



LEVEL 3 BUILDING SURVEY



on behalf of



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A	ABOUT THE INSPECTION & REPORT
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This Level 3 Building Survey has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

As agreed, this report will contain the following:

- a physical inspection of the property and
- a report based on the inspection

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

Any extra services we provide that are not covered by the terms and conditions of this report must be covered by a separate contract.

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.

- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

Please refer to your terms and conditions dated the 05-02-2024 for a full list of exclusions.

A.	THE INSPECTION
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Surveyor's details

Nitin Randev **RICS number:**6959769

Company details

River Crest Surveyors

Office B, Chesil House, Arrow Close, Eastleigh, England, SO50 4SY

Tel:023 8129 0888

Date of the Inspection

05-02-2024

Prior Involvement declaration

I can confirm we have had no prior involvement with either the client, the property or indeed have no connection to this property transaction.

Property address

Weather conditions

At the time of inspection, it was dry.

Status of the property

The property was occupied and furnished. The floors were partially covered.

B	OVERALL OPINION
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This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the appendices section on , What to do now, and discuss this with us if required.

This section contains

- Condition ratings
- Summary of opinion of the property
- Summary of repairs and further investigations

B	CONDITION RATINGS
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To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'



No significant repairs are required. The element should be maintained in the normal way.

Element No.	Element Name
D1	Chimney stacks
D3	Rainwater pipes & gutters
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E2	Ceilings
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E8	Bathroom fittings
E9	Internal - Other
G3	Grounds - Other



Defects which are not considered to be serious at present or requiring urgent attention. Further investigations may be required, and this may sometimes lead to more serious issues being identified, with a consequent increase in repair costs.

Element No.	Element Name
D2	Roof coverings
D4	Main walls
D5	Windows
E1	Roof structure
E3	Walls and partitions
E4	Floors
E7	Woodwork (for example, staircase joinery)
G1	Garage

G2	Permanent outbuildings and other structures
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Defects which are considered to be serious, in need of urgent attention, or requiring further investigation. Failure to address these issues could result in serious and costly damage to the property. Some defects may present a danger to people.

Also includes overdue safety tests on services installations.

Element No.	Element Name
E5	Fireplaces, chimney breasts and flues
F1	Electricity
F2	Gas/oil
F3	Water
F4	Heating
F5	Water heating
F6	Drainage



Elements which are present, or assumed to be present, but are not inspected. Such elements may be concealed from view or inaccessible. Any evidence of possible concealed defects is reported.

Element No.	Element Name
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Not applicable relates to items which do not form part of the property, or have no relevance to the property

Element No.	Element Name
D7	Conservatory and porches
D9	External - Other
F7	Common services

B	SUMMARY OF OPINION OF THE PROPERTY
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The property is considered to be a reasonable purchase with no evidence of any significant problems. We would not expect any particular difficulty on resale in normal market conditions.

It is very important that you read this report as a whole. In the main body of the report, we will notify you of the actions that will be required prior to the exchange of contracts and in this respect, we particularly refer you to the section at the end of the report entitled 'What to do now'. You must make sure that you have all of the repairs and improvements investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase the property. If you are unsure about any of the items identified for improvement, you should refer back to the surveyor for further guidance and advice as we will be happy to discuss further with you.

This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of our inspection and no liability can be accepted for any deterioration in its condition after that date.

B	SUMMARY OF REPAIRS AND FURTHER INVESTIGATIONS
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Repairs

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

You should commission an inspection and report from a roofing contractor before purchase.

A detailed appraisal of the below-ground 'Off-Mains' private drainage system should be commissioned prior to purchase.

Potential asbestos-containing materials were seen to the garage. You should obtain a report and quotation from a suitably qualified asbestos contractor to determine the cost of removal prior to purchase.

A Tree Surgeon should be commissioned to review and provide estimates for the necessary pruning and management works required. A management plan should be put in place to ensure proactive management of the trees and vegetation for the years ahead.

Further investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

N/A

C	PROPERTY DETAILS
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This section includes:

- Property details
- Energy efficiency
- Location and facilities

C	PROPERTY DETAILS
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Type of property

The property comprises a two storey four bedroom detached house.

Year Built

The property would appear to have been built circa 1790.

Extension / conversion details (where relevant)

N/A

Flats and maisonette specifics

N/A

Construction

The walls are of solid masonry construction.

Windows and doors are of plastic construction, incorporating double glazed units.

The floors are a mixture of solid and timber construction.

The main roof is pitched covered with natural slates.

Accommodation

Floor	Living Rooms	Bedrooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Conservatory	Other
GF	2			1	/ dining 1	1		
FF		4	3	3				

C	ENERGY EFFICIENCY
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We are advised that the property’s current energy performance, as recorded in the EPC, is as stated below.

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

We will advise on the appropriateness of any energy improvements recommended by the EPC

Energy efficiency rating (EPC rating)

The EPC energy efficiency rating for the property is E. This is as expected for a property of this type.

Issues relating to the EPC rating

N/A

Mains services

No	Gas	Yes	Electric	Yes	Water	No	Drainage
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Central Heating

N/A	Gas	N/A	Electric	N/A	Solid fuel	Yes	Oil
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N/A	None
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Other services or energy sources (including feed-in tariffs)

N/A

Other energy matters

Being an older building, this property will not be as thermally efficient when compared to modern-day buildings. As a result, running costs will be higher. Further regard should be had to the matters raised within the energy performance certificate when obtained.

C	LOCATION AND FACILITIES
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Grounds

The property occupies a large size plot with gardens to the front, sides and rear.

Location

The property is located in a semi-rural area, however not too far from large-scale facilities such as schools and shops, etc.

Facilities

The property has private parking to the front and side aspects.

The property has the benefit of a garage to the side.

Local environment

This property is in an area which has been identified as being at possible risk of surface water flooding and your legal adviser should make full enquiries with the relevant agencies prior to the exchange of contracts.

The property is believed to have been constructed upon shrinkable clay subsoil. Subsoil's of this type can cause damage to buildings and services, particularly if there are prolonged dry weather spells.

D	EXTERNAL INSPECTION
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Inspection Limitations

The external inspection of the building was limited to those parts that could be seen from ground level, within the boundaries of the property and from accessible public areas only.

D1 - Chimney Stacks**1**

The chimney stacks are of masonry construction above the roof-line with lead flashing's to prevent damp penetration occurring internally.

The stacks appear to be in generally satisfactory condition, well-formed and with no significant defects noted. Normal maintenance will be required.

The condition and integrity of any flues and their layout within the chimney stacks could not be verified and further upgrading and improvement in this regard may be necessary. Flues should be tested at the same time as any gas or solid fuel appliance testing is undertaken.

When the remedial work is done it would be prudent to check the condition of all hidden parts to ensure no other disrepair has taken place. Further disrepair may be discovered which could increase costs. Until the work is carried out, regular checks should be made internally for any possible water leakage.

It would be advisable to cap and ventilate any pots and terminals which serve now redundant flues to prevent unnecessary water penetration.

The mortar base (flaunching) to the chimney pots is very exposed and subject to driving rain and frost and may well be cracked and loose in places. The flaunching should be checked when repair work is undertaken or when annual maintenance is next carried out. It should be kept in good condition at all times.

