulty appliances. The Gas Safety (Installations and Use) (Amendment) Regulations 2018 deal with landlords' duties to make sure gas appliances, fittings and flues provided for tenants are safe, and require that an annual gas safety check is carried out within 12 months of the installation of a new appliance or flue and annually thereafter by a Gas Safe Registered engineer. Failure to provide the CP12 Gas Safety Certificate is a criminal offence.</p> <p>Surveyor Observations :-</p> <p>Smell of Gas : No issue noted by surveyor Appliance : No issue noted by surveyor</p>
<p>10.VOC</p>	<p>Description : Volatile Organic Compounds - Care should be taken not to confuse the source of the odour with other problems, such as faulty gas appliances, and to eliminate sources which may have been introduced by the occupier.</p> <p>Surveyor Observations :-</p> <p>Liquids and solvents : Paints, glues and solvents present at the property may contain VOC components. See section 7.1.</p> <p>Foams : No issue noted by surveyor Timbers : No issue noted by surveyor</p>
<p>11.Crowding and Space</p>	<p>Description : Within a dwelling there should be sufficient space for the separation of different household activities, either by physical separation or by a clearly defined space within a larger space. The degree of separation is partly dependent on the number of people who can be expected to share the space, and whether or not they are expected to be part of the same household.</p> <p>Surveyor Observations :-</p> <p>Overcrowding : There is evidence of overcrowding the property, which may result in a moisture burden above that which the dwelling was designed for.</p> <p>Lack of sufficient space : No issue noted by surveyor</p>
<p>12.Entry by Intruders</p>	<p>Description : The dwelling should be capable of being secured against unauthorised entry, which will both delay and deter intruders and will make the occupants feel safer. The design of the building and its curtilage should include clearly defensible space. The use of window locks or deadlocks, burglar alarms, security lights and window grilles reduce risk of an occurrence considerably. Spy holes and chains on entrance doors can help.</p> <p>Surveyor Observations :-</p> <p>Doors : Locks on the external doors are insufficient to reduce the risk of unauthorised entry. Door viewers and chains should be added to external doors to increase security for the occupants.</p> <p>Location : No issue noted by surveyor Windows : No issue noted by surveyor Security : No issue noted by surveyor</p>

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<p>13.Lighting</p>	<p>Description : The layout of the dwelling, particularly living rooms and kitchens, and of recreation space, should allow access for sunlight. Basement and sub-ground level rooms can pose particular problems, and there should be sufficient adequate open space outside the window to allow for adequate light penetration. Artificial light is particularly important where domestic tasks require adequate light, for example in the kitchen over worktops, sinks and cookers.</p> <p>Surveyor Observations :-</p> <p>Lack of Light : No issue noted by surveyor Intrusive external light : No issue noted by surveyor Lack of windows : No issue noted by surveyor</p>
<p>14.Noise</p>	<p>Description : Noise in the home is a common complaint; a national noise attitude survey found that one in three people said that environmental noise disturbed their home lives to some extent.</p> <p>Surveyor Observations :-</p> <p>External : The glazing installation is unlikely to provide adequate protection from external noise sources such as the main road to the front.</p> <p>Noisy installations : No issue noted by surveyor Construction : No issue noted by surveyor Insulation : No issue noted by surveyor</p>
<p>15.Domestic Hygiene</p>	<p>Description : This category covers hazards which can result from poor design, layout and construction such that the dwelling cannot be readily kept clean and hygienic, access into, and harbourage within, the dwelling for pests and inadequate and unhygienic provision for storing and disposal of household waste.</p> <p>Surveyor Observations :-</p> <p>Maintenance : The kitchen storage facilities are in a poorly maintained condition, increasing the risks of pest infestations, and preventing them from being properly cleaned.</p> <p>Condition : No issue noted by surveyor Design : No issue noted by surveyor</p>

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<p>16.Food Safety</p>	<p>Description : Kitchen facilities should be in a properly designed room or area, laid out so as to make safe and hygienic preparation and cooking of food easy, so reducing the risk of food poisoning and promoting safe practice.</p> <p>Surveyor Observations :- Inadequate storage : No issue noted by surveyor Inadequate preparation area : No issue noted by surveyor Refuse : No issue noted by surveyor</p>
<p>17.Personal Hygiene, Sanitation and Drainage</p>	<p>Description : This category covers threats of infection and threats to mental health associated with personal hygiene, including personal washing and clothes washing facilities, sanitation and drainage.</p> <p>Surveyor Observations :- Washing facilities : No issue noted by surveyor Sanitation : No issue noted by surveyor</p>
<p>18.Water Supply</p>	<p>Description : Legionnaires' disease is a potentially fatal form of pneumonia caused by the inhalation of small droplets of contaminated water containing Legionella. All man-made hot and cold water systems are likely to provide an environment where Legionella can grow.</p> <p>Surveyor Observations :- Uncovered water tank : The absence of a lid fitted to the cold water storage tank in the roof space could allow water to become contaminated with pests and other debris. See section 6.3. Legionella : No issue noted by surveyor Drinking water : No issue noted by surveyor Water softener : No issue noted by surveyor</p>
<p>19.Falls associated with baths etc</p>	<p>Description : Baths and showers should be stable and securely fitted, provide for slip resistance and incorporate safety features such as handles or grab rails and side positioning of taps and waste controls. The layout of a bathroom and of the appliances should allow for ease of use of each appliance, including sufficient functional space to enable users (including an adult assisting a child) to be able to undress, dry themselves and dress without increasing the likelihood of a fall.</p> <p>Surveyor Observations :- Safety Features : The lack of fixed grab rails and handles in the shower cubicle increases the risk of slips and falls. Insecure Fitting : No issue noted by surveyor Slip Risk : No issue noted by surveyor Layout : No issue noted by surveyor</p>

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<p>20. Falling on level surfaces where the level changes less than 300mm</p>	<p>Description : Effective drainage of surface water is important for outdoor paths and yards to reduce the chances of occurrences because of ponding of water, and in adverse weather, patches of ice. Each room and part of a dwelling should have sufficient space and be laid out so as to allow for the carrying out of appropriate tasks and manoeuvres without increasing the chances of a slip. Adequate lighting will enable users to identify any obstructions and any trip steps or projecting thresholds.</p> <p>Surveyor Observations :- Lighting : No issue noted by surveyor Surface water : No issue noted by surveyor Condition : No issue noted by surveyor</p>
<p>21. Falling on stairs where the level change is greater than 300mm</p>	<p>Description : Accidents are nearly twice as likely on stairs consisting of straight steps with no winders or intermediate landings. The length of flight of stairs or of slopes may increase the seriousness of the outcome by increasing the possible distance of a fall.</p> <p>Surveyor Observations :- Pitch : The pitch angle of the stairs is greater than 42deg, increasing the risk of falls. Flight length : No issue noted by surveyor Step variation : No issue noted by surveyor Handrails/lighting/coverings : No issue noted by surveyor</p>
<p>22. Falling between levels</p>	<p>Description : The ease of opening windows, the distance they can be opened, the height of the sill and the design of the opening light will all have a bearing on the possibility of an occurrence. Guarding (e.g. balustrade) should be provided to balconies and landings to prevent falls.</p> <p>Surveyor Observations :- Unsafe windows : No issue noted by surveyor Guarding : No issue noted by surveyor Glazing : No issue noted by surveyor</p>

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<p>23.Electrical Hazards</p>	<p>Description : It is the Landlord's responsibility to ensure that the electrical installation and appliances provided by the landlord are safe when the tenancy begins and are in proper working order throughout the tenancy. For all HMOs (not just licensable HMOs) there is an obligation to have fixed electrical installations in every HMO inspected and tested at intervals not exceeding 5 years by a qualified electrician. A certificate must be obtained. The Electrical Safety Council now recommends in that for ANY rented property inspections/tests of the installation by a qualified electrician are carried out at least every 5 years or on a change of tenancy. They recommend portable appliance testing (PAT) of any portable electrical appliances which the landlord provides under the tenancy are safe at the point of letting, and at periodic intervals after that.</p> <p>Surveyor Observations :-</p> <p>Tampering : There is evidence that the electrical supply to the property has been tampered with or that there has been other intrusion into the installation by non-competent individuals. See section 6.1.</p> <p>Broken/unsafe fittings : No issue noted by surveyor No certification : No issue noted by surveyor</p>
<p>24.Fire Hazards</p>	<p>Description : Landlords must ensure that there is at least one smoke alarm on every storey of their properties and a carbon monoxide alarm in any room containing a solid fuel burning appliance. And the landlord must make sure that the alarms are in working order at the start of each new tenancy. Landlords must carry out a Fire Risk Assessment which should be periodically reviewed, and ensure that escape routes are kept clear and accessible. Advice can be obtained from your local Fire and Rescue Service. The Fire and Rescue Authority Issue alterations, enforcement or prohibition notices for failures to adequately ensure fire safety, and failure to comply with such a notice can result in unlimited fines and up to 2 years imprisonment.</p> <p>Surveyor Observations :-</p> <p>Fire Walls : No issue noted by surveyor Means of Escape : No issue noted by surveyor Appliances : No issue noted by surveyor Clothes drying facilities : No issue noted by surveyor Fire fighting equipment : No issue noted by surveyor Detectors : No issue noted by surveyor Emergency lighting : No issue noted by surveyor Construction : No issue noted by surveyor</p>

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<p>25.Flames, hot surfaces etc.</p>	<p>Description : Around 50% of severe burn and scald injuries to young children happen in the kitchen. The most common items involved in these accidents are cups and mugs of hot drinks, kettles, teapots, coffee pots, saucepans, cookers and chip pans and deep fryers.</p> <p>Surveyor Observations :-</p> <p>Hot water : No issue noted by surveyor Hot surfaces : No issue noted by surveyor Kitchen layout : No issue noted by surveyor</p>
<p>26.Collisions and entrapment</p>	<p>Description : Window opening lights should not project over pathways to obstruct the passage of those using the path. Doors and windows should be maintained in repair, with particular attention to items such as sash cords, to avoid increasing the risk of an occurrence. Self-closers on doors should be adjusted so as not to cause over-vigorous closing. Safety glazing should be provided in doors and windows in vulnerable locations.</p> <p>Surveyor Observations :-</p> <p>Openings over pathways : A window over the pathway to the left side open outwards and increase the risk of injury by collision.</p> <p>Doors and windows : No issue noted by surveyor Low ceilings/doors/windows : No issue noted by surveyor</p>
<p>27.Explosions</p>	<p>Description : The Gas Safety (Installations and Use) (Amendment) Regulations 2018 deal with landlords' duties to make sure gas appliances, fittings and flues provided for tenants are safe, and require that an annual gas safety check is carried out within 12 months of the installation of a new appliance or flue and annually thereafter by a Gas Safe Registered engineer. Failure to provide the CP12 Gas Safety Certificate is a criminal offence and landlords can face fines of up to £6000 or 6 months in prison for failure to provide this material to their tenants.</p> <p>Surveyor Observations :-</p> <p>Gas tanks : No issue noted by surveyor Gas supply : No issue noted by surveyor Gas appliances : No issue noted by surveyor Hot water : No issue noted by surveyor</p>

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<p>28.Position and operability of amenities</p>	<p>Description : The layout of the dwelling and in particular the kitchen and bathroom should be such as to make use convenient and easy, as well as safe, and should facilitate cleaning.</p> <p>Surveyor Observations :-</p> <p>Controls/switches/sockets/handles : The design of the window handles in the kitchen are inconvenient and increase the risk of strain injuries.</p> <p>Bathing facilities : No issue noted by surveyor Worktops and storage : No issue noted by surveyor</p>
<p>29.Structural Collapse and Falling Elements</p>	<p>Description : Landlords have a duty to maintain their properties in a proper and safe condition and should regularly inspect them to identify unsafe features which could result in harm.</p> <p>Surveyor Observations :-</p> <p>Collapse : There is a threat of collapse of the entire roof which is likely to lead to serious injury of any occupants. See section 4.2.</p> <p>Structural movement : No issue noted by surveyor Loose materials : No issue noted by surveyor Disrepair : No issue noted by surveyor</p>



BUY-TO-LET SURVEY REPORT

INCLUDING CONDITION and HEALTH & SAFETY REVIEW

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SURVEY DATE 1 Sep 2018

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The format of this Mi BUY-TO-LET SURVEY REPORT is consistent with the guidance note requirements for a Survey Level 2 as defined by RICS Surveys of Residential Property 3rd edition May 2016

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4.2	Roof Coverings		2
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4.5	Windows and External Doors		1
4.6	External Joinery and Finishes		1
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5	Inside of the Property	Condition Rating
5.1	Roof spaces	1
5.2	Ceilings	1
5.3	Walls	1
5.4	Floors	1
5.5	Chimney Breasts, Fireplaces and Flues	NA
5.6	Built-In Fittings	1
5.7	Internal Joinery	1
5.8	Bathroom and Sanitary Fittings	1
6	Services	Condition Rating
6.1	Electricity	HS
6.2	Gas/Oil	1
6.3	Water	3
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6.5	Drainage	1
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7	External Elements	Condition Rating
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1.1 - About the survey and the report

Introduction

This report is for the private and confidential use of the client named in the report and for whom the survey is undertaken, and for the use of their professional advisors, and should not be reproduced in whole or in part or relied upon by Third Parties for any purpose without the express written authority of the Surveyor.

This report is not an assessment under the Housing Health & Safety Rating System.

