LEVEL 3

Your survey report

Property address

Client's name

Consultation date

Inspection date

Surveyor's RICS number

1140596

3

Contents

A

About the inspection and report

This RICS Home Survey – Level 3 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.

A About the inspection and report

As agreed, this report will contain the following:

- a physical inspection of the property (see 'The inspection' in section M) and
- a report based on the inspection (see 'The report' in section M).

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying 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 are not covered by these terms and conditions, and 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 part.

Reminder

Please refer to your **Terms and Conditions**, that were sent to you at the point you (the client) confirmed your instructions to us (the firm), for a full list of exclusions.

A About the inspection

Surveyor's name

Richard Lake

Surveyor's RICS number

1140596

Company name

Edwin Lake Ltd

Date of the inspection

Report reference number

ELCS-2684

Related party disclosure

Not applicable.

Full address and postcode of the property

Weather conditions when the inspection took place

During the inspection the weather was fine and dry. Changeable conditions had persisted prior to the inspection.

Orientation

The front of the property faces approximately northeast. All directions are given as if facing the front of the property looking towards the rear.

Status of the property when the inspection took place

The property was occupied and fully furnished at the time of inspection. Significant quantities of stored items / general possessions were also present.

A About the inspection

Terminology

The report refers to approximate timescales for repair work etc; these are defined as follows:

Short term	-	within 1 - 2 years.
Medium term	-	2 - 10 years.
Long term	-	more than 10 years.

Terms frequently used to describe the condition of elements are defined as follows:

Satisfactory: Leaving no room for complaint, meeting expectations. Apart from normal maintenance, no significant works of repair will be required in the short or medium term.

Adequate: Barely satisfactory / sufficient. Works of repair, upgrading or improvement will likely be required in the medium term.

Poor: Inadequate. Repairs are now required.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. 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.

Important note

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

B Summary of condition ratings

Overall opinion of the property
Subject to the advice and recommendations contained within this report, the property is a reasonable proposition for purchase. Because the property is Grade II Listed as of Special Architectural or Historic Significance and in a Conservation Area, the costs of maintenance and repair will be higher as a result. It will be necessary to use traditional materials and techniques and skilled contractors experienced in working with properties of this age and type. External Elements Externally no urgent repairs are required in respect of the chimney which is present to the right side of the property. The brickwork, flashings and chimney pots are in adequate or satisfactory condition. Although the roof coverings are now of some age, it is reasonable to continue to maintain the roof coverings over the short and medium term prior to eventual renewal of the roof coverings in the long term. The rainwater gutters and pipes should be carefully checked in heavy rain to help schedule and prioritise maintenance. The fittings are now relatively old and you should plan for replacement with good quality metal fittings in the medium term. No signs of significant cracking or other evidence of structural problems were noted in respect of the walls and the brickwork is in adequate condition. Past works of repointing appear to have been carried out using a cement rather than lime-based mortar and this will increase the risk of dampness inside and damage to the bricks. The front windows and the front door are of modern construction and they are in satisfactory condition. There are signs of deterioration affecting the rear windows and replacement will be required in the medium term. The rear door has been replaced however the frame and sill are old. Certain works of maintenance and improvement will be required in respect of joinery at eaves level, particularly in respect of damaged timbers to the front. General maintenance will be required in respect of the dormer window to the rear of the property. Internal Elements Internally no urgent repairs are required in respect of walls, ceilings or floors. You should be aware that all the lower walls of the property will be vulnerable to dampness and raised moisture meter readings were recorded in a number of areas at skirting level; visible signs of dampness will become more evident in the future and possibly when the house is empty. There are some works which should be carried out to reduce the risk of long-term dampness as described further below. Internal joinery, kitchen and sanitary fittings are in adequate or average condition. Subject to maintenance, replacement can be delayed into the medium or long term. It is important to take steps to help minimise risks of condensation which will otherwise result in problems of mould growth when the property is let. This should include installation of good quality extractor fans in the kitchen and bathroom and ventilation to the loft. Services It is recommended that you obtain an electrical test and report before purchase and then every five years. It will probably be necessary to carry out some works of improvement including installation of a comprehensive fire detection and alarm system and mains-wired carbon monoxide alarms in all rooms with gas or solid fuel appliances.

B Summary of condition ratings

Similarly it is important to ensure that the central heating boiler is serviced on an annual basis. The boiler is relatively modern and it was working well at the time of inspection. The condensate pipe should be lagged to help avoid freezing in cold weather.