A TV aerial is attached to the stack. At the moment the aerial and fixings appear satisfactory but they should be checked every 6 months for signs of deterioration.



Stack to living room



Roof and stack view and condition



Kitchen stack condition

D2 - Roof Coverings

2

The main roof to the property is of hipped design covered with slates. The covering is laid over battens on a timber frame.

The covering was generally functional but we noted slipped slates. Repair and maintenance works

should be carried out to ensure that the roof remains weathertight and does not leak.

A roof covering of this type and age is likely to require ongoing maintenance to ensure that it remains weather tight. Some repairs may be difficult due to the possible fragile nature of the original material. It should be borne in mind that should work be required on the roof of the building, then scaffolding or other means of access will be required to undertake this work which can significantly increase the cost of the initial repair.

We recommend that a certified roofing specialist is consulted to verify the above and below findings, and inspect any other possible defects in the roof and/or any chimney flue/stack in the immediate term, which are to be remedied as and when required, prior to exchange, purchase and occupation. Open joints in the tiling, notably at the ridge tiling, or slipped, cracked, or missing tiles may be present and should be remedied in the immediate term.



Utility roof covering



Rear view



Consult a roofing contractor for costs to repair this section to the rear



Lifted section of slates



The bottom course of [redacted] have lifted which suggests the timber battens underneath have failed



Undercloak board Possible asbestos containing material



Soffits should be vented to increase air flow to loft void

D3 - Rainwater Goods

1

The rainwater goods are of a plastic type, being fixed to fascia's and perimeter walls.

The rainwater goods appear to be in generally serviceable condition with no evidence of significant defects, although some ongoing maintenance will be required.

It was not raining at the time of inspection and, therefore, it was not possible to confirm whether the rainwater goods are watertight. It is therefore recommended that the system is water tested soon after occupation or observed during rainfall to ensure they are functioning correctly. Some repair and renewal works may be necessary.

Leaking rainwater disposal systems can lead to penetrating dampness and deterioration of the building. Rainwater goods should be kept clean and free of any standing debris and moss at, all times, to ensure the free flow of surface water runoff from roofs. Regular inspections should, therefore, be undertaken moving forward. Shortly after taking up occupation, you should arrange for the gutters to be cleaned, removing any moss, leaves and general debris.

Where no gutters are present, we recommend their installation. Otherwise, water may discharge directly to the ground close to the walls of the house, which will result in water saturating the ground close to the foundations. This may lead to problems with subsidence and rising damp. Each downpipe should be properly fixed to the wall and taken to an underground drain.



Downpipes to building



Side elevation



Front elevation



Rear elevation

D4 - Main Walls

2

The walls are of solid masonry construction.

The overall condition of the walls were found to be adequate but some defects were noted, such as weathered pointing, holes to parts of the masonry walls and weathered finishes. Repair,

maintenance and improvement works are now required.

The structural condition of the walls appears to be generally satisfactory and we found no evidence of significant cracking, subsidence, structural movement or evidence of any past repair work having been carried out. As a result, we see no need to suggest you commission a detailed examination of the foundations.

Properties of this age are unlikely to have any original lintel support. Consideration should be given to the introduction of lintels as the weight of the brickwork can sometimes interfere with the frames or operation of the openings. You should therefore budget accordingly.

You should ensure that a buildings insurance policy is maintained that specifically covers the risk of ground-related structural movement.

DAMP PROOF COURSE:

In a property of this age, it is possible that no original damp proof course was installed and there was no clear evidence of one at the time of inspection.

Some areas of slightly high damp content were noted internally within the walls this is due to solid external walls being prone to damp penetration and the solid ground floor having no damp proof membrane. They rely upon the integrity of the external finish for their weatherproofing. Even in good condition, water penetration may occur during severe weather conditions. These walls often contain concealed timbers, e.g. lintels above openings, and any timbers in contact with dampness will be prone to decay. It is important therefore that the external finishes of the walls are maintained in good condition. Walls of solid masonry are below the standard of thermal insulation of cavity walls and heat loss can be quite high.

There are various trees and shrubs within the proximity of the building. Trees and shrubs can cause damage to buildings and services but none were seen. Arrangements should be made for the trees and shrubs to be kept regularly pruned to prevent them from increasing in size. Vegetation on neighbouring land will require negotiations and agreement when considering maintenance.

There is vegetation growth on or near to the house. Whilst this is unlikely to cause serious harm to the walls, it will be allowing moisture to be trapped against the wall which could cause deterioration and damp penetration. It is recommended that plants and shrubs be cut back to ensure that foliage does not project over windows, air vents, rainwater goods, etc.

As the external surfaces have been painted, this will be an ongoing decoration and maintenance in the future.

Your attention is drawn to the fact that the subsoil in this district is predominantly clay. Clay subsoils are susceptible to shrinkage during periods of extremely dry weather as the volume of the clay changes in proportion to its moisture content. The risk of foundation damage increases significantly when trees or shrubs are planted near buildings. As a general policy, it is recommended that no shrubs or trees with high water demand be planted close to any buildings. It should be ensured that your building's insurance policy includes adequate cover for subsidence and heave damage. Care will therefore be needed when planning any future planting within the

boundaries.



Side elevation will need re-pointed now



Side elevation



Vegetation should be removed



Minor cracks noted in places re-pointing required



Vegetation should be removed from the walls as they soak in moisture and cause damage to the building

D5 - Windows

2

The windows are of plastic construction, incorporating double glazed units.

The installation appeared to be functional overall but defects were noted, such as loose handles and worn rubber seals. Repair, maintenance and improvement works are now required.

Your legal adviser should confirm that a FENSA Certificate or a suitable alternative is available otherwise the installation may not comply with the Building Regulations.

Whilst the window installation is generally functional, there are some older-style units that may be approaching the end of their design life. It is thought prudent to budget for replacement in the medium term as part of the normal planned maintenance of the building. Given the cost implications of a full replacement, you may find it desirable to obtain quotations for such works before legal commitment to purchase.

The quality of sealed unit double-glazed windows varies and no assurances can be given concerning long-term durability.

The junction between the window frames and the surrounding wall is frequently a source of water penetration, particularly during severe weather conditions. It is important that the sealing material that protects these joints is regularly checked and maintained in good condition.

The Velux or similar roof lights must be installed in accordance with the manufacturer's instructions. Whilst we saw no obvious problems, we cannot confirm that they have been correctly installed and can give no assurances as to their long-term performance. If incorrectly installed, they may leak during certain weather conditions.

Windows should ideally be provided with trickle vents in order to comply with current Building Regulations with regard to background ventilation for habitable rooms. It would be prudent to seek further advice from a window and door specialist, prior to the exchange of contract.

Properties of this age may not have lintels to support the masonry above the openings. Lintels may need installing or replacing when renewing windows.



Handle broken off when testing



Loose handles



Velux windows



Windows no trick vents

D6 - External Doors

1

The doors are of timber and plastic construction, incorporating single and double glazed units.

The doors appeared to be functional overall but defects were noted, such as worn fixtures and weathered finishes. Repair and maintenance works are now required.

Your legal adviser should confirm that a FENSA Certificate or a suitable alternative is available otherwise the installation may not comply with the Building Regulations.

The quality of sealed unit double-glazed doors varies and no assurances can be given concerning long-term durability.