A full fire risk assessment has not been conducted and you are advised to carry out an assessment. You should follow the guidance provided by the Local Authorities Coordinators of Regulatory Services (LACORS) in https://www.cieh.org/library/Knowledge/Housing/National_fire_safety_guidance_08.pdf

Special rules apply for Houses in Multiple Occupancy (HMOs) as defined by the Housing Act 2004 and you should contact the relevant local authority who may require that you apply for a licence. This report has not considered factors affecting HMOs other than in reviewing general health and safety matters.

What this report tells you;

- about the construction of the property.
- about the condition of the property on the date it was inspected.
- about health and safety issues which could be taken into account where an assessment was being conducted under the Housing Health & Safety Rating System.
- any limitations that the surveyor experienced during the course of the inspection.
- the nature of any significant defects that were found.
- whether more enquiries or investigations are needed.

What this report does not tell you;

- the market value of the property or matters that will be considered when a market valuation is provided.
- the cost of reconstructing the property in the event of the destruction of all or part of it.
- about the nature or condition of any part of the property that is/was specifically excluded from the inspection by prior arrangement, not accessible or visible using normal and accepted surveying practices, or not accessible or visible for health or safety reasons
- about any minor defects that would be anticipated in a property of the type and age being inspected - the nature of such minor defects will vary between property types.
- details of defects that would normally be categorised as wear and tear or which would normally be dealt with as a matter of routine maintenance.
- the report is not an asbestos inspection under the Control of Asbestos Regulations 2012.
- any advice on subjects that are not covered by the report. If you need further advice you must arrange for it to be provided separately.
- the condition of services (heating, plumbing, electrics, drains etc.) other than can be determined from a visual inspection and when checking them by operating them in normal everyday circumstances.
- about sound insulation or noise



1.2 - How the survey is carried out

General

The surveyor carefully and thoroughly carries out a visual and non-invasive inspection of the inside and outside of the main building and all permanent outbuildings, from various points within the boundaries of the property and from public areas such as footpaths and open spaces, without entering neighbouring private property unless permission had been expressly granted, recording the construction and defects (both major and minor) that are evident.

This inspection is intended to cover as much of the property as is reasonably physically accessible. Where this is not possible an explanation is provided in the relevant sections of the report.

High level features are inspected, either from points within the property using binoculars, a ladder, or other equipment, where safe to do so. A ladder may be used to view areas not visible from the ground where those areas are no more than 3 metres from ground level.

The surveyor does not force or open up the fabric, or take action where there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, wardrobes, and/or roof spaces, moving of personal possessions, removing secured panels and/or hatches or undoing electrical fittings.

The under-floor areas are inspected only where there is safe and clear access.

Flat roofs are not walked upon less defined walkways are clearly present.

This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

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

Services

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use.

This visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue.

Intermittent faults of services may not be apparent on the day of inspection.

This report only comments on mains services, including electricity, gas, oil, water, heating and drainage. All other services and domestic appliances are excluded from the inspection including audio-visual, satellite, cable, Internet, communications, fridges, freezers, cookers, dishwashers, washing machines and other appliances.

Smoke alarms are not tested.

If any services (such as the boiler or mains water) are turned off, they are not turned on for safety reasons and the report will state that to be the case.



1.2 - How the survey is carried out (contd)

Outside

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas, for example shared hallways and staircases. Roof spaces are only entered if access is available within the individual subject property.

The surveyor also identifies drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than through their normal operation in everyday use.

For safety reasons, drainage inspection chambers in communal areas are not lifted.

Hazardous substances, contamination and environmental issues

Unless otherwise expressly stated in the report, the surveyor assumed that no harmful or dangerous materials or techniques have been used in the construction of the property. However, the surveyor will advise in the report if, in his view, there is a likelihood that harmful or dangerous materials have been used in the construction and specific enquiries should be made or tests should be carried out by a specialist.

The surveyor carries out limited Internet research about contamination or other environmental dangers where such information is publicly and freely available. If the surveyor suspects a problem, he/she recommends further investigation. See also section 3.3.

The Surveyor does not comment upon the possible existence of noxious substances, landfill or mineral extraction, or other forms of contamination other than in a general sense if information is available.

Asbestos

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012.

With flats which have common areas, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan, which you should ask to see. The surveyor does not consult the dutyholder.



1.2 - How the survey is carried out (contd)

Consents, approvals and searches

The surveyor is entitled to assume that the property is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the property or affect the reasonable enjoyment of the Property. The surveyor is entitled to assume that all planning, building regulations and other consents required in relation to the Property have been obtained. The surveyor does not verify whether such consents have been obtained. Any enquiries should be made by the client or the client's legal advisers. Drawings and specifications were not inspected by the Surveyor unless otherwise previously agreed. The surveyor is entitled to assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the Property, nor its condition, its use or its intended use, is or will be unlawful.

Legal matters

The surveyor does not act as 'the legal adviser' and does not comment on any legal documents.

If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to check whether there is a warranty covering replacement windows).

The report has been prepared by the Surveyor, who has the skills, knowledge and experience to survey and report on the property. The statements and opinions expressed in the report are expressed on behalf of the Surveyor, who accepts full responsibility for these. The report is provided for the use of the client(s) named on the front of the report and the Surveyor cannot accept responsibility if it is used, or relied upon, by anyone else. Nothing in these terms removes your right of cancellation under the Consumer Contracts Regulations 2013. If the property is leasehold, the Surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given towards the back of the report.



1.3 - Condition Ratings

The report applies 'condition ratings' to the major parts of the main building, associated habitable structures, and other structures present. The property is broken down into separate elements, and each element has been given a condition rating 1, 2, 3, HS or NI - see more on definitions below.

To help describe the condition of the home, condition ratings are given to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.

The condition ratings are described:-

Condition Rating 1

Only minor or cosmetic repairs, or no repairs at all are currently needed. Normal maintenance must be carried out.

Condition Rating 2

Repairs or replacements are needed but these are not considered to be serious or urgent

Condition Rating 3

These are defects which are either serious and/or require urgent repair or replacement or where it is felt that further investigation is required (for instance where there is reason to believe repair work is needed but an invasive investigation is required to confirm this). A serious defect is one which could lead to rapid deterioration in the property, or one where the building element has failed or where its imminent failure could lead to more serious structural damage. You should obtain quotes for additional work where a condition rating 3 is given, prior to exchange of contracts.

Condition Rating HS

These are actual, or potential, health and safety related matters that require your immediate attention. **Failure to attend to these issues could result in serious injury or death.** In many cases it will require specific testing of services such as electricity or gas to confirm that they are safe to use, but in other instances it may relate to actual, or perceived, risks of falls or other hazards.


It is recommended that that these matters are treated as urgent and should be attended to as soon as possible after receipt of this report and prior to any exchange of contracts.


NI


Not inspected. Indicates an element of the property that could not be inspected due to some restriction of access or view.

NA


Not applicable - this element is not present at the property or is included within another section of the report.

	Section - 1.4/1.5 - Additional Information for this Survey
Conflicts of Interest	<p>A conflict of interest is anything that impedes or might be perceived to impede an individual's or firm's ability to act impartially and in the best interest of a client.</p> <p>There are no known relevant conflicts of interest</p>
Specific Exclusions	<p>Areas which are excluded from the inspection and report by prior arrangement</p> <p>There are no areas of the property excluded from the extent of the inspection</p>

	Section 2 Property information 2.1 - About the property
Persons Present	<p>One of the property owners was present for the duration of the survey and provided some information about the property and its' history. Although it is assumed that this information is true and accurate, no verification was carried out. You are therefore advised to confirm the accuracy of any such information prior to exchange of contracts.</p>
General Construction Information	<p>THIS SAMPLE REPORT HAS BEEN CREATED TO PROVIDE AN EXAMPLE OF THE TYPE OF INFORMATION THAT MAY BE INCLUDED IN YOUR Mi BUY-TO-LET SURVEY REPORT. THE INFORMATION AND IMAGES INCLUDED IN THIS REPORT HAVE BEEN ASSEMBLED FROM A RANGE OF PROPERTIES OF DIFFERENT TYPES, STYLES AND AGES, AND TEXT HAS BEEN ALTERED AND SHORTENED SO AS TO DEMONSTRATE THE RANGE OF DETAIL THAT MAY BE INCLUDED IN INDIVIDUAL REPORTS. DETAILS THAT IDENTIFY THE EXAMPLE PROPERTIES HAVE BEEN REDACTED, REMOVED OR ALTERED.</p> <p>The semi detached property is believed to have been originally constructed in around the 1950's or 60's though the exact date is unconfirmed. The seller believed that the construction date may have been in the 1930's. The main walls are of brick-faced cavity construction. The roof is pitched and covered with interlocking concrete tiles. The windows have PVC frames with double glazing. The floors are of suspended timbers. The front of the house faces in a generally southerly direction. Room descriptions used in this report are based on those given on the plan included. Orientation (left-right, back-front) used in this report is based on the viewer standing at the road side of the property with their back to the road and facing the property.</p>
Council Information	<p>Information available on the Council planning website suggests that the original planning application for the property was made in 2009 and that no further applications are shown on the website.</p>
Listing	<p>The property is not listed.</p>
State of the property when inspected	<p>The property was occupied by tenants, habitable and fully furnished. All connected services were operational.</p>
Summary of mains services	<p>Gas Electricity Water Drainage (assumed)</p>

Weather Conditions	At the time of the survey the weather was dry and warm, approximately 18-22°C, after a period of wet weather, preceded by an extended period of very warm and dry weather.																
Local Authority	The property is within the area of Anytown District Council.																
Conservation / AONB / National Parks	The property is not within a conservation area. The property is not within a National Park. The property is not within an Area of Outstanding Natural Beauty.																
Heating	A full central heating system is installed with a gas fired condensing boiler supplying hot water to radiators throughout the property. At the time of survey the boiler was activated and seen to be operating. The boiler was not inspected in detail and should be examined by a Gas Safe engineer in accordance with the manufacturers guidance.																
Outside facilities	There is a single garage.																
Renewable Energy Services	There are solar water heating panels installed on the left side of the roof pitch.																
Broadband Service	<p>Checks on the Ofcom website show that download speeds of up to 43Mb per second may be available. You are advised to confirm what services are available at the property prior to exchange of contracts and to ensure that these are suitable for your personal needs and requirements.</p>  <p>The screenshot shows the Ofcom broadband checker interface. It includes a heading 'View broadband availability', a small instruction to enter a postcode, a redacted area for the postcode, and a table of available services. The table has three columns: 'highest available download speed', 'highest available upload speed', and 'Availability'. The 'Standard' service is available with 13 Mbps download and 1 Mbps upload. The 'Superfast' service is available with 43 Mbps download and 8 Mbps upload. The 'Ultrafast' service is not available, indicated by a red 'X'.</p> <table border="1" data-bbox="667 1585 1189 1787"> <thead> <tr> <th></th> <th>highest available download speed</th> <th>highest available upload speed</th> <th>Availability</th> </tr> </thead> <tbody> <tr> <td>Standard</td> <td>13 Mbps</td> <td>1 Mbps</td> <td>✓</td> </tr> <tr> <td>Superfast</td> <td>43 Mbps</td> <td>8 Mbps</td> <td>✓</td> </tr> <tr> <td>Ultrafast</td> <td>—</td> <td>—</td> <td>✗</td> </tr> </tbody> </table> <p style="text-align: center;">Ofcom broadband checker</p>		highest available download speed	highest available upload speed	Availability	Standard	13 Mbps	1 Mbps	✓	Superfast	43 Mbps	8 Mbps	✓	Ultrafast	—	—	✗
	highest available download speed	highest available upload speed	Availability														
Standard	13 Mbps	1 Mbps	✓														
Superfast	43 Mbps	8 Mbps	✓														
Ultrafast	—	—	✗														

Tenure	The property is understood to be of freehold tenure and with vacant possession but your conveyancer should confirm this to be the case.
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	<p>Section 2 Property information</p> <p>2.2 - Summary and Issues</p>
<p>This section is a summary of matters that are of particular interest but you should consider ALL information contained in this report.</p>	
<p>General</p>	<p>The property was found to be in an average condition for its' type and age, with no significant structural defects apparent. It has suffered from a certain amount of a lack of maintenance, but this has not resulted in any significant defects developing.</p>
<p>Main Issues</p>	<p>1. Investigate the cause of an area of wet paving at the front of the property adjacent to the water meter. See section 6.3.</p>
<p>Dampness Background Information</p>	<p>Dampness can be categorised in a number of ways:-</p> <p>Rising dampness is where a damp proof course within the walls is ether not present, has failed, or has been bridged. It is where ground based moisture rises up a wall to a maximum height of 1m.</p> <p>Penetrating dampness is where moisture penetrates from outside through a wall. It is usually caused by some failure, or defect, such as leaking gutters or worn brickwork.</p> <p>Cold bridging is where cold spots are created, for example, at the base of walls, often due to the proximity to another cold surface, such as a solid floor. Internal airborne moisture is then attracted to the cold spots.</p> <p>Condensation is moisture produced by washing, cooking and bathing etc., carried by the air as vapour, and which settles on colder surfaces, often around windows or on cold walls and ceilings, resulting in stains and mould growth. It is often present where there is a lack of good ventilation, heating and insulation.</p> <p>Although, due to the construction, it was not possible to obtain moisture meter readings inside the property, no evidence of associated defects, such as stains or odours, was seen to indicate that dampness is likely to be present.</p>

<p>Structural</p>	<p>Structural movement can be categorised in a number of ways:-</p> <p>Subsidence occurs when the ground below the house shrinks, swells, is washed away, or fails for some other reason. Common causes include leaking drains and water pipes, tree roots long dry spells after heavy rains, and local defects such as mining. It typically exhibits as diagonal tapered cracks caused by part of the building falling into the weaker ground.</p> <p>Settlement usually occurs in the years following construction of a building or extension due to consolidation of the supporting soil due to the loads imposed by the structure.</p> <p>Differential settlement occurs when different parts of the building settle at different rates causing cracking of foundations and walls, or separation of extensions and window bays.</p> <p>Other types of structural movement can be caused by failure of supporting structures such as lintels over doors and windows, beams, especially older timber frame houses, and removal of supporting walls, windows or chimney breasts.</p>
<p>Health & Safety related matters</p>	<p>No evidence of recent inspection of the electrical installation was available at the time of the survey. You should consult your legal advisors to request any relevant information from the sellers of the property.</p>




2.3 - External Photographs



Front



Right side and rear

 2.4 - Summary of Accommodation									
	Reception Rooms	Bedrooms	Bath/ Shower	Sep WC	Kitchen	Utility	Conservatory	Other	Integral Garage
First Floor		3	2						
Ground Floor	1			1	1				
The approximate living area of the property, excluding outbuildings, is 97m ² (1050ft ²)									



2.5 - Floorplan



Floorplan

Floorplan for illustrative purposes only. Not to scale. Not to be used for estimating or measuring purposes



2.6 - Energy Performance

The Energy Performance Certificate (EPC) is obtained from the publicly accessible national database where one has been lodged. There is no requirement for an EPC to be prepared for some property types, for example, listed buildings. The surveyor considers the contents of the EPC and provides information about energy efficiency measures that could be implemented.