No signs of problems were noted in respect of the drainage pipes which run from left to right to the rear. Water pipes leading into the property were mostly hidden from view however pipework around the internal stop-tap to the front right of the sitting room is old and the need for replacement of the incoming water pipe cannot be ruled out.

Outside

Externally the property benefits from a low maintenance and sunny garden to the rear. You should plan for maintenance of the old fence boundary to the left rear in the short term.

Your Solicitor should investigate further arrangements for maintenance of the shared areas including the parking space and lawned areas at the front. It is assumed that the access roads are also privately maintained rather than being adopted by the Local Authority.

B Summary of condition ratings

Works required in the short, medium and long term

The following summary details some of the works required in the short, medium and long term. Other recommendations are contained in the main body of the report.

Short term:

- Check rainwater fittings in heavy rain to help schedule and prioritise maintenance.
- Instruct a HETAS contractor to inspect the solid fuel stove, sweep the flue and confirm adequacy of flue linings. Install a carbon monoxide alarm in the sitting room.
- Fit a handrail to the stairs leading from first to second floor level.
- Obtain a full electrical test and report and undertake all recommendations for updating and improvement.
- Install a comprehensive fire detection and alarm system.
- Arrange for the central heating boiler to be serviced on an annual basis.
- Arrange for a gas safety check.
- Send a water sample to the supply company to be tested for lead content. Replace any lead pipes.
- Repair the boundary fence to the left rear.

Medium term:

- Undertake a general overhaul of the chimney. Maintain the brickwork as necessary, replace flashings and attend to detailing around the chimney pots. Chimney pots should be fitted with rain-caps and bird guards to help prevent water entry whilst maintaining ventilation.
- Undertake normal maintenance of the roof coverings to maintain weather-tightness. This should include replacement of any missing, slipped or broken tiles, maintenance of leadwork and a general overhaul of the dormer window to the rear.
- Replace rainwater fittings.
- Plan and budget for repointing of the external walls using lime mortar (medium or long term).
- Replace old windows to the rear and the rear door frame and sill.
- Overhaul joinery at eaves level and around the rear dormer.
- Repair the front porch.
- Maintain internal wall and ceiling finishes. Be aware that the lower walls will become increasingly affected by dampness and measures should be taken to reduce long-term risks.
- Check hidden roof, floor and other timbers for signs of wood-beetle activity and treat if necessary.
- Maintain internal joinery. This may include works to strengthen and improve the stairs, replacement of any skirtings affected by rot and upgrading of internal doors.
- Replace kitchen and sanitary fittings (medium or long term).

B Summary of condition ratings

- Arrange for regular tests of the electrical installation and annual servicing of the central heating boiler. The heating boiler will need to be replaced in the long term and sooner if serious faults develop.
- Replace boundary fences where necessary.

Long term:

- Maintain the chimney.
- Replace the roof coverings.
- Maintain the rainwater gutters and pipes.
- Complete works of repointing in respect of the external walls.
- Maintain windows and doors and joinery at eaves level.
- Maintain wall and ceiling finishes internally and carry out further works to address dampness at ground floor level.
- Recheck floor and other timbers for signs of wood-beetle activity and arrange for treatment if necessary.
- Replace kitchen and sanitary fittings and overhaul internal joinery if not carried out in the medium term.
- Arrange for regular checks of the gas and electrical installations and annual servicing of the central heating boiler.
- Replace old boundary fences.

B Summary of condition ratings

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'.

R Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
D5 / D6	Listed Building consent for replacement windows and doors.	
E5	Certification for the solid fuel stove (HETAS certification).	
F1	Evidence of any recent electrical test (Competent Persons Scheme certification).	
F2	Evidence of any gas safety check (GSR certification).	
F4	Service records for the central heating boiler (GSR certification).	

3 Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name	Comments (if applicable)
E5	Fireplaces, chimney breasts and flues	
F1	Electricity	
F2	Gas/oil	
F4	Heating	
F5	Water heating	

B Summary of condition ratings

2 Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
D2	Roof coverings	
D3	Rainwater gutters and pipes	
D5	Windows (rear)	
D6	Outside door (rear)	
D7	Conservatory and porches	
D8	Other joinery and finishes	
F3	Water	

1 Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name	Comments (if applicable)
D4	Main walls	
D5	Windows (front)	
D6	Outside door (front)	
E1	Roof structure	
E2	Ceilings	

B Summary of condition ratings

E3	Walls and partitions	
E4	Floors	
E6	Built in fittings	
E7	Woodwork	
E8	Bathroom fittings	
F6	Drainage	

NI Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
	Not applicable

B Summary of condition ratings

Further investigations

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

The following further investigations should be carried out before purchase:

- Obtain an electrical test and report.
- Ensure that there is a gas safety certificate and obtain evidence of a recent boiler service.
- Instruct a HETAS contractor to check the solid fuel stove and to sweep the flue.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C About the property

Type of property

The property is a three-storey mid-terraced house.