Properties of this age may not have lintels to support the masonry above the openings. Lintels may need installing or replacing when renewing doors.

Doors should ideally be provided with trickle vents in order to comply with current Building Regulations with regard to background ventilation for habitable rooms. It would be prudent to seek further advice from a window and door specialist, prior to the exchange of contract.



Rear door



Front door



Rear door



second rear door

D7 - Conservatory and porches

N/A

N/A

D8 - Other joinery and finishes

1

External joinery, such as fascias, soffits and barge-boards, are formed in timber and plastic.

The joinery appears to be in generally satisfactory condition for its age and with no significant defects noted. Subject to normal ongoing maintenance the joinery should remain serviceable for some years.

It is now standard practice to insulate lofts in order to conserve energy and reduce heating costs. With the increase in insulation, it has become necessary to reduce the risk of condensation problems by ventilating roof spaces. This can be achieved in a variety of ways, including the provision of ventilation grilles in eaves and airbricks in gable walls, as well as roof ventilators in the slopes. A reputable roofing contractor will be able to undertake this work, and it is recommended that quotations should be obtained prior to a legal commitment to purchase.

D9 – Other

N/A

N/A

E	INTERNAL INSPECTION
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Inspection Limitations

We have endeavoured to inspect all parts of the property internally, but where a property is occupied, we do not move furniture, household items, lift floor coverings or floorboards.

E1 - Roof Structure

2

The roof structure is formed of traditional timber construction.

Within the limitations of the inspection, a number of defects/issues were noted.

It is essential for insulated roof voids to be adequately ventilated to reduce the risk of condensation and consequent decay to roof timbers. This is usually achieved by providing vents in the eaves and or vented roof tiles. The requirement to ventilate roof spaces is relatively recent so many traditional houses lack such provision. The roof void does not appear to be sufficiently ventilated. Fixed air vents should now be installed to ensure a good flow of ventilation.

Insufficient insulation is provided to parts of the roof void. You should ensure that insulation is provided to current standards (300 mm) and does not interfere with eaves ventilation.

There is evidence of rodents in the roof space. Mice, rats and squirrels can cause serious damage, particularly if they chew through electrical cables. Further advice should be sought from the Environmental Health Department of the local authority for eradication and future control.

Woodworm is sometimes found in a property of this age but no signs of an active infestation were visible at the time of inspection. However, given the large-scale nature of the roof frame and joists, combined with restrictive elements, such as the insulation, infestations may be found once the area is fully exposed and a detailed examination is carried out. You should therefore allow a contingency and budget accordingly.

This property was built before it became standard practice to install lining felt beneath the roof cover. Whilst this can be accepted, regular exterior roof and interior roof void inspections should be carried out to check for any signs of dampness - any necessary repairs or renewal should be undertaken promptly. The continued maintenance of the roof covering is made more important by the absence of a secondary water barrier.

Where visible the electrical wiring is of a PVC-sheathed type. In places, it has been buried beneath loft insulation. This can cause overheating of the wires which could lead to fires. All covered cables must be re-positioned on top of the insulation.

You should ensure that your electrician checks the electrics within the loft area as part of the overall system inspection.



Loft access via hall hatch



Vermin droppings



Limitations within the roof void



Roof with limited access to all parts



Insulated pipes, areas left un-insulated can cause cold bridging



Timbers are dry



Vermin droppings and electrics



3rd hatch to ground floor



2nd hatch to ground floor roof void with cables and pipe works

E2 - Ceilings

1

The ceilings are of plasterboard construction with various finishes.

The ceilings are in a serviceable condition, however, localised areas of hairline shrinkage cracking were noted, which is a result of thermal changes in the building materials and is considered cosmetic in nature. These can be attended to during normal routine re-decoration periodically. These types of cracks are very common in a property of this age and type of construction and do not give cause for concern.

Modern ceiling finishes of plasterboard can crack at the joints between the boards and small areas of plaster can be dislodged by the nail fixings. These can be attended to under normal routine maintenance.



Ceilings



Minor re-decoration required



Ceilings

E3 - Walls and Partitions

2

Internal walls and partitions are of solid and lightweight construction with various finishes.

Numerous moisture meter readings taken throughout the property indicated isolated areas of raised damp content affecting ground floor walls at low level. This has to be accepted as a

characteristic of buildings of this age, which were not built to modern standards of damp resistance.

As this is an older property, there is always a risk that damp symptoms can appear over time. If such symptoms do occur in the future, the building needs to be adequately heated and vented to prevent condensation.

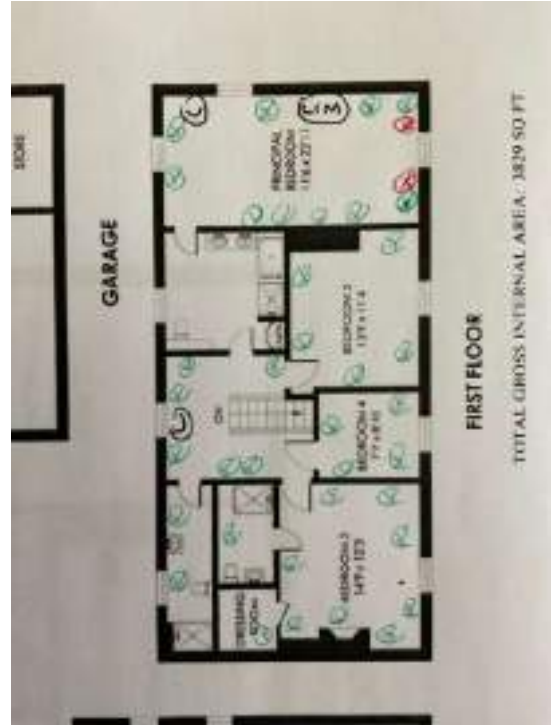
Modern wall finishes of plasterboard can crack at the joints between the boards and small areas of plaster can be dislodged by the nail fixings. These can be attended to under normal routine maintenance.



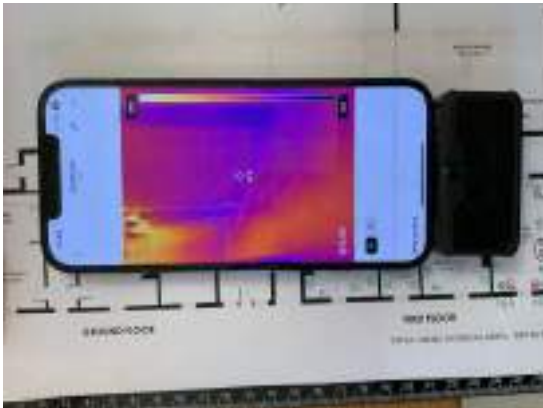
Areas of higher readings to master bedroom walls around the window



Possibly due to the vegetation growth, this should be removed



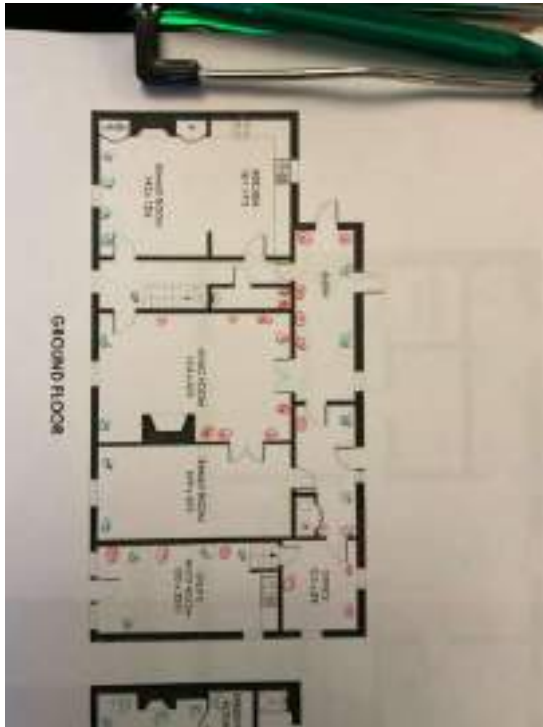
First floor damp checks



Thermal imaging checks also carried out



Dehumidifiers would be beneficial



Ground floor red cross indicated damp readings

E4 - Floors

2

The ground floor is of solid construction. The upper floors are of suspended timber construction.