The Energy Performance Certificate (EPC) for the property, which was not prepared by me, shows a current efficiency rating of 85, band B. The potential rating is given as 86, band B. However the description of the property given in the EPC may not accurately reflect the actual construction and/or installations and cannot, therefore, be considered as a good guide of the current or potential energy efficiency.

The property benefits from wall insulation (assumed), roof insulation, a modern boiler, efficient heating controls and solar water heating panels.

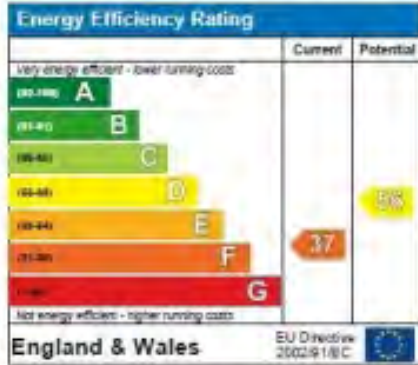
Before commencing any work you should ensure that all statutory permissions have been obtained for any changes you wish to make to your property.

It is understood that the property is not subject to a Green Deal financing loan for energy efficiency improvements.

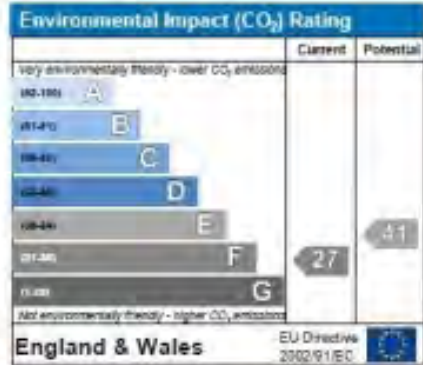
Energy Performance Certificate

Dwelling Type: Semi-detached house
 Date of Assessment: 25/04/2008
 Date of Certificate: 25/04/2008
 Reference Number: [REDACTED]
 Total Floor Area: 82 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	669 kWh/m ² per year	479 kWh/m ² per year
Carbon dioxide emissions	8.3 tonnes per year	5.9 tonnes per year
Lighting	£70 per year	£36 per year
Heating	£877 per year	£445 per year
Hot water	£135 per year	£125 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingstrust.org.uk/myhome



Section 3 - Conveyancing, Health & Safety and Environmental Matters

3.1 - Conveyancing Related Matters

Extensions & Alterations	<p>Extensions: None noted Conservatory: None noted Loft Conversion: None noted New Boiler: None noted Wall Removal: None noted Log Burner Installation: None noted Electrical Circuits: None noted Renewables: None noted Drainage: None Noted</p>
Access & Rights of way	<p>No issues were noted by the Surveyor.</p>
Easements & Wayleaves	<p>In simple, but non-legal terms, an easement is the right of one landowner to make use of another nearby piece of land for the benefit of his own land. An example may be that of a right of way across land belonging to someone else to gain access to a garage or gate. A wayleave is a right for someone (usually a utility company) to take pipes, wires or cables across another's land. Nothing was seen at the site which suggested that such rights may exist, but you should check with your legal advisor who will have seen any relevant documentation.</p>
Property Let	<p>The property is let to tenants and you can should confirm the nature of the tenancy agreement under which they occupy the property.</p>
Tree Preservation Orders	<p>No issues were noted by the Surveyor.</p>
Party Wall Award	<p>No issues were noted by the Surveyor.</p>
Drainage	<p>No issues were noted by the Surveyor.</p>

<p>Boundaries and Title Deeds</p>	<p>The Land Registry holds a map, called the Title Plan, which is the Government's official register of the location of a property. Although it shows the boundaries of the property, normally in a red line, they are only an indication of the location of the boundaries and are not specific or highly accurate. The line drawn on the plan may be 1 mm wide at a scale of 1:1250, giving an accuracy of significantly less than 1 metre on the ground. In most cases this is the only official recognition of the boundaries of a property.</p> <p>As such, it is impossible to determine whether a fence or wall is in the correct place. However, during the course of the survey an inspection was conducted to identify any obvious features which could suggest that the boundaries are not consistent with the general line identified on the title plan.</p> <p>No issues were noted by the Surveyor and the boundaries defined around the site were found to be broadly consistent with those identified on the title plan.</p> <p>However, to the rear of the property the boundary is not clearly defined, and it must be anticipated that neighbours may inadvertently stray over the boundary line.</p> <p>No detailed measurements were taken to establish the precise location of any boundary, and, if concerned, you should seek further advice from a boundary dispute specialist, particularly if planning to make alterations that might be immediately adjacent to, or affect, the boundaries. Determining the precise location of a boundary can be a very lengthy and expensive process, and can result in disputes arising between neighbours.</p> <p>Similarly, the Land Registry title documents rarely indicate who is responsible for the maintenance, repair or replacement of a particular boundary fence or wall. And although existing neighbours may believe that an arrangement is officially recorded, it is usually the case that no such information is given within the title plan or register, and that most boundary fences and walls are of shared responsibility.</p> <div data-bbox="659 1084 1193 1482" data-label="Image"> </div> <p style="text-align: center;">Boundary to the garage side is not fully defined</p>
<p>Common and Shared Areas</p>	<p>No issues were noted by the Surveyor.</p>

3.2 Landlords Decent & Safe Home (DASH) Review

This review is a summary to help you identify matters which need your attention to ensure your property is safe for tenants. More detail is included in the full report from which this summary has been prepared, which will help you to consider what works may be necessary

<p>1.Damp and Mould</p>	<p>Description : This category covers threats to health associated with increased prevalence of house dust mites and mould or fungal growths resulting from dampness and/or high humidities. It includes threats to mental health and social well-being which may be caused by living with the presence of damp, damp staining and/or mould growth.</p> <p>Surveyor Observations :-</p> <p>Condensation : High levels of condensation within the property are a consequence of a lack of mechanical ventilation in the bathroom/shower room/kitchen. The property is inadequately ventilated, which is leading to high levels of condensation. This will affect decorations and can impact on the health of occupants. It is recommended that additional ventilation is provided throughout the property and that consideration is given to the installation of extractor fans and positive input ventilation. See section 5.8.</p> <p>Penetrating : No issue noted by surveyor Cold Bridging : No issue noted by surveyor Rising Damp : No issue noted by surveyor</p>
<p>2.Excess Cold</p>	<p>Description : A healthy indoor temperature is around 21°C. Although cold is not generally perceived until the temperature drops below 18°C a small risk of adverse health effects begins once the temperature falls below 19°C. Serious health risks occur below 16°C with a substantially increased risk of respiratory and cardiovascular conditions. Below 10°C the risk of hypothermia becomes appreciable, especially for the elderly.</p> <p>Surveyor Observations :-</p> <p>Window Draughts : Poorly fitting windows are creating draughts. See section 4.5.. Door Draughts : the front door fits poorly allowing draughts to affect the property. See section 4.5. Window Draughts : No issue noted by surveyor Lack of Heating : No issue noted by surveyor</p>
<p>3.Excess Heat</p>	<p>Description : As temperatures rise, thermal stress increases, initially triggering the body's defence mechanisms such as sweating. High temperatures can increase cardiovascular strain and trauma, and where temperatures exceed 25°C, mortality increases and there is an increase in strokes. Dehydration is a problem primarily for the elderly and the very young.</p> <p>Surveyor Observations :-</p> <p>Location : No issue noted by surveyor Construction : No issue noted by surveyor Glazing : No issue noted by surveyor Ventilation : No issue noted by surveyor Inappropriate heating : No issue noted by surveyor</p>

<p>4.Asbestos</p>	<p>Description : The health risks from asbestos exposure are associated with inhalation. Use of asbestos was banned in the UK in 1999 but you can still find it in many properties. Landlords should assume that asbestos is present in all pre-2000 buildings. If it's in good condition and not damaged or disturbed then it shouldn't present a risk. Risks from ingestion and skin contact are minimal. Manufactured Mineral Fibres (MMF) include rockwool and glass fibre blanket, which provide thermal and acoustic insulation. MMF are skin, eye and respiratory irritants, and there have been isolated reports of respiratory problems and dermatitis associated with exposure to MMF in the home.</p> <p>Surveyor Observations :-</p> <p>Garage Roof : The roof to the garage is of cement based sheets and may contain asbestos. Asbestos should not be drilled, sanded or removed without protective equipment and/or specialist advice. See section 3.2.</p> <p>Insulation : Insulation materials present in the roof may be made from a material that could contain asbestos. They should not be disturbed or removed without further investigation. See section 5.1.</p> <p>Shed Roof : No issue noted by surveyor Textured finishes : No issue noted by surveyor Flues : No issue noted by surveyor Floor tiles : No issue noted by surveyor Soffits : No issue noted by surveyor Boiler cupboard : No issue noted by surveyor</p>
<p>5.Biocides</p>	<p>Description : Biocides are intended to prevent growth or development of insects, fungi, moulds and bacteria, or kill those already present. The potential for harm to human health varies depending on the particular biocide. The main health risk is from inhalation, although skin contact and ingestion may also be an issue, particularly for small children.</p> <p>Surveyor Observations :-</p> <p>Timber treatment : Chemicals have recently been applied to timbers within the property, and fumes have not fully dissipated. See section 5.1.</p> <p>Mould treatment : No issue noted by surveyor Pest treatment : No issue noted by surveyor</p>
<p>6. Carbon Monoxide</p>	<p>Description : At high concentrations carbon monoxide can cause unconsciousness and death. The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 require that a carbon monoxide alarm is installed in any room containing a solid fuel burning appliance.</p> <p>Surveyor Observations :-</p> <p>Carbon Monoxide Alarm : The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 require that a carbon monoxide alarm is installed in any room containing a solid fuel burning appliance. No alarm was found to be present in the living room.</p> <p>Ventilation : There is a lack of ventilation to the boiler cupboard which could increase the risk of a build-up of carbon monoxide.</p> <p>Appliances : No issue noted by surveyor Flues : No issue noted by surveyor</p>

7. Lead Pipes	<p>Description : Lead is a heavy metal, which, when ingested accumulates in the body, and has toxic effects on the nervous system, cognitive development and blood production. Continual exposure at low levels has been shown to cause mental retardation and behavioural problems in children. Lead pipes should be replaced with plastic or copper alternatives. Flaking or loose lead paint should be safely removed and any remaining paint covered with a new coat of paint.</p>
	<p>Surveyor Observations :-</p> <p>Paint : Old paintwork within the property could contain lead. Over-painting it may present less risk than removing it, but if removing it then relevant safety precautions should be taken. See section 4.5.</p> <p>Water main : No issue noted by surveyor Pipes : No issue noted by surveyor</p>
8. Radiation	<p>Description : Radon gas, the most common form of natural radiation, is the second most important cause of lung cancer after smoking, and most radon exposure occurs at home. Risk estimates suggest that up to one in 20 cases of lung cancer in the UK can be attributed to residential radon exposure, and this figure will be higher in some areas. This amounts to around 3,000 lung cancer deaths per year, of which 1,000 are in non-smokers. High concentrations of radon can usually be dissipated by increasing underfloor ventilation and adding house "positive pressure" systems.</p>
	<p>Surveyor Observations :-</p> <p>Radon : No issue noted by surveyor</p>
9. Uncombusted Fuel Gas	<p>Description : Fuel gases can cause asphyxiation, the most likely cause being from faulty appliances. The Gas Safety (Installations and Use) (Amendment) Regulations 2018 deal with landlords' duties to make sure gas appliances, fittings and flues provided for tenants are safe, and require that an annual gas safety check is carried out within 12 months of the installation of a new appliance or flue and annually thereafter by a Gas Safe Registered engineer. Failure to provide the CP12 Gas Safety Certificate is a criminal offence.</p>
	<p>Surveyor Observations :-</p> <p>Smell of Gas : No issue noted by surveyor Appliance : No issue noted by surveyor</p>
10. VOC	<p>Description : Volatile Organic Compounds - Care should be taken not to confuse the source of the odour with other problems, such as faulty gas appliances, and to eliminate sources which may have been introduced by the occupier.</p>
	<p>Surveyor Observations :-</p> <p>Liquids and solvents : Paints, glues and solvents present at the property may contain VOC components. See section 7.1.</p> <p>Foams : No issue noted by surveyor Timbers : No issue noted by surveyor</p>