Approximate year the property was built

The property was built in around 1865.

Approximate year the property was extended

Not applicable.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Construction

The walls of the property are of solid brick construction. The roof is timber-framed with plain tile coverings externally and with a plastic underlay beneath. Internal floors are of both solid and suspended timber construction and internal walls are of both masonry and timber-framed construction.

Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Other	Name of Other
Ground	1				1			
First		1	1				1	Study
Second		1						

Means of escape

The means of escape from the upper floors is via the stair which leads into the living room. This is not a fully satisfactory arrangement as the living room and kitchen are considered to be high risk rooms. It is therefore very important to install a good quality fire detection and alarm system to provide advanced warning in the event of fire.

C Energy efficiency

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

G17 (expired 29th June 2021).

Issues relating to the energy efficiency rating

Listed Buildings have a qualified exemption from regulations relating to energy efficiency. The original EPC has expired and is no longer accurate as a new heating system has been installed since the EPC was carried out.

Mains services

A marked box shows that the relevant mains service is present.

✓	Gas	✓	Electric	✓	Water	✓	Drainage

Central heating

✓	Gas		Electric		Solid Fuel		Oil		None

Other services or energy sources (including feed-in tariffs)

Not applicable.

Other energy matters

Not applicable.

C Location and Facilities

Grounds

The property has an enclosed and decked garden to the rear and there is a small space for off-street car parking to the front. There is also a shared parking area accessed directly from the main road.

Location

The property forms part of a small development of estate workers cottages built around former allotments.

Facilities

There is a range of local amenities close by in Westbury town centre. Comprehensive leisure, shopping and travel facilities are available further afield in Bath, Melksham, Trowbridge and Warminster.

Local environment

The property is not in a former coal mining area.

The property is not in a flood risk area (rivers or sea).

The property is not in an area affected by high levels of radon gas.

The property is in an area of chalk and sandstone bedrock / subsoil.

It is recommended that a detailed environmental report be obtained to provide further information in relation to past land use, mining, quarrying, flood (ground / surface water) and other environmental factors.

Other local factors

Not applicable.

D

Outside the property

D Outside the property

Limitations on the inspection

There were no limitations.

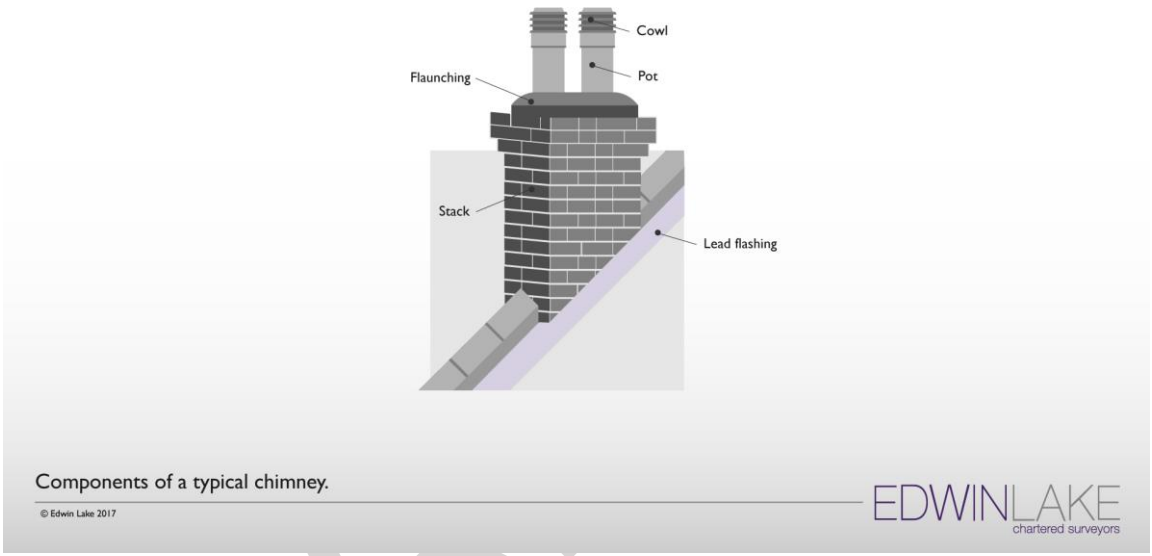
D1 Chimney stacks

1 2 3 NI

There is one chimney situated to the right side of the property. It is of brick construction and it appears to contain four flues. Condition rating 2.