The solid floors are in generally satisfactory condition with no signs of significant deflection or distortion.

Localised dampness was noted to the solid floors. The age of the property is such that it is probable that there is no damp-proof membrane contained within the solid floors. The floors will therefore be susceptible to dampness.

Please be aware that the solid floors are concealed by various finishes and could not be inspected in great detail. Some defects/issues may be discovered once the floor finishes are removed/replaced.

First floor :

Some of the floors were found to have excessive spring and movement, suggesting problems hidden beneath. Suspended timber floors are prone to the effects of dampness and/or condensation in a building which can lead to the decay of the various timber components. The results can be sagging and spring to the floors which if left unchecked can lead to collapse. You should now instruct your specialist contractor to check the hidden floor timbers for defects and carry out appropriate remedial treatment as required.

Our survey was undertaken using non-destructive techniques involving the use of electronic moisture meters. These meters work specifically measuring conductivity between two isolated probes or disturbance caused to radio waves passing through a material. These meters are specifically calibrated to timber meaning readings taken are not quantitative on masonry, thus will

not accurately measure the quantity of moisture within a material other than timber for which they are specifically designed for and are accurate up to 30% Wood Moisture Content (WMC). Therefore, readings taken from timber materials; skirting boards etc are quantitative, more accurate and reliable in non-disruptive investigations.

Electronic meters used on masonry and other materials will however allow us to map a profile of readings to assess the source / pattern of dampness present. Due to the working of these meters, readings can however be influenced by other conductive materials or surfaces.

As described in the BRE guidance document 245 “Rising damp in walls “Diagnosis and treatment” electrical moisture meters have a valuable role to play as preliminary surveying instruments and will identify areas where further investigation is required. To obtain more conclusive proof regarding the source of dampness the most satisfactory approach is to take samples of masonry and plaster for laboratory analysis. This involves extracting via drilling, samples of the masonry material at some depth within the wall. When analysed the samples will provide a measurement of the free moisture content and the influence if any hygroscopic moisture within the material. Together with chemical salt analysis this evaluation will provide a much clearer understanding as to the origin / source of moisture.



Slight spring and deflections to the first floor



Slight spring and deflections to the first floor



Slight spring and deflections to the first floor



Utility floor and ground floor solid with no damp proof membrane

E5 - Fireplaces and Chimney Breasts

3

There are fireplaces in the lounge, bedrooms and kitchen fitted with solid fuel fires.

There is a possibility of migration of salts and sulphates from the flues into the plasterwork. These salts are hygroscopic and attract atmospheric moisture which can give the appearance of dampness. Should this occur in the future then these areas will need to be replastered after the brickwork behind has been sealed to prevent further salt migration.

Any hearth should be inspected by a fireplace specialist. Regulations state a closed appliance must extend 225mm beyond the opening, as well as 250mm deep. Unless there is a 50mm gap beneath, this can be reduced to 125mm. This may not meet modern standards, as overspills from the fire will burn the floor finishes.

Maintenance

We can not inspect chimney flues and recommend that you obtain a Gas Safe certificate for any (gas-

powered) fireplaces and have them swept and inspected by a HETAS registered (www.hetas.co.uk) chimney sweep to ensure that the flues are suitably lined and will still draw, for which a certificate will also be provided. We therefore recommend a certified (HETAS) specialist is consulted in the immediate term, in order to verify the above findings and check for any other potential defects, which are to be remedied as and when required, prior to exchange, purchase and occupation.

Gas-powered Fireplaces (General Information)

For gas-operated fireplaces, these need the following:

-an adequate supply of air to help the complete combustion of the gas; and

-efficient operation of the flue to remove any combustion products, including carbon monoxide (CO).

Without these safety precautions, dangerous levels of carbon monoxide can build up, with the possibility of fatal consequences. There are some simple ways to help avoid the build-up of carbon monoxide poisoning:

- never block the ventilation;
- ensure that flues are always kept clear;
- a carbon monoxide (CO) alarm is installed nearby; and
- have your appliance regularly maintained and annually serviced by a Gas Safe registered engineer.

We recommend you contact the vendor to confirm when the gas-powered fireplace was last serviced and inspected by a qualified Gas Safe engineer, prior to exchange.

Carbon Monoxide (General Information)

For open fires, they need to have an adequate oxygen supply or there can be problems due to carbon monoxide poisoning. When the chimney specialist looks at present or future use, consideration should be given to ventilation. We also recommend that a carbon monoxide detector be placed at an appropriate distance from the fireplace.

Solid Fuel Stoves (General Information)

These require having ventilation in the room where situated if the stove output is more than 4kw. For this, we therefore recommend a certified (HETAS) specialist is consulted.



Unable to reach access to breast in loft



Vegetation in the loft



Kitchen breast condition appeared in order within the limited view



Redundant



Bedroom 2 redundant



HETAS certificate required



HETAS certificate required

E6 - Built in Fittings (e.g. built in kitchens not including appliances)

1

The kitchen units appear to be reasonably modern and generally satisfactory. No doubt you have already assessed the adequacy of these, and other built-in fittings, for your own purposes.

Built-in fittings can sometimes conceal defects and signs of dampness/condensation and mould in the structure behind, which will only become apparent when they are removed. We are unable to identify defects hidden within the structure or fabric of the building.

Adequate ventilation must be maintained within the kitchen. This will be achieved by periodically servicing any mechanical ventilation systems, operating or installing trickle vents in windows, and maintaining a 10mm gap below doors.

A mastic seal should be applied along the back edges of the kitchen worktops to prevent water penetration behind the units. The carcassing to these units is made of chipboard which deteriorates when it becomes wet. It is therefore necessary to protect the chipboard by maintaining seals and laminated coverings in good condition.



Kitchen



Oven and hobs tested use gas tanks



Gas tanks which supply the cooker behind the bench

E7 - Woodwork (e.g. staircase joinery)

2

The internal woodwork comprises doors, stairs, frames, architraving and skirting boards with various finishes.

The internal woodwork/joinery is consistent with its age and was noted to be in a serviceable

condition, if subject to general wear and tear. However, worn finishes and a lack of safety glass to doors was noted. Improvement works are now required.

There are no visible British Standard marks on some of the door and screen glazing. This suggests that it is not safety glass and does not meet current standards and should be upgraded as a precaution.