<p>11.Crowding and Space</p>	<p>Description : Within a dwelling there should be sufficient space for the separation of different household activities, either by physical separation or by a clearly defined space within a larger space. The degree of separation is partly dependent on the number of people who can be expected to share the space, and whether or not they are expected to be part of the same household.</p> <p>Surveyor Observations :-</p> <p>Overcrowding : There is evidence of overcrowding the property, which may result in a moisture burden above that which the dwelling was designed for.</p> <p>Lack of sufficient space : No issue noted by surveyor</p>
<p>12.Entry by Intruders</p>	<p>Description : The dwelling should be capable of being secured against unauthorised entry, which will both delay and deter intruders and will make the occupants feel safer. The design of the building and its curtilage should include clearly defensible space. The use of window locks or deadlocks, burglar alarms, security lights and window grilles reduce risk of an occurrence considerably. Spy holes and chains on entrance doors can help.</p> <p>Surveyor Observations :-</p> <p>Doors : Locks on the external doors are insufficient to reduce the risk of unauthorised entry. Door viewers and chains should be added to external doors to increase security for the occupants.</p> <p>Location : No issue noted by surveyor Windows : No issue noted by surveyor Security : No issue noted by surveyor</p>
<p>13.Lighting</p>	<p>Description : The layout of the dwelling, particularly living rooms and kitchens, and of recreation space, should allow access for sunlight. Basement and sub-ground level rooms can pose particular problems, and there should be sufficient adequate open space outside the window to allow for adequate light penetration. Artificial light is particularly important where domestic tasks require adequate light, for example in the kitchen over worktops, sinks and cookers.</p> <p>Surveyor Observations :-</p> <p>Lack of Light : No issue noted by surveyor Intrusive external light : No issue noted by surveyor Lack of windows : No issue noted by surveyor</p>
<p>14.Noise</p>	<p>Description : Noise in the home is a common complaint; a national noise attitude survey found that one in three people said that environmental noise disturbed their home lives to some extent.</p> <p>Surveyor Observations :-</p> <p>External : The glazing installation is unlikely to provide adequate protection from external noise sources such as the main road to the front.</p> <p>Noisy installations : No issue noted by surveyor Construction : No issue noted by surveyor Insulation : No issue noted by surveyor</p>

15.Domestic Hygiene	<p>Description : This category covers hazards which can result from poor design, layout and construction such that the dwelling cannot be readily kept clean and hygienic, access into, and harbourage within, the dwelling for pests and inadequate and unhygienic provision for storing and disposal of household waste.</p> <p>Surveyor Observations :-</p> <p>Maintenance : The kitchen storage facilities are in a poorly maintained condition, increasing the risks of pest infestations, and preventing them from being properly cleaned.</p> <p>Condition : No issue noted by surveyor Design : No issue noted by surveyor</p>
16.Food Safety	<p>Description : Kitchen facilities should be in a properly designed room or area, laid out so as to make safe and hygienic preparation and cooking of food easy, so reducing the risk of food poisoning and promoting safe practice.</p> <p>Surveyor Observations :-</p> <p>Inadequate storage : No issue noted by surveyor Inadequate preparation area : No issue noted by surveyor Refuse : No issue noted by surveyor</p>
17.Personal Hygiene, Sanitation and Drainage	<p>Description : This category covers threats of infection and threats to mental health associated with personal hygiene, including personal washing and clothes washing facilities, sanitation and drainage.</p> <p>Surveyor Observations :-</p> <p>Washing facilities : No issue noted by surveyor Sanitation : No issue noted by surveyor</p>
18.Water Supply	<p>Description : Legionnaires' disease is a potentially fatal form of pneumonia caused by the inhalation of small droplets of contaminated water containing Legionella. All man-made hot and cold water systems are likely to provide an environment where Legionella can grow.</p> <p>Surveyor Observations :-</p> <p>Uncovered water tank : The absence of a lid fitted to the cold water storage tank in the roof space could allow water to become contaminated with pests and other debris. See section 6.3.</p> <p>Legionella : No issue noted by surveyor Drinking water : No issue noted by surveyor Water softener : No issue noted by surveyor</p>
19.Falls associated with baths etc	<p>Description : Baths and showers should be stable and securely fitted, provide for slip resistance and incorporate safety features such as handles or grab rails and side positioning of taps and waste controls. The layout of a bathroom and of the appliances should allow for ease of use of each appliance, including sufficient functional space to enable users (including an adult assisting a child) to be able to undress, dry themselves and dress without increasing the likelihood of a fall.</p>

	<p>Surveyor Observations :-</p> <p>Safety Features : The lack of fixed grab rails and handles in the shower cubicle increases the risk of slips and falls.</p> <p>Insecure Fitting : No issue noted by surveyor Slip Risk : No issue noted by surveyor Layout : No issue noted by surveyor</p>
<p>20.Falling on level surfaces where the level changes less than 300mm</p>	<p>Description : Effective drainage of surface water is important for outdoor paths and yards to reduce the chances of occurrences because of ponding of water, and in adverse weather, patches of ice.</p> <p>Each room and part of a dwelling should have sufficient space and be laid out so as to allow for the carrying out of appropriate tasks and manoeuvres without increasing the chances of a slip. Adequate lighting will enable users to identify any obstructions and any trip steps or projecting thresholds.</p> <hr/> <p>Surveyor Observations :-</p> <p>Lighting : No issue noted by surveyor Surface water : No issue noted by surveyor Condition : No issue noted by surveyor</p>
<p>21.Falling on stairs where the level change is greater than 300mm</p>	<p>Description : Accidents are nearly twice as likely on stairs consisting of straight steps with no winders or intermediate landings. The length of flight of stairs or of slopes may increase the seriousness of the outcome by increasing the possible distance of a fall.</p> <hr/> <p>Surveyor Observations :-</p> <p>Pitch : The pitch angle of the stairs is greater than 42deg, increasing the risk of falls.</p> <p>Flight length : No issue noted by surveyor Step variation : No issue noted by surveyor Handrails/lighting/coverings : No issue noted by surveyor</p>
<p>22.Falling between levels</p>	<p>Description : The ease of opening windows, the distance they can be opened, the height of the sill and the design of the opening light will all have a bearing on the possibility of an occurrence. Guarding (e.g. balustrade) should be provided to balconies and landings to prevent falls.</p> <hr/> <p>Surveyor Observations :-</p> <p>Unsafe windows : No issue noted by surveyor Guarding : No issue noted by surveyor Glazing : No issue noted by surveyor</p>

<p>23. Electrical Hazards</p>	<p>Description : It is the Landlord's responsibility to ensure that the electrical installation and appliances provided by the landlord are safe when the tenancy begins and are in proper working order throughout the tenancy. For all HMOs (not just licensable HMOs) there is an obligation to have fixed electrical installations in every HMO inspected and tested at intervals not exceeding 5 years by a qualified electrician. A certificate must be obtained. The Electrical Safety Council now recommends in that for ANY rented property inspections/tests of the installation by a qualified electrician are carried out at least every 5 years or on a change of tenancy. They recommend portable appliance testing (PAT) of any portable electrical appliances which the landlord provides under the tenancy are safe at the point of letting, and at periodic intervals after that.</p> <p>Surveyor Observations :-</p> <p>Tampering : There is evidence that the electrical supply to the property has been tampered with or that there has been other intrusion into the installation by non-competent individuals. See section 6.1.</p> <p>Broken/unsafe fittings : No issue noted by surveyor No certification : No issue noted by surveyor</p>
<p>24. Fire Hazards</p>	<p>Description : Landlords must ensure that there is at least one smoke alarm on every storey of their properties and a carbon monoxide alarm in any room containing a solid fuel burning appliance. And the landlord must make sure that the alarms are in working order at the start of each new tenancy. Landlords must carry out a Fire Risk Assessment which should be periodically reviewed, and ensure that escape routes are kept clear and accessible. Advice can be obtained from your local Fire and Rescue Service. The Fire and Rescue Authority Issue alterations, enforcement or prohibition notices for failures to adequately ensure fire safety, and failure to comply with such a notice can result in unlimited fines and up to 2 years imprisonment.</p> <p>Surveyor Observations :-</p> <p>Fire Walls : No issue noted by surveyor Means of Escape : No issue noted by surveyor Appliances : No issue noted by surveyor Clothes drying facilities : No issue noted by surveyor Fire fighting equipment : No issue noted by surveyor Detectors : No issue noted by surveyor Emergency lighting : No issue noted by surveyor Construction : No issue noted by surveyor</p>
<p>25. Flames, hot surfaces etc.</p>	<p>Description : Around 50% of severe burn and scald injuries to young children happen in the kitchen. The most common items involved in these accidents are cups and mugs of hot drinks, kettles, teapots, coffee pots, saucepans, cookers and chip pans and deep fryers.</p> <p>Surveyor Observations :-</p> <p>Hot water : No issue noted by surveyor Hot surfaces : No issue noted by surveyor Kitchen layout : No issue noted by surveyor</p>

<p>26.Collisions and entrapment</p>	<p>Description : Window opening lights should not project over pathways to obstruct the passage of those using the path. Doors and windows should be maintained in repair, with particular attention to items such as sash cords, to avoid increasing the risk of an occurrence. Self-closers on doors should be adjusted so as not to cause over-vigorous closing. Safety glazing should be provided in doors and windows in vulnerable locations.</p> <hr/> <p>Surveyor Observations :-</p> <p>Openings over pathways : A window over the pathway to the left side open outwards and increase the risk of injury by collision.</p> <p>Doors and windows : No issue noted by surveyor Low ceilings/doors/windows : No issue noted by surveyor</p>
<p>27.Explosions</p>	<p>Description : The Gas Safety (Installations and Use) (Amendment) Regulations 2018 deal with landlords' duties to make sure gas appliances, fittings and flues provided for tenants are safe, and require that an annual gas safety check is carried out within 12 months of the installation of a new appliance or flue and annually thereafter by a Gas Safe Registered engineer. Failure to provide the CP12 Gas Safety Certificate is a criminal offence and landlords can face fines of up to £6000 or 6 months in prison for failure to provide this material to their tenants.</p> <hr/> <p>Surveyor Observations :-</p> <p>Gas tanks : No issue noted by surveyor Gas supply : No issue noted by surveyor Gas appliances : No issue noted by surveyor Hot water : No issue noted by surveyor</p>
<p>28.Position and operability of amenities</p>	<p>Description : The layout of the dwelling and in particular the kitchen and bathroom should be such as to make use convenient and easy, as well as safe, and should facilitate cleaning.</p> <hr/> <p>Surveyor Observations :-</p> <p>Controls/switches/sockets/handles : The design of the window handles in the kitchen are inconvenient and increase the risk of strain injuries.</p> <p>Bathing facilities : No issue noted by surveyor Worktops and storage : No issue noted by surveyor</p>
<p>29.Structural Collapse and Falling Elements</p>	<p>Description : Landlords have a duty to maintain their properties in a proper and safe condition and should regularly inspect them to identify unsafe features which could result in harm.</p> <hr/> <p>Surveyor Observations :-</p> <p>Collapse : There is a threat of collapse of the entire roof which is likely to lead to serious injury of any occupants. See section 4.2.</p> <p>Structural movement : No issue noted by surveyor Loose materials : No issue noted by surveyor Disrepair : No issue noted by surveyor</p>

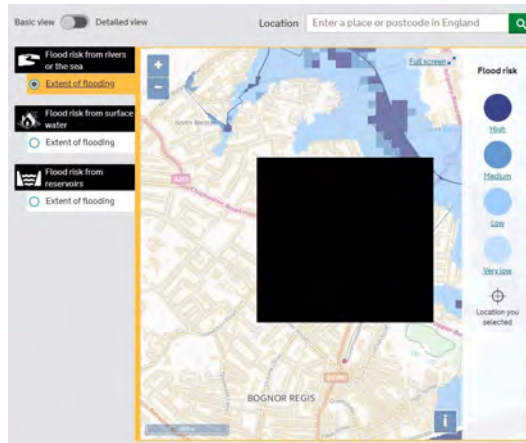
3.3 - Environmental Matters

Flood

Based on a postcode search only, the property is not understood to be in or close to a coastal or river flood risk area.
 Further information can be obtained from <https://flood-warning-information.service.gov.uk/long-term-flood-risk/>
 No specific information was obtained about the risks of pluvial flooding (rain related flooding, especially in urban areas).

You should check with your insurers that cover is available for the property prior to exchange of contracts.

Note that flooding can occur outside of designated flood risk areas. The Environment Agency are constantly updating their data to reflect any new incidents of flooding or increased risks of flooding. You should consult your legal advisor to consider the options for carrying out a more comprehensive environmental search.