2

The diagram below shows the typical elements of a chimney stack.



Chimney Masonry

The chimney is true with no undue lean or other signs of instability.

The brickwork is in adequate condition. In time, it will be necessary to carry out some works of repair and repointing of the masonry however this can be delayed into the medium or long term.

Future maintenance should be carried out using lime mortar which will help protect the bricks.

Flaunchings and Chimney Pots

As part of the other chimney maintenance, a close inspection should be made of the mortar flaunchings into which the chimney pots are embedded. If the flaunchings are damaged, the chimney pots may become insecure and there is a greater risk of moisture penetration and dampness. They should be checked and repairs should be carried out as necessary in the short or medium term.

Open pots should be fitted with cowlings or a rain-cap and bird guard to prevent water entry and to deter nesting birds whilst maintaining ventilation.

D Outside the property

Flashings

The flashings, which prevent moisture ingress at the base of the stack, are of lead construction. Leakage from around flashings is very common and periodic maintenance will be required to help avoid leaks and possible dampness in the upper chimney breasts and walls.

Old chimneys which lack a damp-proof course are particularly vulnerable to leaks with moisture often found to soak through the masonry to cause dampness in the upper chimney breasts.

The chimney flashings are in adequate condition. It would be advisable to plan for replacement in the medium term in conjunction with other chimney maintenance.

Chimney repairs should be carried out by a good general building contractor. Scaffold access will normally be required for all but very minor works and this will add to the cost of maintenance.

D2 Roof coverings

Roof Coverings

2

The roof coverings consist of plain clay tiles with a plastic underlay beneath. Condition rating 2.

The roof coverings are now of some age however subject to maintenance in the short and medium term, replacement can be delayed into the long term.

Plastic sheet underlay, as present, has a tendency to attract condensation often resulting in black mould growth beneath the roof slopes. Underlay of this type is no longer used for this reason.

The roof tiles are in generally adequate condition. A small number of cracked or broken tiles were noted and repairs have been carried out around the front right valley with lead inserts. Ridge tile pointing at the top of the roof is in adequate condition at present.

Roof Maintenance

Roof coverings should be checked regularly and particularly after periods of high wind. Typical maintenance to be carried out in the medium term should include the following:

- Replacement of any slipped, cracked or otherwise damaged tiles.
- Removal of moss.
- Repair of the underlay, especially where exposed and vulnerable to damage in the eaves.
- Maintenance / improvement of all leadwork including chimney flashings.
- Maintenance of the front valleys.
- Re-bedding of the ridge tiles in new mortar.
- Carry out a general overhaul of the dormer window to the rear including maintenance of joinery, redecoration and maintenance of the roof coverings.
- It would be advisable to install discreet roof vents to allow air circulation within the small loft at the top of the roof. This will help avoid condensation and mould.

Roof maintenance should be carried out by a good general roofing contractor. Failure to maintain the roof coverings will result in leaks, possible timber decay and dampness inside.

D Outside the property

D3 Rainwater pipes and gutters

Rainwater pipes and gutters are of black plastic construction. Condition rating 2.

The fittings are of some age and you should plan for maintenance in the short term and for replacement in the medium term.

Replacement gutters should be of good quality metal construction and of a style in-keeping with the age and type of property.

A close inspection should be made during a period of heavy rain to help assess maintenance requirements. Typically, this would include the following:

- Resealing of gutter joints.
- Annual clearance of leaves and other debris from within the gutters and pipes.
- Adjustment of gutter alignment if necessary.
- Maintenance of gutter and pipe fixings.

Maintenance can be carried out by a good general building contractor or a specialist guttering company. Failure to maintain rainwater fittings is a common cause of dampness, damage to wall finishes and possible timber defects.

It is assumed that rainwater to the rear discharges into the foul drains. It is not possible to comment upon the condition of concealed pipes however the pipework visible within the inspection chamber to the rear of the property was in satisfactory condition. It is assumed that there are independent arrangements for water disposal from the front downpipe.