The internal decorations are generally in a dated condition and soiled in areas, and redecoration is recommended. You should allow for some making good as part of the preparation works. Some further marking and dis-colouration are likely to become apparent when furnishings are removed.

Wood-boring insects have damaged a small number of exposed timbers. These no longer appear active and are no cause for concern. Provided you continue to manage moisture levels within the building effectively, improve ventilation and manage heating levels, this should better minimise future risks.



Some doors are not close fitting



Not safe glazing



Door catches on the floor



Handles and door



Due to timber expansion the bathroom door rubs on the floor



900mm



Stiff doors and no safety glazing stamps to internal doors



Stiff doors and no safety glazing stamps to internal doors



Stiff doors and no safety glazing stamps to internal doors



old wood boring infestation - not active

E8 - Bathroom Fittings

1

The sanitary fittings are in satisfactory working order. This means that there appears to be an adequate flow of water and drainage provision with no evidence of leaks, breakages and other significant defects.

Tiled walls in showers are commonly a source of water penetration which can lead to damage to

services and finishes as well as timber decay. While no problems were seen, regular maintenance should be undertaken along with prompt repair in response to any defects that become apparent.

The flooring beneath the fixtures and fittings could not be inspected as this would involve damaging investigations which are beyond the scope of a normal survey. If there has been leakage, such as from concealed pipework, grouting, seals or through gaps in the wall tiles, the dampness may have caused some rot in the floor.

Whilst we found no evidence of serious leakage or decay, these defects are often hidden within the structure and therefore if you wish to be certain, opening up of the fixtures and fittings and water testing will need to be carried out prior to legal commitment to purchase.

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

Adequate ventilation must be maintained in the sanitary areas. This will be achieved by periodically servicing the mechanical ventilation systems, operating and installing a trickle vent in the window, and maintaining a 10 mm gap below the door.

The shower installations were not operated and these should be tested and checked before purchase. Only formal investigation and testing can confirm the adequate operation and efficiency of such installations and we refer you to our comments within the section titled 'Water Heating', as detailed below.



Master bathroom



Water ran



No leaks noted



Shower installation



Bathroom finish



Master bathroom



Down stairs WC

E9 - Other

1

In a property of this age asbestos-based components are likely to have been used, some of which are hidden within the structure. This should be borne in mind when undertaking any works to the property. Should asbestos-based materials be found then they may need to be dealt with by specialist contractors and this could prove expensive. Further advice is available from the Health & Safety Executive - <https://www.gov.uk/search?q=asbestos>.

In a property of this age, woodworm is commonly found. Whilst no evidence was found in those areas we were able to inspect, it is possible that it may be detected when the property is emptied or during other repair or refurbishment works. Future specialist treatment may be required.

F	SERVICES
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Inspection Limitations

In view of the above limitations to our inspection, and having regard to the safety implications, services must be tested prior to purchase.

F1 - Electricity**3****SAFETY WARNING:**

You should have your electrical installations inspected and tested regularly to protect your home from damage and to avoid putting your safety at risk. Guidance published by the Institution of Electrical Engineers recommends that electrical installations should be inspected and tested at least every 10 years and when the occupiers of the property change. This should include (but not limited to), where applicable, showers, hot taps, electric underfloor heating, macerators, cooker hoods, ovens and all other associated fixtures and fittings. All electrical work carried out after 1 January 2005 should be recorded on an Electrical Installation Certificate.

It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a test which covers matters relating to resistance, impedance and current, etc.

Mains electricity is connected, with the meter and consumer unit located in the hall.

Our visual inspection revealed that the installation appeared to be functional. However, in view of the guidance given above relating to the change of occupancy, we recommend that the installation should now be checked by an appropriate specialist registered with either the NICEIC or a similar approved body prior to the exchange of contracts.



Electrics to the loft need covered



Internet speed test good



Consumer unit and meter EICR required

F2 - Gas/Oil

3

There appears to be no mains gas supply to the property and it should be noted this may deter future potential purchasers.

SAFETY WARNING:

All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

In view of the guidance above and as a matter of safety, you should now arrange for the installation and all gas appliances to be inspected and tested by a Gas Safe engineer prior to the exchange of contracts.

SAFETY WARNING:

All oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the OFTEC for oil installations at <https://www.oftec.org>

As a matter of safety, you should now arrange for the installation and all associated appliances to be inspected and tested by a suitably qualified engineer prior to the exchange of contracts.

The oil storage tank is located within the grounds and is made of plastic. OFTEC recommend that a registered technician should inspect oil installations annually and therefore a full inspection should be carried out before legal commitment to purchase.

The oil storage tank is located within the grounds and is made of plastic. OFTEC recommend that a registered technician should inspect oil installations annually and as defects such as leakage, suspect pipework and suspect fittings were present, a full inspection should be carried out before legal commitment to purchase.

Where a stream, river, or an open drain is close by, the tank may need 'secondary containment' to prevent any spilled oil from getting into the water system. Usually called a 'bund', this safety feature will catch all oil that could spill out of a leaking tank.

Although I could see no problems with the existing tank, it is older, has a single skin (modern ones have a double skin) and no secondary containment. Given the age, defects may occur in the near to medium term and therefore, if you want to be sure, you should ask an appropriately qualified person to inspect the oil installation system with a view to upgrading before defects with the existing tank become apparent.



Oil tank in the garden

F3 - Water

3

Mains water is supplied. The external stop valve is located on the garden by the white gate.

The internal stop valves are located in the kitchen and hall.

The supply pipes, where visible, are in generally satisfactory condition and no leaks or other serious defects were noted. However, much of the pipework is concealed and it is, therefore, possible that defects could exist in unseen areas. It would be prudent to instruct an approved plumbing contractor to inspect the whole installation, prior to purchasing so that you are fully aware of its condition and the need for any necessary remedial works.

There are plastic storage tanks located within the loft.

The tanks were generally serviceable but the lids are loose and need replacing with tighter secure lids.

The water storage tanks should be adequately supported. We did not observe significant defects relating to support but we recommend that any supporting structures are inspected by a certified plumbing specialist and structural engineer prior to exchange, purchase and occupation.

Where water storage tanks are present, you must maintain that these are fitted with a close-fitting ventilating lid to prevent contamination of stored water by dust, debris, birds, etc. Without byelaw compliance, stored water should not be used for drinking purposes. Cold water storage tanks can also be constructed with asbestos, which can be dangerous (see Hazardous Materials).

Any water storage tanks should be inspected by a certified plumbing specialist to ensure they are

properly insulated and free from defects, which are to be remedied as and when required, prior to exchange, purchase and occupation. We recommend you ensure that the loft space is adequately ventilated to limit any potential build-up of interstitial condensation, such as by providing vents where necessary.