Flood risk low

Geology


The property is located in an area where the ground is based on chalk.
 No evidence was seen of any cracking, or other disturbance, which might be linked to seasonal ground movement.







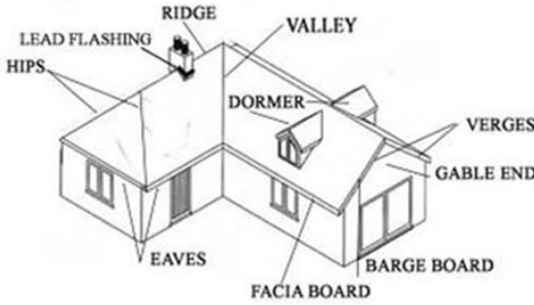
Chalk bedrock


<p>Radon</p>	<p>The property is in a postcode area where above average levels of naturally occurring Radon Gas may be emitted from the ground. You should take the advice of UK radon, the reference site on radon from Public Health England at www.ukradon.org</p>
<p>Fracking</p>	<p>It is understood that the property is not located within an area that falls within a block of land offered by the Oil & Gas Authority for applications to obtain a Petroleum Exploration and Development Licence (PEDL). Such licences may include permission to carry out fracking.</p>
<p>Landfill</p>	<p>There is no evidence that the property is located on or immediately adjacent to a former landfill site.</p> <div data-bbox="657 663 1193 972" data-label="Image"> </div> <p style="text-align: center;">No nearby landfill sites</p>
<p>Invasive Species</p>	<p>Information available online suggests that there have been no reported instances of invasive plant species identified immediately adjacent to the property, though some have been reported within the general locality. However, such information is quite limited in its availability and scope and should not be relied upon as proof that no invasive plant species are present in, or around, the property.</p> <p>Invasive species include Japanese Knotweed (<i>Fallopia japonica</i>), Himalayan Balsam (<i>Impatiens glandulifera</i>) and Giant Hogweed (<i>Heracleum mantegazzianum</i>).</p> <p>Although no evidence of the presence of invasive plant species, such as Japanese Knotweed, was seen during the course of the survey, it can often be difficult to identify, especially where the gardens have been recently cut back or are overgrown.</p>
<p>Mining</p>	<p>The property is not affected by matters related to mining.</p>

	<h2>Section 4 - Outside of the Property</h2>
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	<h3>4.1 Chimney Stacks</h3>	Condition rating	NA
Construction & Type and Limitations	Not applicable - none at the property.		

	<h3>4.2 Roof Coverings</h3>	Condition rating	2
Construction & Type and Limitations	<p>The roof is formed from a single ridge running from the front to the back of the property, with pitches to the left and right sides, and with hips to the front and rear.</p> <p>There is a gable roof to the front, with an intersecting valley formed between the right side pitch and the front hip pitch of the main roof.</p> <p>The roof pitches are covered with plain tiles.</p> <p>The roof of the living room extension to the rear is flat and covered with polycarbonate sheets.</p> <p>The roof was examined from ground level with the aid of binoculars, and with a camera on an extended pole, for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.</p> <p>Parts of the main roof are not visible from ground level or any other vantage point available due to restricted viewing angles, and views of all pitches are from an oblique angle.</p>		
Condition	<p>No significant defects were noted and the roof was found to be structurally stable. No evidence was seen of unusual sagging or other movement which might indicate that the structure is failing.</p> <p>There are no significant numbers of slipped, missing or broken tiles visible on the roof pitches. Some moss growth was evident and this should be cleared as a matter of routine maintenance to prevent over-weighting the roof structure.</p> <p>The lead flashing that seals the polycarbonate roof of the rear living room extension has become dislodged to the right side and has been secured with tape. If not properly seated this will leak and so the flashing should be removed and reset. This may require complete replacement of the flashing. Although this is not major work, it should be carried out as soon as possible after occupation, and preferably before the next winter.</p> <p>Carry out normal maintenance including removal of moss build-up.</p> <p>Any slipped, missing or broken tiles on the roof pitches should be repaired and replaced.</p> <p>You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather.</p> <p>Polycarbonate roofs, such as that to the rear, have a limited lifespan of, perhaps 10-20 years, and will require regular replacement.</p>		

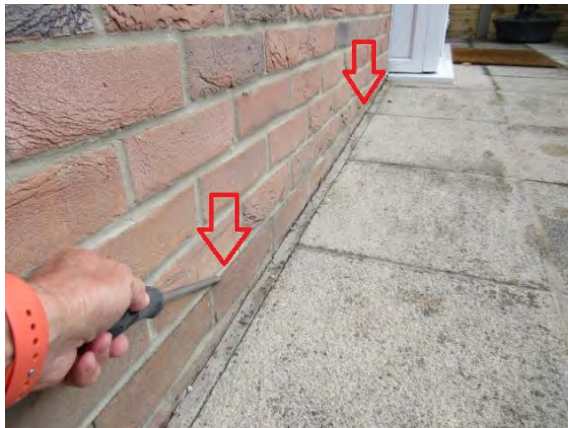
		
		
	<p>Front and right side roof pitches</p>	<p>Right side roof pitch</p>
	<p>Loose and taped flashing for the living room extension roof at the back</p>	<p>Roof Elements</p>

	<h3>4.3 Rainwater and Above Ground Drainage Fittings</h3>	<p>Condition rating</p>	<p>1</p>
<p>Construction & Type and Limitations</p>	<p>The rainwater gutters and downpipes are plastic. Gullies and downpipes for rainwater are provided around the property and these drain to ground soakaways or into the mains drainage system. Soakaways are usually stone filled pits which allow water to flow away in a controlled manner. As they are underground they are not visible and cannot be examined. Waste and soil pipes manage the removal of waste water from the property to the drainage system. Waste ventilation stacks allow the waste water system to equalise pressure and direct harmful waste gasses above and away from the property.</p> <p>An inspection was carried out from ground level with the aid of binoculars, and with a camera on an extended pole, to look for possible areas of leakage, misalignment, overflow and other defects. As it was dry at the time of survey no assessment could be made as to the effectiveness of the rainwater fittings.</p>		

Condition	<p>No significant defects were noted. No evidence was seen of excessive staining of the walls or adjacent areas, which might indicate that significant leaks have been occurring.</p> <p>Gutters and downpipes should be cleaned and inspected regularly to ensure that they are free from blockages and leaks. They require examination for leaks during a period of rain. Climbing plants are prone to causing blockages in gutters and downpipes and should be removed from the area around the facilities on a regular basis.</p>
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	4.4 Walls	Condition rating	1
Construction & Type and Limitations	<p>Evidence suggests that the external walls are of timber frame construction. This was confirmed by the seller, and supported by the visible nature of the walls. However, the exact detail of the construction could only be confirmed by carrying out an invasive inspection requiring drilling into the walls. The external leaf of brickwork is laid in a stretcher bond style consistent with this type of construction. The front gable is hung with tiles at its upper level.</p> <p>The walls were examined from ground level with the aid of binoculars where necessary from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork and pointing, cracking, indications of subsidence and land failure and other defects.</p> <p>Where walls are covered with finishes such as hanging tiles, the wall surface beneath cannot be directly viewed and it is assumed that no unusual defects exist within these concealed areas.</p>		


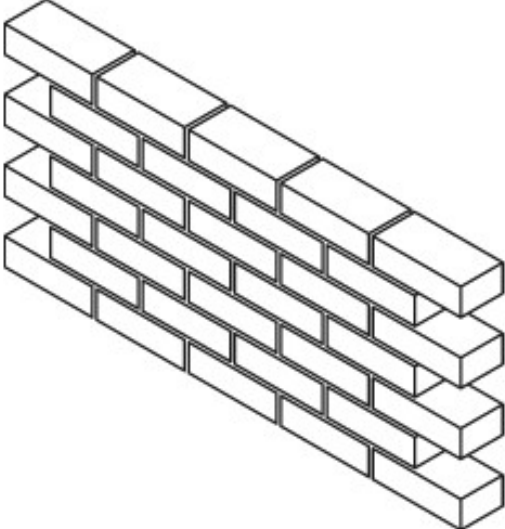
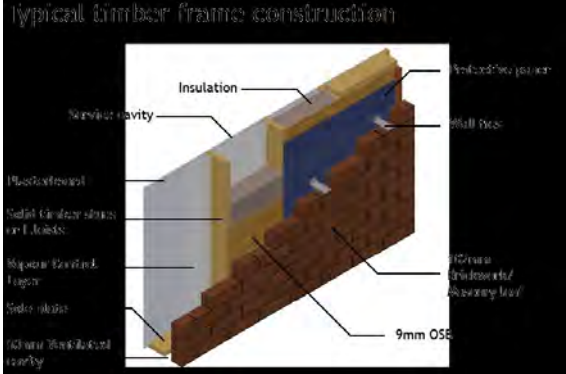
<p>Condition</p>	<p>No significant defects were noted and the walls were found to be structurally stable. No evidence was seen of any cracking which might indicate that the property is subject to subsidence, unusual settlement, or other exceptional movement of the ground. No evidence was seen of any unusual wear of the brick work or mortar pointing between the bricks.</p> <p>In most walls there is a damp proof course (DPC) just above ground level. This is an impervious layer present to prevent dampness rising up the walls from the ground. In modern properties this is often a plastic membrane but in older properties other materials such as bitumen felt or slate are often found. Houses built before 1880, or so, usually have no provision to prevent dampness rising up, or penetrating through, the walls. In this case the a plastic membrane DPC, consistent with the age of the property, can be seen at the base of the main walls in some locations.</p> <p>The walls of a house are normally supported on foundations which are below ground level and, therefore, not visible. It is, therefore, not possible to comment on them other than in a general sense for a property of this age. Older houses tend to have quite shallow foundations often of brick construction, while more modern properties will have deeper foundations, usually of concrete. It is unlikely that a house of this age would have foundations that meet current building standards, though this should not be considered to be unusual. No evidence was seen to suggest that the foundations are not providing adequate support for the property.</p> <p>Walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent. You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather.</p>
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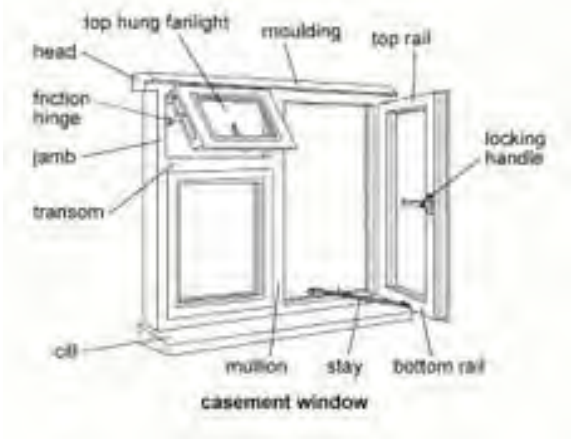
Level of damp proof course at the front is below the paving around the front porch viewed from the front




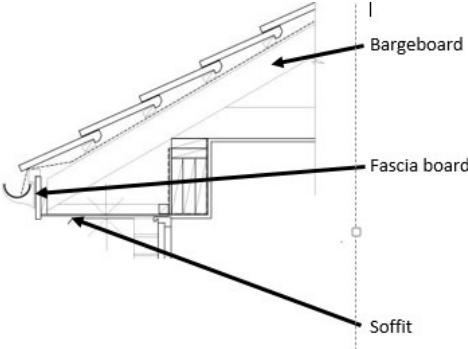
Level of damp proof course on the right side adjacent to the porch


		
		<p>Example of Stretcher bond</p>

	<h2>4.5 Windows and External Doors</h2>		<p>Condition rating</p>	<p>1</p>
<p>Construction & Type and Limitations</p>	<p>The windows are double glazed with uPVC frames and are of a top or side hung casement type. All of the windows checked were fitted with individual key operated locks. The external doors are uPVC and are fitted with multi-point locking systems.</p> <p>Windows were examined for general signs of degradation and failure including blown double glazing units. A selection of windows was opened and checked for normal operation. The specific weather conditions at the time of survey could disguise evidence of blown double glazed units.</p> <p>Window and door locks were not checked for operation or security. You should ensure that keys are available for all locks.</p> <p>External doors were checked for normal operation and signs of failure or damage. Some windows could not be accessed due to the presence of furniture and other possessions.</p>			


<p>Condition</p>	<p>No significant defects were noted and all of the windows and doors checked were found to operate normally.</p> <p>Under normal circumstances sealed double glazed units can be expected to last between 15-20 years before the seals, locks and hinges begin to fail. This can occur more quickly where windows are in exposed or vulnerable situations.</p> <p>The windows and doors are those installed at the time of construction of the property and so are around 7 years old.</p> <p>Normal maintenance of frames, hinges and locks is required.</p> <p>Be aware that previous owners may have distributed multiple sets of keys for the windows and doors to individuals not known to you. When purchasing a property you should consider the cost of replacing all of the door and window locks as soon as possible after you take up occupation. When doing this you should consult your insurers to ensure that you meet their requirements for security, and obtain any discounts that may be available by improving the security of the property.</p>
	 <p>Example of casement window style</p>

	<p>4.6 External Joinery and Finishes</p>	<p>Condition rating</p>	<p>1</p>
<p>Construction & Type and Limitations</p>	<p>This includes such items as woodwork at the roof edges, trim panels and any timber porch/canopy.</p> <p>Soffits are the horizontal timbers joining the fascia boards to the house walls.</p> <p>Fascia boards are the vertical timbers to which the gutters are normally fixed.</p> <p>Barge boards are the diagonal boards at the roof edge on the gable end of the house.</p> <p>All such materials were examined from ground level and with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around.</p> <p>Decorations were examined for indications of poor maintenance, rot and other defects.</p>		