Overflow pipes



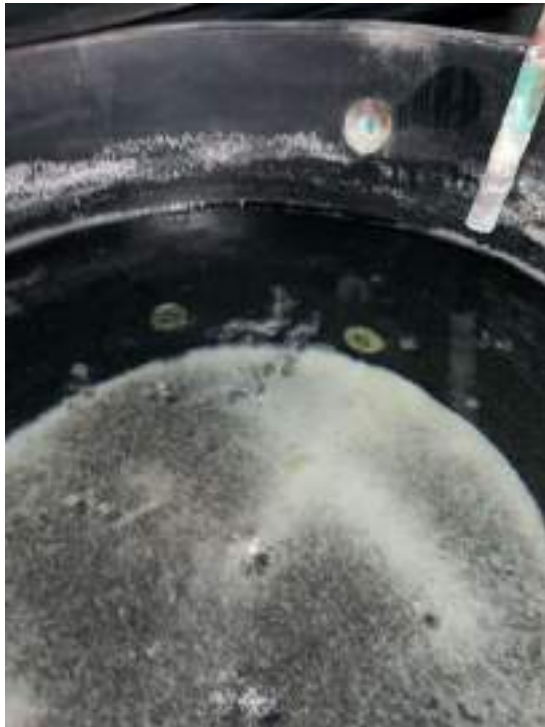
Water tanks in loft void



Loose covers - these need to be secure



Loose fitting lids need to be replaced



Inside the water tank



Internal stop cock



2nd internal stop cock



External stop cock



External stop cock

F4 - Heating

3

HEATING:

The property has a conventional oil-fired central heating system with a boiler which feeds a series of radiators within the various rooms. Whilst apparently serviceable, you should now arrange for an OFTEC engineer to check and test the system prior to the exchange of contracts as a matter of safety.

The radiators are of varying ages and whilst adequate at present, upgrading will need to be carried out in the medium term.

The property has a conventional oil-fired central heating system with a boiler which feeds a series of radiators within the various rooms. You should now arrange for an OFTEC engineer to check and test the system prior to the exchange of contracts.

VENTILATION:

Properties suffer from condensation when the heating and ventilation are not balanced effectively. This factor is very much dependent on the number of occupants and how a property is used. If either heating or ventilation is deficient then condensation will occur. This could eventually result in black staining and mould on colder surfaces such as those found around windows and doors, behind furniture and in cupboards and rooms where there is poor heating. The situation can be exacerbated by the amount of normal day-to-day activities which produce excessive amounts of water into the atmosphere.

Seasonal climate conditions and periods when the property is left unoccupied will also increase the likelihood of condensation. To reduce this risk you should ensure that there is sufficient heating

and ventilation at all times and that both are carefully monitored and balanced appropriately. Condensation and its causes are multi-factorial and sometimes nothing less than significant upgrading of the heating and ventilation together with improving the fabric of the building will stop condensation and mould from occurring.

Current Building Regulations state that all habitable rooms should be provided with adequate background ventilation. This is normally provided via trickle ventilation to the head of windows and doors. We, therefore, recommend you instruct a window/door specialist to undertake a full assessment of all existing windows and doors with all appropriate recommendations to be undertaken. This should ideally be undertaken, prior to the exchange of contracts, so that you are fully aware of what work are required and associated costs.



Boiler



Boiler flue

F5 - Water Heating

3

Hot water is provided by the main heating boiler and is stored in a hot water storage cylinder. See our comments below, Heating & Ventilation.

The internal condition of hot water cylinders would be unknown to us and can only be confirmed by removal. Internal build-up of limescale can limit lifespan and efficiency; tanks do have a limited lifespan and can require renewal fairly frequently, especially in hard water areas. The base of the cylinder should always be well ventilated to prevent failure of the bottom joint. The condition of any immersion heater fitted can only be confirmed after extraction. Pipework used in plumbing associated with hot water cylinders is prone to corrosion from within. Hot water cylinders (if absent) are not normally required where combination boilers have been installed, because heating and hot water can be supplied on demand.

You should now arrange for a suitably qualified person to check and test this system prior to the

exchange of contracts, to confirm the condition of the installation, effectiveness and suitability for your needs and rule out any potential financial liabilities.



Water heating



Hot water tank



Single panel radiators



Controls



Controls



Hot water tank

F6 - Drainage

3

ABOVE GROUND:

The property has PVC waste pipes.

Where visible these appear to be in generally serviceable condition with no evidence of significant defects although some ongoing maintenance will be required.

A bird guard should be fitted to the summit of the stack to prevent blockages and associated defects.

Drains around the perimeter of the property contain vegetation/debris and to reduce the risk of blockages should be cleared and periodically maintained thereafter.

It's really important that you stay on the right side of the law as far as drainage systems go because not adhering to the regulations isn't only potentially bad for the environment, but it can also land you in trouble with your Local Authority and/or the Environment Agency. They have the authority to test any off-mains drainage systems they think might be causing a problem and can take action against you if they find any issues.

Owning a property with a septic tank, sewage treatment plant or cesspit isn't always straightforward, and there are a number of regulations in place that you need to be aware of. These regulations perform an important role in making sure that drainage systems operate as they should do, and in reducing the risk of them polluting the environment.

This property connects to a modern 'packaged sewerage treatment' system that processes the foul water before it flows into the ground or local watercourse. These packaged systems have to be

occasionally emptied (typically between 6 months to 2 years dependant upon manufacturers' guidelines and general usage).

Your Legal adviser should ensure that the system is registered under the provisions of the Environmental Permitting (England and Wales) (Amendment) (England) Regulations 2014. See Section 13. The system could not be inspected and no comment can be made on its type, condition or serviceability. You should now arrange to have this facility inspected fully by a reputable local drainage contractor prior to the exchange of contracts.

We recommend you consult a certified specialist in order to verify whether adequate drainage is present to manage surface water run-off with a view to future weather events, which we would not be able to predict. These should be regularly cleaned out to allow free flow of surface water.

Rural Areas – Septic Tanks & Cesspits (General Information)

Rural properties can have septic tanks or cesspits instead of a normal sewer connection. These can have a monthly, quarterly or annual service charge with the local public utility sewage treatment company. There may also be an annual maintenance charge/s on these appliances for cleansing and/or repairs which the householder has to pay.

Cesspits simply collect the effluent in an underground storage tank and are to be emptied regularly by a registered waste handler, whereas septic tanks use a simple treatment process which allows the treated wastewater to drain away to a soakaway or stream.

The vendor should provide you with a description of the treatment plant and drainage system, the location of the main parts and discharge point, details of any changes made plus maintenance manual and records. Septic tanks require a ventilation pipe to reduce a build-up of gases within the system.

You should have the septic tank or cesspit cleansed prior to occupation and also ensure that they comply with the General Binding Rules. If found to be polluting, the environmental agency can take legal action against you under the Water Resources Act 1991.

Installing a new septic tank or cesspit requires planning permission and building regulations approval.



Tank underground



Surface rain water directed into the rivers

F7 - Common Services



N/A

G	GROUNDS
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Inspection Limitations

The inspection of the grounds was limited to those parts that could be readily accessible or seen within the curtilage of the property.

G1 - Garage 2

The property has a detached garage of concrete and asbestos and located to the side. Our examination of the garage was to determine whether it is suitable for purpose and capable of garaging a vehicle.

The garage was seen to be generally functional but defects were found such as damaged panels. Repair and maintenance works are now required.

Garages are often constructed on limited foundations and as a result are more susceptible to structural movement.

There are no visible British Standard marks on some of the glazing. This suggests that it is not safety glass and does not meet current standards and should be upgraded as a precaution.

Parts of the garage are made out of materials that may contain asbestos fibres. For example, roof panels and rainwater goods. You should ask a licensed asbestos specialist or contractor, experienced in this type of work, to inspect this now and provide further advice. Because of the asbestos content, removal and replacement may be costly.

Should you wish to store items inside be advised that this space may likely be subject to water penetration and/or condensation.

The electrical components within the garage should be checked and tested as part of the wider electrical installation inspection.

Further advice is available from the Health & Safety Executive - <https://www.gov.uk/search?q=asbestos>. The presence of asbestos is a serious concern to many people and could adversely affect the future value of the property. As a result, you may wish to give serious consideration to removing the material now.

G2 - Permanent Outbuildings and Other Structures 2

Parts of the garage are made out of material that may contain asbestos. These appear to be in satisfactory condition at present and should present no health risk if undisturbed. However, they should not be cut or worked in any way and specialist advice must be sought prior to being removed as this will prove costly.



Possible asbestos containing material



Conservatory in poor condition



torn panels



Possible asbestos containing material



Vegetation growing out of the gutter front and rear



No safety glass



Rear view



Inside



Secondary store in garage



Possible asbestos containing material

G3 - Other

1

At this time of year, invasive weeds such as Japanese Knotweed die back and are very difficult to identify. Japanese Knotweed is a fast-growing and invasive weed which can cause damage to buildings and services and is difficult to eradicate. The presence of this plant can have a seriously adverse impact on the saleability of a property largely because of mortgage lender restrictions. We cannot, therefore, confirm that the garden is free from invasive species of this type.

The outside areas and gardens appear to be adequately maintained. Ongoing maintenance should be anticipated and budgeted for.



Bamboo we advise this is removed



Garden



Grounds well kept



Garden



Garden



Drive



Drive

H	MATTERS FOR YOUR SOLICITOR
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Regulation

Access to the property is shared. Your legal adviser should confirm that all legal arrangements are in order.

The road and footpaths outside the property are likely to be a 'private road' that the local council will not be responsible for maintaining. Your legal adviser should investigate and verify the issues associated with unadopted roads and footpaths.

Guarantees

We understand that the property is held on a Freehold Title. You should ask your legal adviser to confirm this and explain the implications.

Your legal adviser should establish whether there are any service agreements or engineer's certificates.

Your legal adviser should check that valid guarantees exist for the double glazing and that these can be assigned to you on purchase.

We understand the property to be served by an 'Off-Mains' drainage installation, with a Septic Tank and Modern Sewage Treatment Plant within the rear grounds. A fuller detailed appraisal of the below-ground drainage installation must be commissioned prior to purchase so as to fully understand the extent of the system. Please refer to the 'Drainage Section' of this report for further and more detailed guidance and advice.

A Electrical, Oil, Private Drainage, Inspection Certificate for the property should be obtained.

You should access and consider the Energy Performance Certificate (EPC) for the building. Please also refer to the Energy Efficiency and Carbon Footprint section of this report for further general advice.

Other matters

This property is in an area which has been identified as being at high risk of surface water flooding and your legal adviser should make full enquiries with the relevant agencies prior to the exchange of contracts. For the purposes of this report, it is assumed that ongoing buildings and contents insurance cover can be obtained on normal terms.

Your legal adviser should confirm and verify the extent and ownership of the various boundaries surrounding the property so that you can better understand and budget for your financial and any potential legal liabilities in respect of such. This is so, as to avoid any doubt or potential disputes with neighbouring property owners at a later stage.

I	RISKS
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Risk to the Building

- Potential defects arising from services including all gas installations, electric, water and drainage. Full inspections of these services should be carried out before purchase.

- Given the age of the property, the potential for hidden asbestos to be present within its construction is considered to be above average and you must therefore accept and budget accordingly.

There is no burglar alarm fitted and this should be considered upon occupation as the installation of such a system can help deter intruders and can possibly lower insurance premiums.

Risks to the Grounds

Potential asbestos to the garage ceiling.

The pond/rivers are considered hazardous to small children and animals.

Risks to People

The following issues have been identified as being potentially hazardous to the occupants. You should consider these issues, investigate and carry out improvements as deemed necessary. Quotations should be gained prior to purchase for any works deemed necessary.

- Ventilation is necessary to provide a healthy and comfortable internal environment for the building occupants. The main purpose of ventilation is to remove polluted indoor air from a building and replace it with 'Fresh' outside air. It is important that you review the natural background, mechanical and trickle ventilation and carry out upgrading where feasible and practical to do so.

Parts of the glazing have been identified as potentially dangerous.

Consider fire safety improvement to the loft conversion

We recommend that mains connected smoke, carbon monoxide and heat detectors are fitted and tested, prior to occupation.

There are currently no mains-wired smoke, heat or carbon monoxide alarms fitted.

Other risks or Hazards

N/A

J

ENERGY MATTERS**Insulation**

Insufficient insulation is provided to parts of the roof void. You should ensure that insulation is provided to current standards (300 mm) and does not interfere with eaves ventilation.

Heating

The property has a oil-fired central heating system with a boiler which feeds a series of radiators in the various rooms. Whilst apparently serviceable, you should now arrange for a engineer to check and test the system prior to the exchange of contracts as a matter of safety.

Lighting

There are an inadequate number of low energy LED light fittings within the property and you should review the existing light fittings in order to make the property more energy efficient and reduce electricity costs.

Ventilation

There is insufficient ventilation in the property. We recommend modern mains mechanical extraction or environment control units are installed to prevent condensation and related defects.

General

N/A

Appendix 1 – Maintenance Tips

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 the property

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

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 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 storms. 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 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.

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:** Regularly check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician 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 there as necessary. Keep gullies free from debris.

Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, weeds, shrubs, and hedges, as necessary. Look out for any overhanging and unsafe branches, loose walls, fences, and ornaments, particularly after storms. 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.

Appendix 2 – What to do Now

We have provided advice below on what to do next now that you have an overview of any work to be carried out on the property.

We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates if cost estimates have been provided.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get them to put their quotations in writing.

Some repairs will need contractors who have specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). You may also need to get Building Regulations permission or planning permission from your local authority for some work.