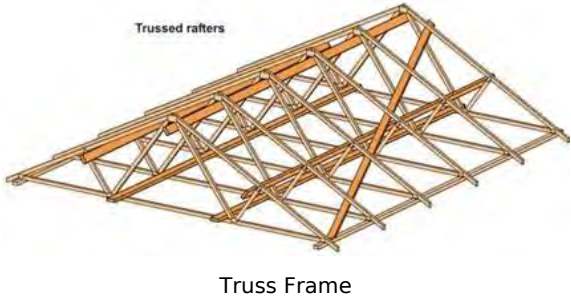
<p>Condition</p>	<p>No significant defects were noted.</p> <p>“Timbers” (including fascias, soffits and bargeboards) at the roof edges are made of uPVC and are in a serviceable condition.</p> <p>Normal maintenance is required which may include replacing dislodged fittings after severe weather.</p>	
	 <p>External joinery detail</p>	


	<p>4.7 Conservatories and Porches</p>	<p>Condition rating</p>	<p>NA</p>
<p>Construction & Type and Limitations</p>	<p>Not applicable - none at the property.</p>		


	<h2>Section 5 - Inside the Property</h2>
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	<h3>5.1 Roof Spaces</h3>	Condition rating	1
Construction & Type and Limitations	<p>The main roof space is accessed from a hatch in the ceiling of the landing. There is no loft ladder fitted. It is constructed from prefabricated sections (trussed rafters) in a more modern style.</p> <p>The roof space was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, insects and animals, and other defects including dampness and structural failure. A representative selection of timbers was examined more closely for infestations by wood boring insects (such as Common Furniture Beetle and Death Watch Beetle), though it must be noted that within a general survey it is not physically possible to inspect every timber in sufficient detail to provide conclusive proof of the presence or absence of such infestations. The roof space was further investigated for the presence of adequate ventilation and suitable fire walls where applicable.</p> <p>Wood Moisture Equivalent readings were taken from timbers in a selection of representative locations to determine whether moisture levels within the roof space were above average.</p> <p>Due to insulation material covering the joists that would normally serve as footfalls within the loft space, and unstable boarding, movement was limited to an inspection carried out from a ladder placed at the hatch entrance.</p> <p>The structure of the roof of the porch is not accessible and cannot be assessed.</p>		

Condition	<p>No significant defects were noted during my inspection and the roof was found to be structurally sound.</p> <p>No evidence was seen of any unusual movement or stress of the supporting timbers within the roof, and there have been no obvious significant alterations to the structure which might have resulted in it becoming substantially weakened.</p> <p>Trussed rafter roofs are constructed from sections made off-site which are raised into position and fixed during construction of a property. They are constructed from timbers joined by steel plates to a design based on the shape of the roof and the loads imposed by the weight of the roof covering.</p> <p>It is important that the timbers of the roof trusses are not cut, notched or separated as this will significantly weaken the roof structure. They should not be overloaded by storage of heavy objects in the roof space, and the weight of any light items being stored should be well distributed using fixed boards.</p> <p>Between the outer tile covering and the inner timbers is an underlining, sometimes called "sarking". It is present to provide an additional weather-proofing layer to moisture, snow and rain etc. that may be blown past the outer covering. In older properties it may not be present at all. Typically, in the 1920's the sarking is of timber planks. Later properties often have a layer of bituminised felt, while in modern properties a breathable membrane, such as Tyvek, is normally used. In this case the sarking is of a modern breathable membrane. It was found to be in a mostly undamaged condition and is considered to be suitable for its purpose.</p> <p>The roof space is laid with 200-300mm of wool type insulation at joist level. This is close to the current recommendation of 270mm for maximum energy efficiency. It does, however, limit movement and storage within the roof space as any supporting joists are concealed. It is also noted that the insulation is laid quite unevenly and should be redistributed.</p> <p>High moisture levels within roof spaces are responsible for the promotion of the development of timber defects such as rot and infestations by wood boring insects (commonly known as woodworm). Wood moisture content readings taken were found to be well within normal limits and below the levels normally required for this type of defect.</p> <p>No specific repairs are required. However, it is important to ensure that spaces remain well ventilated so as to reduce the likelihood of the development of defects such as rot and infestations by wood boring insects. In many cases, ventilation derives from openings at the eaves at the edge of the roof, though these can become blocked where insulation is forced into the spaces. When adding or replacing insulation, make sure that good ventilation is maintained.</p> <p>If installing extractor fans, make sure that hoses passing through the roof space extend to an external grille so that warm moist air is not ventilated into the roof.</p> <p>Care should be taken when moving around, or storing heavy objects, in the roof space. The spaces between the floor joists will not support a person's weight, or that of large boxes etc. Where heavy items are to be stored it is important to distribute the weight evenly using fixed boards. Additional structural support may be required if you plan to store large quantities of heavy items in the roof space.</p>
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	<h2>5.2 Ceilings</h2>	Condition rating	1
Construction & Type and Limitations	<p>The ceilings are constructed from plasterboard. The floor to ceiling height on the ground floor is around 2.3 metres, and on the first floor around 2.35 metres</p> <p>They were examined for signs of bowing, cracking, staining and other defects.</p>		


<p>Condition</p>	<p>No significant defects were noted. No evidence was seen of any unusual unevenness, cracking, bowing or other failure. A stain on the kitchen ceiling, near to the boiler, is immediately below the en-suite shower room. The sellers indicated that the stain was caused by water escaping from the shower after the door was left ajar. While it is assumed that this is a genuine explanation, of course, it cannot be confirmed. However nothing was seen to suggest that this is an ongoing matter.</p> <p>Some cracking of the ceiling finishes was noted. These cracks are primarily along the lines of plasterboard joints and are unlikely to be symptomatic of undue movement of the property.</p> <p>Normal maintenance is required, including filling and redecorating cracks as necessary.</p>	
		
	<p>Staining in the kitchen near to the boiler</p>	


	<h2>5.3 Walls</h2>		<p>Condition rating</p>	<p>1</p>
<p>Construction & Type and Limitations</p>	<p>The inside faces of some of all of the external walls are dry-lined, as would be expected in a timber framed property. All of the internal room dividing walls are of timber stud construction.</p> <p>The walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage. Moisture meter readings could not be obtained due to dry lining of the internal faces of the external walls.</p> <p>Where walls have been dry-lined, or are of timber stud or lath and plaster construction, as indicated, it is not possible to obtain moisture meter readings that might indicate whether dampness is present behind the finished decorated surfaces. Sometimes defects can exist within these areas but which are not apparent during a visual inspection.</p>			


Condition	<p>No significant defects were noted during my inspection and the internal walls were found to be structurally sound.</p> <p>No evidence was seen of any cracking which might indicate that the property is subject to subsidence or unusual settlement.</p> <p>Although was not possible to record any meaningful moisture readings, nothing was seen to suggest that the property is affected by unusual the damp ingress.</p> <p>As is common in most properties, there is some general light cracking of the internal wall finishes.</p> <p>Cracking in the walls of buildings is categorised, in structural terms, by the Building Research Establishment Directive 251.</p> <p>All of the cracking seen around the property would fall into the lowest categories indicating that it is of cosmetic concern only and is not symptomatic of any serious defect such as subsidence or unusual settlement of the ground beneath the house. The most likely cause is the normal thermal and mechanical movement of the building materials that occurs naturally.</p> <p>Normal maintenance is required, including filling and redecorating cracks as necessary.</p>
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	5.4 Floors	Condition rating	1
Construction & Type and Limitations	<p>The ground floors are of solid construction while those on the first floor are of suspended timbers.</p> <p>Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings in most rooms prevented direct examination of the floor surfaces.</p>		
Condition	<p>No significant defects were noted.</p> <p>None of the floors were found to be unusually noisy or springy when walked upon, suggesting that the underlying structures are not affected by significant timber defects.</p> <p>Floors should be monitored for any changes that occur in their level or springiness or noise, and further investigations carried out should any such changes become apparent.</p>		


	5.5 Chimney Breasts, Fireplaces and Flues	Condition rating	NA
Construction & Type and Limitations	<p>Not applicable - none at the property.</p>		

	<h2>5.6 Built-In Fittings</h2>	Condition rating	1
Construction & Type and Limitations	<p>The kitchen fittings include wall and base units, drawers, sink and worktops.</p> <p>The kitchen units were examined for general condition. A selection of cupboards and drawers were checked for normal operation and no significant defects were noted. Built-in appliances were not checked for operation or safety.</p> <p>Most of the cupboards were found to be very full of stored food, crockery and other items, limiting inspection of the internal areas.</p>		
Condition	<p>The fittings are of a modern style and in a serviceable condition.</p> <p>The flow of water at the kitchen sink was found to be within a normal range and considered to be suitable for the intended use.</p> <p>Hot water was obtained from the hot tap.</p> <p>Maintain, repair or replace units as necessary.</p>		


	<h2>5.7 Internal Joinery</h2>	Condition rating	1
Construction & Type and Limitations	<p>The internal woodwork includes such items as doors, frames, skirting, banisters and staircases. The built-in fittings include such items as fitted wardrobes and cupboards.</p> <p>A selection of internal doors was checked for normal operation and other woodwork examined for a range of defects.</p> <p>Woodwork was also examined for evidence associated with movement of the structure of the property, woodworm and other infestations, and general condition and usage.</p> <p>Fitted wardrobes and cupboards were checked for general condition and normal operation of doors.</p>		
Condition	<p>The fittings were found to be in a serviceable condition and with no significant defects. They are of a modern style and in a serviceable condition.</p> <p>All doors within the property were found to open and close without fouling on their frames, suggesting that no unusual movement of the structure has occurred since the doors were installed.</p> <p>Door hinges and locks should be regularly lubricated. Internal timbers should be inspected regularly for evidence of bowing or distortion, woodworm and other defects.</p>		


	<h2 style="margin: 0;">5.8 Bathroom and Sanitary Fittings</h2>	Condition rating	1
Construction & Type and Limitations	<p>The sanitary fittings in the bathroom, en-suite shower room and WC include such items as bath with mixer shower and screen, shower cubicle, basins and WCs.</p> <p>Where possible, all sanitary fittings were checked for normal operation. Taps were turned on to form an opinion of the water flow in normal use, but for practical reasons were only operated individually. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time. Hot taps were left running until hot water became available. Toilets were all flushed at least twice. The cubicle shower was operated to check general flow. Inspection was made to identify any obvious leaks sourced from sanitary fittings. However, it is not possible to examine waste, or other, pipework and joints, where they are concealed beneath baths, shower trays, etc.</p>		
Condition	<p>All of the fittings checked were found to operate normally. The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use. Hot water was obtained from all hot tap outlets.</p> <p>There are mechanical extractor fans in the bathroom, shower room and WC. These should be kept operational as it reduces the risk of condensation damage to the walls and ceilings.</p> <p>Maintain, repair or replace units as necessary.</p>		

	<h2 style="margin: 0;">Section 6 - Services</h2>
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	<h3 style="margin: 0;">6.1 Electricity</h3>	Condition rating	HS
<p>Construction & Type and Limitations</p>	<p>There is a mains electrical supply and the meter is located in an external housing on the right side of the house. The consumer unit [fuse box] is located in the cupboard under the stairs. A single rate smart meter is installed. The consumer unit is of a more modern style which includes micro circuit breakers and residual current device trip switches.</p> <p>It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within the scope of this inspection. The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use.</p>		
<p>Condition</p>	<p>No evidence of broken, loose or damaged parts of the installation was seen, nor were any obvious amateur alterations or interventions noted. However, where furniture and other items are present many of the outlets can be hidden from view.</p> <p>As far as is known, the installation is exactly as it was laid at the time of the construction of the property in 2011, though there have been some minor spur additions made. As far as could be seen the visible wiring is of a modern PVC type, and no evidence was seen of any obviously dangerous issues, though many of the rooms were very full of boxes and other stored items, limiting the extent of the inspection.</p> <p>NAPIT recommends that domestic electrical installations are inspected and tested every 10 years in line with IET (The Institution of Engineering & Technology) Guidance Note 3 covering Electrical Installation Condition Reports (EICR). This guidance also recommends that at any change of occupancy (such as a house sale, or change of tenant) an Electrical Installation Condition Report is carried out to prove the installation to be in a satisfactory or unsatisfactory condition. This report should cover all the fixed wiring and equipment within the property boundaries, including outbuildings.</p> <p>You can get further information from the Electricity Safety First at http://www.electricalsafetyfirst.org.uk/guides-and-advice/around-the-home/how-safe-is-your-home/</p> <p>Any electrical works carried out should have been completed by a Registered Competent Person (Electrical) and, as such, would have provided a Minor Electrical Installation Works Certificate, or an Electrical Installation Certificate, and in addition a Building Regulation Compliance Certificate where required.</p>		