Further investigations and what they involve

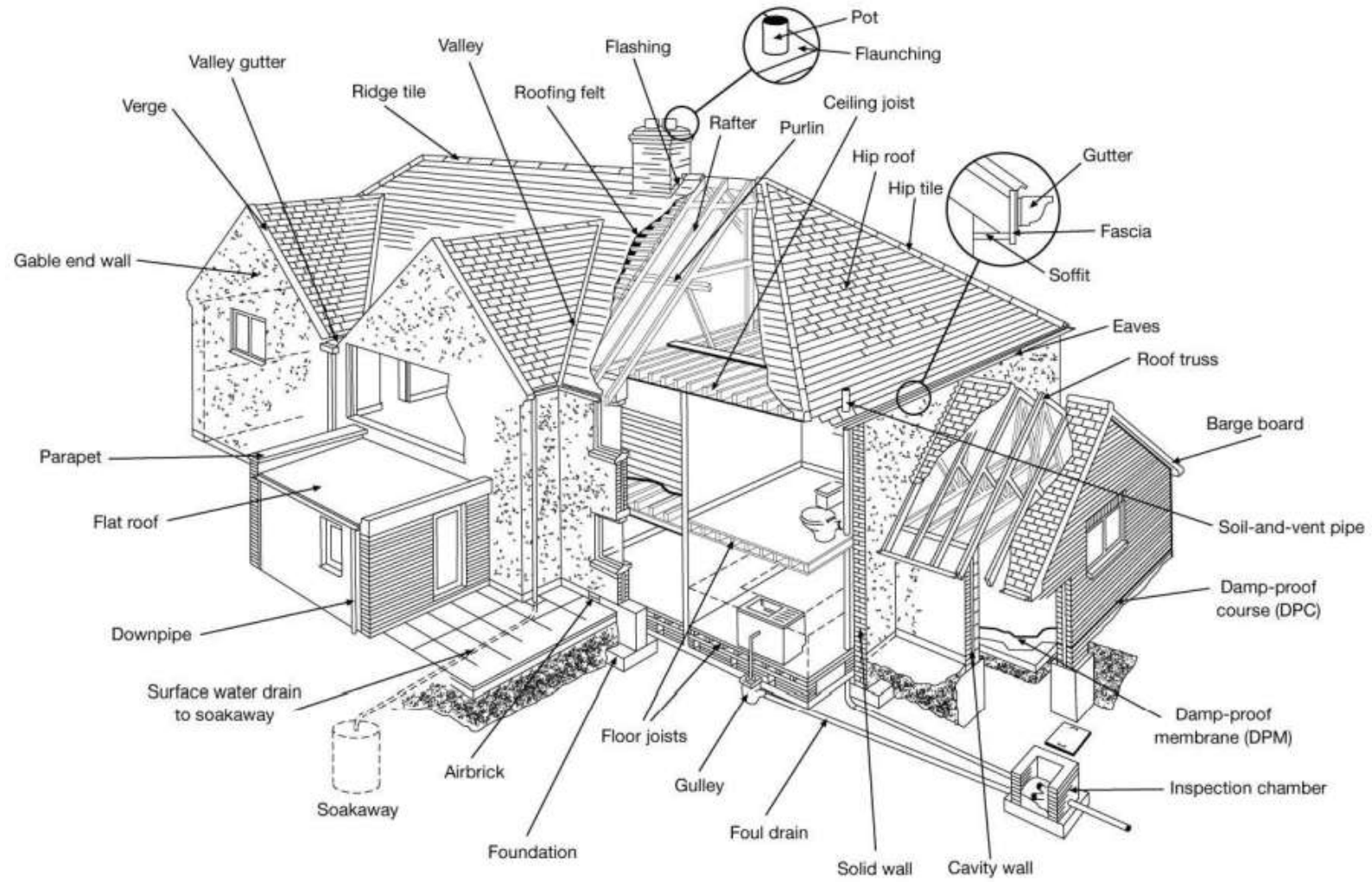
If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed, so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation. Who you should use for further investigations You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government approved schemes. If you want further advice, please contact the surveyor

Appendix 3 – Typical House Diagram



Description of the Level 3 Survey

This service is benchmarked against the RICS Home Survey Standard Survey Level 3.

This level of service is for clients who are seeking a professional opinion based on a detailed assessment of the property.

The service consists of a detailed visual inspection of the building, its services and the grounds and is more extensive than a survey level two. Concealed areas normally opened or used by the occupiers are inspected if it is safe to do so (typical examples include roof spaces, basements, and cellars).

Although the services are not tested, they are observed in normal operation - in other words, they are switched on or off and/or operated, but only where the occupier has given permission and it is safe to do so.

The report objectively describes the form of construction and materials used for different parts of the property. It describes the condition and provides an assessment of the relative importance of the defects/problems. Additionally, it will look to:

- describe the identifiable risk of potential or hidden defects in areas not inspected
- propose the most probable cause(s) of the defects based on the inspection
- outline the likely scope of any appropriate remedial work and explain the likely consequences of non-repair
- make general recommendations in respect of the priority and likely timescale for necessary work and

Where the surveyor feels unable to reach the necessary conclusions with reasonable confidence, they will typically refer the matter for further investigations. However, the surveyor, will aim to provide the client with all the information they need to make an informed decision as far as practical.

This level of service will suit any domestic residential property in any condition.

The service

The Level 3 Building Survey service includes:

- a thorough inspection of the property (see 'The inspection' below) and
- a detailed report based on the inspection (see 'The report' below).

The surveyor who provides the Level 3 Building Survey service aims to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and

- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

Any extra services provided that are not covered by the terms and conditions of this service must be covered by a separate contract.

The Inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects that are evident.

This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc. removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. 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 damp meter, binoculars, and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

Services to the property

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

Outside the property

The surveyor inspects the 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 be obtained. Where there are restrictions to access (e.g., a creeper plant prevents closer inspection), these are reported, and advice is given on any potential underlying risks that may require further investigation.

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination, and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

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 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility.

With flats, the surveyor assumes that there is a 'duty holder' (as defined in the regulations), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the duty holder.

The report

The surveyor produces a report of the inspection results for you to use but cannot accept any liability if it is used by anyone else.

If you decide not to act on the advice in the report, you do this at your own risk.

The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the Level 3 Survey service for the property.

Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable.

If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency rating in this report.

Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building.

Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you.

As part of the Level 3 Survey service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC where they feel it appropriate and practical to do so.

Issues for legal advisors

The surveyor does not act as a 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 state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company, or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor.

All the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.

The Level 3 Building Survey report will aim to identify risks, explain the nature of the problems, and explain how the client may resolve or reduce the risk. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Cancelling this contract

You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer

Rights Act 2015 in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

Liability

The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Notes

These terms form part of the contract between you and the surveyor.

This report is for use in the UK.

Complaints handling procedure

The surveyor will have a complaint handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor, and ask for it to be supplied.

SIGNATURE AND AUTHORITY

Property Address	
Survey Type	Level 3 Survey
Date Inspected	February 5, 2024

PREPARED ON BEHALF OF

Firm Name	River Crest Surveyors
Registered firm address	Office B, Chesil House, Arrow Close, Eastleigh, England, SO50 4SY
Assigned office	River Crest Surveyors
Office address	Office B, Chesil House, Arrow Close, Eastleigh, Hampshire, SO50 4SY

DECLARATION

I declare that, I am personally digitally signing this report and that I have no direct or indirect interest present or contemplated in the property or this transaction except for the purpose of a survey/valuation or inspection. Where an inspection has been undertaken and/or a valuation has been provided, this has been done so in accordance with the current RICS standards. I have undertaken this report on behalf of the firm named in this report.

DIGITAL SIGNATURE

Your digital signature renders you and your firm legally liable for the material content of any document authenticated by it.

By digitally signing the report you represent and warrant that you have the legal right, power, and authority to represent 'the Company' or organisation named in the report. You further agree that the use of your unique security code constitutes an electronic signature equivalent to your handwritten signature and that you have formed, executed, entered into, accepted the terms of and otherwise authenticated any report signed off by it. You acknowledge and agree that this Agreement is an electronic record for purposes of digital signature, and as such is completely valid, has legal effect, is enforceable, and is binding on and non-refutable by you.

This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or company or other business entity ('the Company'). The report is the product of the Company, not of the Individual Surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for these. For his or her part, the Individual Surveyor assumes no personal financial responsibility or liability in respect of the report and no reliance or inference to the contrary should be drawn.

Surveyor	Nitin Randev
Qualifications	AssocRICS
Date	07 Feb 2024 @ 11:34 PM
Signature	3296:15702:98oq0hzbbx