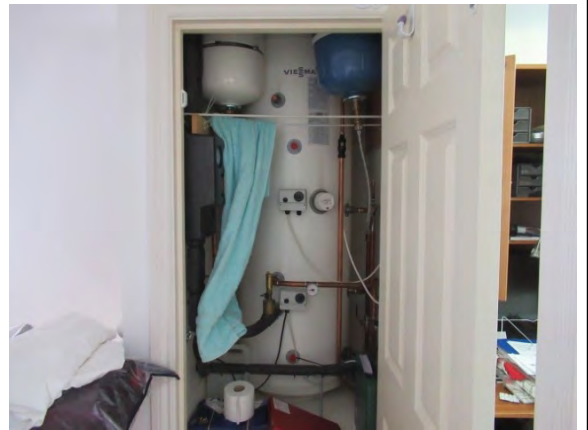


	<h2 style="margin: 0;">6.2 Gas / Oil</h2>	Condition rating	1
Construction & Type and Limitations	<p>There is a gas supply and the meter and regulator valve are located in an external housing at the back of the house.</p> <p>The system was inspected for any obvious signs of damage or leakage.</p>		
Condition	<p>No significant defects were noted but see also recommendation in 6.4 Heating with regard to a full test and inspection.</p> <p>Monitor the meter and valve for signs of corrosion or degradation.</p>		

	<h2>6.3 Water</h2>	Condition rating	3
Construction & Type and Limitations	<p>There is a mains water supply. The visible pipework is copper and the internal stop valve is in the kitchen under the sink</p> <p>The supply to the property is governed by a water meter which is located in an external housing at the front of the house.</p> <p>The water installation is of the more modern unvented (direct) system style. This does not require a cold water storage tank.</p> <p>The hot water storage tank is in the airing cupboard on the landing. It is of a sealed type, with a capacity of 250 litres, and includes an electric immersion heater and a thermostat for internal temperature control.</p> <p>The system is augmented by an array of solar water heating panels on the left side roof pitch, with a control panel in the airing cupboard.</p> <p>The installation was inspected for any obvious signs of damage or leakage.</p> <p>Views of the solar panels are restricted due to the limited viewing angles available, and so could not be inspected in detail.</p>		
Condition	<p>At the front of the house a wet area was noted on the paving in the area immediately in front of the water meter housing. This could be caused by a leak from the main water supply to the house. If this were the case then a leak of this type can lead to the ground beneath becoming unstable, causing the house to subside as the foundations fall into the ground which has been washed away.</p> <p>The sellers indicated that they had had the installation inspected by the water authority and that it had been confirmed that the wetness was not due to a leak but it was an area which took longer to dry after rainfall. Indeed, it had rained in the days prior to the survey inspection which could corroborate this version of events.</p> <p>However, as it is impossible to confirm this to be the case, from a single inspection of the property, further investigation is recommended, initially by enquiries of the sellers, until it can be satisfactorily proven that no leak is present.</p> <p>These enquiries are considered to be of an urgent nature and should be carried out before exchange of contracts.</p> <p>If it is the case that the wetness is simply due to rainfall, then some further inspection should be made to identify the pathway by which rain runs off surfaces above this area to identify whether some other factor may be causing it.</p> <p>In all other respects the installation was found to be in a serviceable condition. Hot water was obtained from all hot tap outlets, and the flow of water was found to be within a normal range.</p> <p>Check the installation for evidence of leaks or other defects on a regular basis i.e. approximately every 6 months, or sooner. Leaks most often occur at pipe joints and where pipes are subject to movement or physical damage, such as airing cupboards, roof spaces and under sinks.</p>		



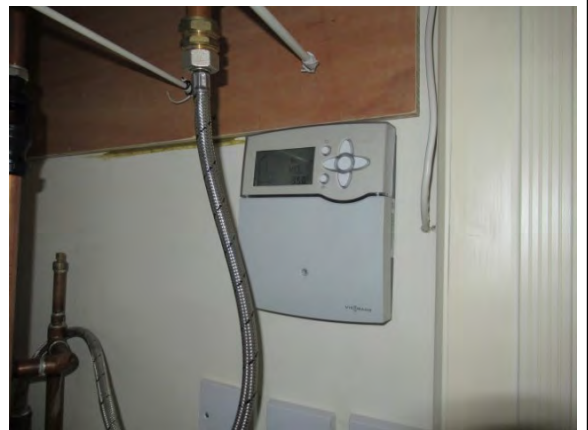
Wet path adjacent to water meter housing



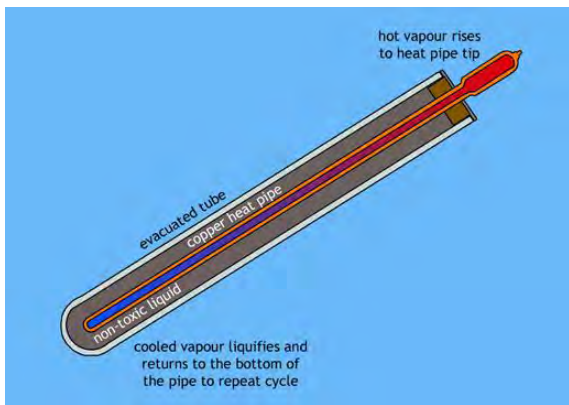
Hot water storage cylinder



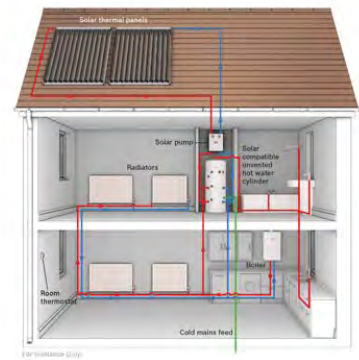
Solar water heating panels on the left side roof pitch



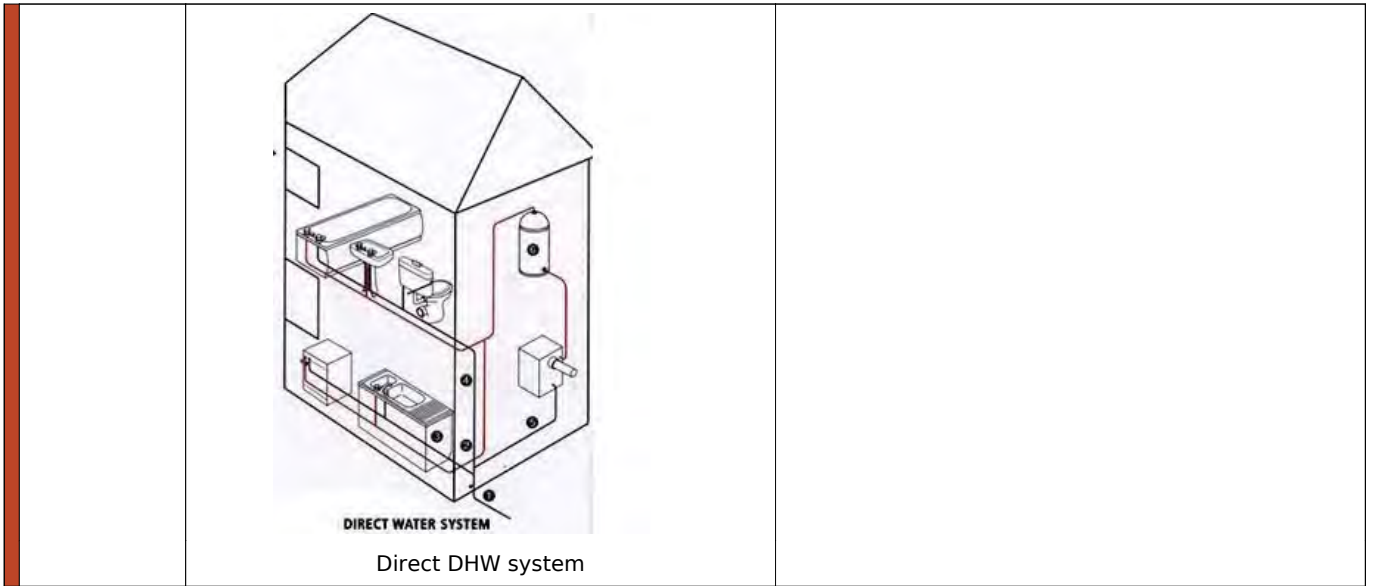
Control panel for the solar water heating panels






Solar Tube






solar-diagram





	<h2 style="margin: 0;">6.4 Heating and Cooling</h2>	Condition rating	HS
Construction & Type and Limitations	<p>The heating and hot water is provided by a gas-fired condensing boiler which is located in the kitchen.</p> <p>The boiler is a Veissman Vitodens 100.</p> <p>Heating is distributed by radiators in most rooms.</p> <p>The heating is controlled by a programmer located beside the boiler, a wall thermostat in the living room and thermostatic valves on most radiators.</p> <p>At the time of the survey the heating was checked and the boiler appeared to fire up normally. The operation of any heating controls such as thermostats could not be checked.</p> <p>It is not possible to fully assess the condition and safety of a gas installation on the basis of a visual inspection only. A visual inspection was carried out of the radiators, pipework and boiler to detect leaks, corrosion and other common defects.</p>		




<p>Condition</p>	<p>No evidence was available to suggest that the boiler has been recently serviced. However, the sellers indicated that it was due to be serviced in the days immediately following the survey inspection. The boiler is that which was installed at the time of construction of the house, and so is around 7 years old. Under normal circumstances a modern boiler will last for 15-20 years before requiring replacement.</p> <p>Gas Safe recommends that all gas appliances and boilers are inspected and serviced according to manufacturer's guidance, but at least once a year. A gas installation can look to be in a safe condition, but serious defects may be hidden, some of which can kill. It is therefore considered to be essential that you commission an inspection of the gas/heating installation prior to purchase of the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by a competent person. You can get more information, or find a Gas Safe registered engineer https://www.gasaferegister.co.uk/find-an-engineer/</p>	
	 <p style="text-align: center;">Boiler</p>	 <p style="text-align: center;">Programmer</p>


	<h2 style="margin: 0;">6.5 Drainage</h2>		<p>Condition rating</p>	<p>1</p>
<p>Construction & Type and Limitations</p>	<p>The property is understood to be connected to mains drainage. Your conveyancer should confirm this to be the case and advise the water authority to whom fees are payable in respect of sewerage. A number of drain rodding points were noted around the property, but one main inspection chamber (manhole) is located in the drive to the rear.</p> <p>The cover of the manhole in the drive was lifted for internal inspection of the drain, and toilet water flushed through. Internally, all taps were run and WC's flushed, and water was seen to be running clear from the internal services. It should be noted that the underground drainage network was not inspected with the use of cameras and therefore no assessment could be made of the condition of the drains other than at the inspection chambers described above.</p>			


<p>Condition</p>	<p>Water was seen to run through the chamber with no blockages or undue levels of silt being apparent. The direction of flow was from the house, through the chamber in the drive, and out to the road, presumably to a shared sewer.</p> <p>It is often suggested that the manholes only allow inspection of 5-10% of an entire drainage installation. As such, it is entirely possible that damage can be present within the system but which would not be apparent from opening the manholes.</p> <p>The only way to confirm the condition of the whole installation is to commission a CCTV inspection from a qualified contractor, for example a member of the National Association of Drainage Contractors at www.nadc.org.uk/</p> <p>Drains should be regularly inspected to ensure they remain free from blockages, tree root damage or other obstructions.</p>	
	 <p>Inspection chamber in the drive</p>	 <p>Garage is to top of picture with the flow direction indicated</p>

	<h2>6.6 Other Services</h2>		<p>Condition rating</p>	<p>1</p>
<p>Construction & Type and Limitations</p>	<p>There is a satellite dish mounted on the left side wall. There is no television aerial or alarm system installed at the property.</p> <p>A visual inspection was made to locate television aerials and satellite dishes at the property. They were examined for general condition and security of fixing from ground level and with the aid of binoculars where necessary.</p> <p>No specific checks were made to confirm connections to/from the aerials or dishes or their effectiveness of providing a signal.</p>			
<p>Condition</p>	<p>No significant defects were noted. Ensure TV and Radio reception is possible if these are desired services.</p> <p>Examine all fittings regularly to ensure that they are secure.</p>			


	<h2 style="margin: 0;">Section 7 - External Elements</h2>
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	<h3 style="margin: 0;">7.1 Garaging</h3>	Condition rating	1
Construction & Type and Limitations	<p>The detached garage is brick built with a pitched and tiled roof. On the house side is a PVC personnel access door, and to the rear is an electrically operated metal roller shutter door.</p> <p>It was examined from ground level for signs of bowing or leaning of walls, damaged brickwork and pointing, internal defects, and the condition of the roof both internally and externally.</p>		
Condition	<p>The garage is in a stable condition with no evidence of any significant cracking or other unusual movement. Both doors were found to operate normally. Normal maintenance is required.</p>		
	 <p>Garage</p>	 <p>Garage view from the house side</p>	



	<h3 style="margin: 0;">7.2 Outbuildings and Sheds</h3>	Condition rating	NA
Construction & Type and Limitations	<p>Not applicable - none at the property.</p>		

	<h2 style="margin: 0;">7.3 Grounds</h2>	Condition rating	2
Construction & Type and Limitations	<p>There are gardens to the front and rear which are partly lawned and partly paved, and with surrounding borders. There are paths, a patio and other paving around the property which are of concrete slabs. The driveway is to the rear of the property and is laid with brick paviors. The boundaries are defined by a mixture of timber fencing and brick walls.</p> <p>The grounds around the house were inspected for any indications of land failure or movement, or other defects that would have a material effect on the property as a whole.</p> <p>It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.</p> <p>Some parts of the grounds are overgrown with foliage and could not, therefore, be examined in detail.</p>		
Condition	<p>There is no indication of the ownership of any of the boundary walls, fences or hedges, and in most cases this is not specified by the deeds or title documents. Often, responsibility for boundaries to one side or another has been assumed by subsequent owners. You should ask your conveyancer to advise on any indications of ownership included in the title documents. The sellers indicated that, as far as they were aware, they were responsible for the boundary to the right side, though no specific evidence was seen to support this. Generally the boundary fences and walls are in a stable condition. The fence in the area adjacent to the garage, which forms the rear boundary of neighbouring properties, has been propped and is quite worn. At the front, adjacent to the footpath, a brick retaining wall supports the garden. It would be normal to see some drain holes in the lower part of the wall to allow excess moisture to run away. In this case, there is no visible drainage and the lower part of the wall can be seen to be quite a damp. It would be beneficial to add some drainage pipes into the lower part of the wall to prevent a buildup of excess moisture behind. Although this is not considered to be work of an urgent or major nature, it is recommended that is carried out within the forthcoming 0-12 months.</p> <p>No obvious evidence of subsidence or other unusual ground movement was seen. Paving around the property is generally stable and quite level.</p> <p>Normal maintenance of the grounds is required.</p>		



	<h3>7.4 Common and Shared Areas</h3>	<p>Condition rating</p>	<p>NA</p>
<p>Construction & Type and Limitations</p>	<p>Not applicable - none at the property.</p>		

	<h3>7.5 Neighbourly Matters</h3>		
<p>Observations</p>	<p>A general unspecific overview of the immediate local area was carried out during the course of the survey, to identify issues that might affect the normal enjoyment of the property.</p> <p>No obvious causes of concern were noted however it cannot be known if issues are present at other times.</p> <p>Due to the nature of the arrangements to the rear of the property, in the area around the garage, it should be anticipated that neighbours may stray over the property boundaries, whether inadvertently or deliberately.</p> <p>You are advised to visit the property on a number of occasions at different times of the day and night to form an opinion of any factors that might be relevant.</p>		

	Section 8 Addendum 8.1 - About your Surveyor		
Surveyor	A Surveyor		
Address			
Contact Details	Telephone		
	Mobile		
	Email	surveyor@gmail.com	
Signed (electronic signature)	 YOUR Signature HERE	Date Finalising Report	14 Aug 2018



8.2 - Maintenance advice

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time.

Outside

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

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

Chimney stacks: Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the flashings, the materials used to form the joints with the roof coverings.

Roof coverings: Check these occasionally for slipped, broken and missing tiles or slates, particularly after severe weather.

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

Rainwater pipes and gutters: Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.

Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.

Windows and doors: Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.

Conservatories and porches: Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.

Other woodwork and finishes: Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Grounds

Garages and outbuildings: Follow the maintenance advice given for the main building.

Other: Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after severe weather. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.



8.2 - Maintenance advice (contd)

Inside the property

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

Roof structure: When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.

Ceilings: If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.

Walls and partitions: Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.

Floors: Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.

Fireplaces, chimney breasts and flues: You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated.

Flues to gas appliances should be checked annually by a qualified gas technician.

Built-in fittings: Check for broken fittings.

Services

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

Arrange for a competent person to check and test all gas and oil services, boilers, heating systems and connected devices once a year.

Electrical installations should only be replaced or modified by a competent person and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).

Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.

Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.



8.2 - Maintenance advice (contd)

Important information for purchasers of older, listed and historic properties

Modern properties, those built after 1900 or so, are essentially constructed as sealed boxes which are designed to keep all moisture out. This is achieved by the use of impermeable membranes at ground level (such as a damp proof course) to prevent moisture rising up from the ground below, and cavity walls which are designed to prevent moisture penetrating through the walls. Windows and doors are made to seal tightly, and most houses built today are constructed without any chimneys at all.

In this type of property, where dampness is found inside then it is generally due to some specific defect which will require repair.

Older properties, generally those built before 1850 or so, were constructed in a very different way, and one in which moisture will naturally enter the property. They do not have damp proof courses or cavity walls and are not intended to be a sealed unit.

However, these properties are designed to manage the movement of moisture in such a way as to prevent it becoming a hazard to health or to the structure of the building, and it is important to understand the mechanisms by which it does this in order to protect the structural elements of the building from becoming defective.

At the time that these properties were constructed it was the normal for them to have many openings where draughts could enter the building, such as multiple open fireplaces, ill-fitting doors and windows, and gaps in floorboards. As a result, ventilation levels were very high, allowing moisture to evaporate readily in the moving air, and to be carried away to the outside. So, for example, where moisture penetrated the walls, although the inside surfaces of those walls would be damp, the levels of moisture would achieve equilibrium as the rate of evaporation compensated for the rate of penetration.

Today, we try to minimise draughts by blocking fireplaces, adding secondary or double glazing, laying laminate floors and sealing the gaps around doors and windows. As a result moisture levels rise due to the decreased air movement that is a consequence of the reduced ventilation. This then leads to dampness becoming evident, particularly in areas of minimal air movement, such as behind large objects of furniture and within cupboards and wardrobes.

Many older homes were built at a time when lime mortar was the primary method of setting bricks and stones. Lime mortar is both flexible and porous, unlike the very hard, inflexible and nonporous cement mortars used in more modern construction. Lime mortar, therefore, allows the moisture evaporation process to continue by acting as a wick for moisture to leave the main walls between the bricks and/or stones that make up the bulk of the wall. This is a further step in the process of managing moisture within the property.

Today, we see many repairs carried out to older homes using cement mortar. This seals the gaps between the bricks and/or stones, trapping the moisture in the wall and forcing it into the surface of the bricks and stones, causing them to fail when that moisture freezes in the surface of those materials. And by reducing the amount of moisture that can evaporate through the wall to the outside, it increases dampness levels inside.

As a result of the actions described above, it is common, today, to find higher than average moisture levels in older properties. The consequences of this can cause significant defects within the property. In particular, high moisture levels, especially in roof spaces and cellars, can promote the development of wood boring insects such as Common Furniture Beetle, and Death Watch Beetle in structural timbers such as roof and floor joists. High levels of dampness in walls causes plaster to fail, decorations to become damaged, and in some properties, significant damage to the timber frame of the building.

To avoid these defects developing and becoming a serious threat to the building, it is important to be aware of the consequences of any actions which may have an impact on moisture management within the building. The following is a list of suggestions and recommendations that will help maintain the building in a good and sound condition. It is by no means an exhaustive list and it is recommended that all owners of listed, historic and older buildings inform themselves of the best way to protect such a property.

1. Consider ways to improve ventilation within the property. This may include the installation of mechanical extractors in kitchens and bathrooms, removing secondary glazing units, ensuring that windows can be opened easily and that they are used regularly, removing insulation from the eaves area of the roof where it may block ventilation, and not leaving the property closed up and unoccupied for extended periods.

2. Where repairs are necessary, ensure they are carried out by tradespeople who are knowledgeable and competent in traditional building methods and that materials are sympathetic to those used originally. In particular, where walls are to be repointed, then lime mortar (which is very different from cement mortar with some lime added!) should be used and any earlier cement mortar repairs removed and refinished.

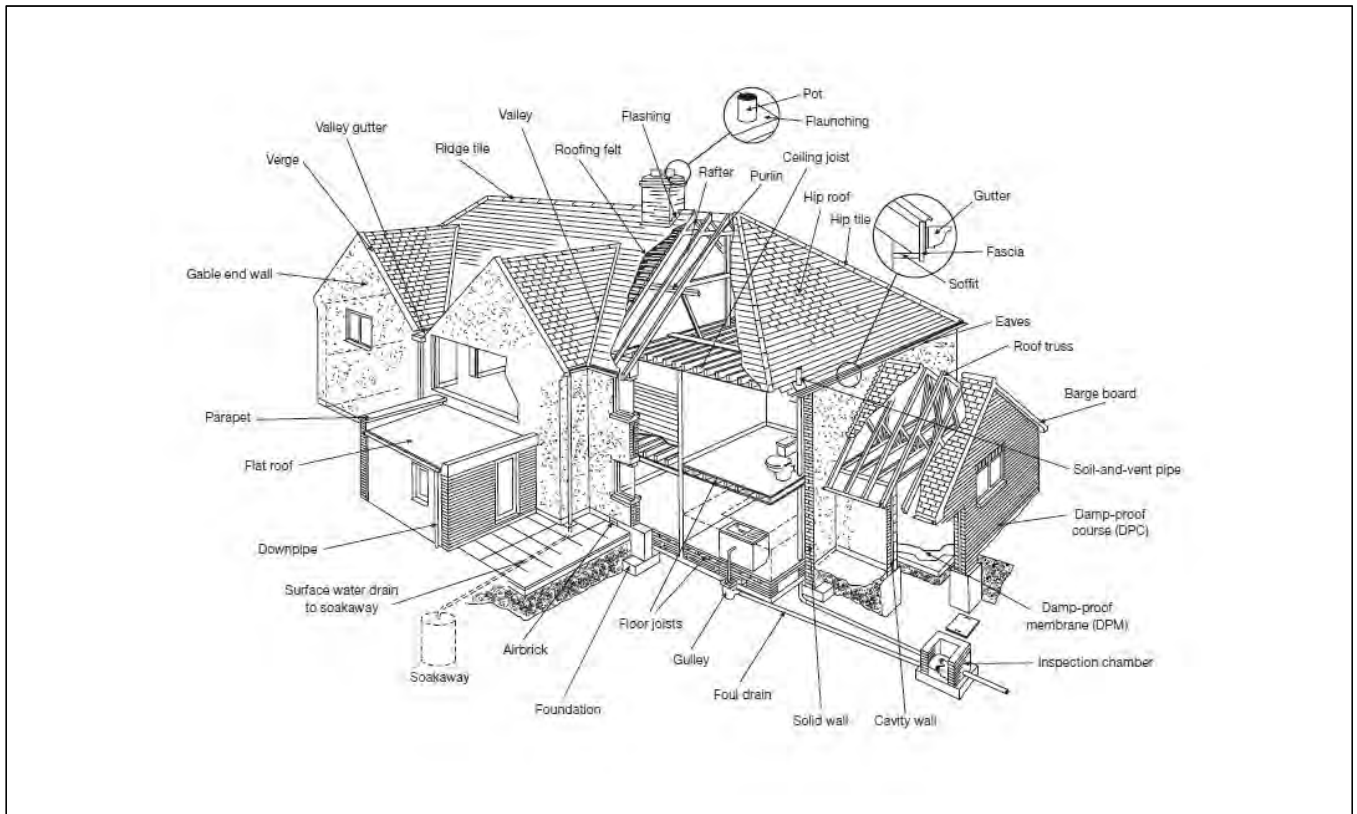
3. Ensure that the guttering and rainwater handling systems are in a well maintained and fully operative condition. Very significant damage can be caused in a very short period of time due to simple leaking gutters, downpipes, hoppers and other elements of the rainwater handling systems. It is therefore essential that these are inspected regularly, at least three or four times a year, and any damages or defects repaired as quickly as possible. In particular they should be cleared after autumn leaf fall to ensure they are as effective as possible during the winter.

4. Maintain a regular and vigilant inspection process. Unidentified or unrepaired defects can rapidly become more significant, and therefore more costly to repair. A regular process of inspection is more likely to ensure that defects identified at an early stage and can be rectified before further damage is caused. Such a process should include inspection of all the outside elements such as chimneys, roofs, walls, guttering and downpipes, windows and doors and roof edge timbers etc. Internal inspections should include a detailed examination of the roof timbers, moving of large objects of furniture to assess the wall condition behind, examination of floors, doors and timber fittings to identify signs of movement, and the condition of the heating and plumbing systems to ensure no leaks are present. This is in addition to a general and normal maintenance programme.

5. Avoid the introduction of unnecessary interventions. Many companies will recommend the use of chemical processes, such as spraying of timbers or injection of damp proof courses, as a means of rectifying the effects of dampness. In most cases, in respect of older properties, these processes are completely unnecessary, usually ineffective, and in many instances counter-productive. Attempting to prevent the passage of moisture through a wall which was always intended to be damp is unlikely to affect a cure. In fact, it is likely to push the problem elsewhere, and may cause even more significant damage.

Remember that, if the property is listed, any works you wish to carry out may require Listed Building Consent, and it is always best to check with the local authority Conservation Officer before undertaking any activities.

There are many useful resources of information available from, for instance English Heritage, and the Society of Protection of Ancient Buildings, which can help you in understanding how to manage an older property in a sympathetic and considered way. It is strongly recommended that you gain an understanding of the means and methods that they advocate in order to protect your investment.





8.3 - Complaints Procedure

Policy Statement - Our commitment to you

At our aim is to provide the best level of service possible and we go to very great lengths to ensure that the survey report we have prepared for you is as accurate, informative and complete as possible.

It is possible, however, that for some reason we have not met your expectations in some way and that you wish to complain.

A complaint is an expression of dissatisfaction, however made, about the standard of service, actions or lack of action by the Company, or our staff, affecting an individual customer or group of customers.

We will treat complaints positively and recognise that they are a means of identifying improvements which can be made to our service delivery standards.

We will deal with complaints quickly and will take prompt action to resolve the complaint and take steps to ensure that complaints of a similar nature do not arise in the future.

How to Register a Complaint

has published this complaints procedure to ensure that you have access to your rights.

There are several ways in which you can register your complaint:

- You can call us by telephone -
- You can email us at surveyor@gmail.com
- You can write to us at our office, ,