2

D4 Main walls

The main walls of the property are of solid brick construction measuring approximately 300mm in thickness. Condition rating 1.

Old walls will perform poorly by modern standards. Shallow foundations will increase the risk of structural movement and the walls will be vulnerable to rising and penetrating dampness. Old walls permit high levels of heat-loss and they can be vulnerable to condensation problems.

Wall Structures

No signs of significant cracking or other evidence of structural problems were noted in respect of the walls. The property benefits from support from neighbouring houses each side and there are no bays etc which are vulnerable to structural movement.

Slight cracking may affect the walls on a seasonal basis due to changes in moisture content of the soil and thermal factors. Cracks of this type may reappear, but they should not progress or worsen.

The lintels above the windows and doors to both front and rear of the property consist of brick arches with stone keystones. The lintel construction is satisfactory and no repairs are required at present. It is important to maintain the pointing between the bricks otherwise the lintels will lose strength.

1

D Outside the property

Masonry and Pointing

Externally the brickwork to the walls is in satisfactory condition given the age of the house.

It appears that past works of repointing have been carried out using a cement-based mortar which will have a tendency to trap moisture in the walls increasing the risk of dampness inside.

All future works should be carried out using a lime mortar as this will permit the evaporation of moisture reducing the risk of internal dampness. It also allows slight movement without resulting in cracking and it acts a sacrificial weathering course helping avoid damage to the bricks.

The upper front gable has tile cladding externally. The tiles should be maintained and overhauled in conjunction with roof maintenance in the medium or long term.

Maintenance of the walls should be carried out by a good general building contractor experienced in working with traditional materials and techniques. Repairs can be delayed into the medium and long term.

Parapet Walls

There are no parapet walls present.

Damp-Proof Course

Properties of this age were normally built without damp-proof courses.

A chemical injection damp-proof course has been installed in the rear walls. These are rarely effective, but it is an indication that dampness has been a problem in the past.

D5 Windows

Windows are of mostly single-glazed timber casement construction.

Old single-glazed windows will perform poorly by modern standards. They will permit high levels of heat-loss, they may attract condensation in the winter and they may be found draughty. Old windows are often poor from a security perspective.

Rear Windows

The windows to the rear of the property are old and showing signs of deterioration. Patch and filler repairs have been carried out in the past and there is damage to the putty seals. Condition rating 2. 2

It is recommended that you plan for replacement of the rear windows in the medium term.

Front Windows

The windows to the front of the property have been recently replaced and they are in satisfactory condition. Condition rating 1. 1

Normally it is necessary to obtain Listed Building consent to replace windows and your Solicitor should request confirmation as to whether Local Authority permission was obtained. See Section H.

It will be necessary to carry out normal maintenance of the windows including periodic redecoration. The rear windows and door are most exposed to the prevailing weather and will require more frequent maintenance.

D Outside the property

D6 Outside doors (including patio doors)

Rear Door The rear door is of glazed timber construction. Condition rating 2. The door itself is relatively modern and in satisfactory condition although it would benefit from improved draught-proofing to help reduce heat-loss. The frame and sill to the door are older and signs of deterioration were noted. The sill and frame will need to be replaced in the medium term.	2
Front Door The front door is of modern single-glazed timber construction. Condition rating 1. This door has been recently installed and it is in satisfactory condition. It has a satisfactory lock, draught-proofing and decorations are in adequate condition. No repairs are required. Normally it is necessary to obtain Listed Building consent to replace doors and your Solicitor should request confirmation as to whether Local Authority permission was obtained. See Section H.	1

D7 Conservatory and porches

Front Porch The front porch is of timber-framed construction with plain tile roof coverings. Condition rating 2. The porch is old and, in common with neighbouring properties, it appears to have moved relative to the position of the front wall. There are gaps between the supporting timbers and the brickwork of the wall. Although not necessarily an urgent matter, you should plan for general works of maintenance, strengthening and improvement along with replacement of roof coverings and possible fitment of rainwater gutters. This should be carried out by a good general building contractor in the medium term.	2

D8 Other joinery and finishes

Joinery at eaves level is of timber construction. There is some PVC cladding to the rear dormer. Condition rating 2. There are signs of rot affecting the joinery at roof level to the front. The damaged timbers should be repaired or replaced as necessary by a skilled joinery contractor. No urgent repairs are required in respect of the fascia and other joinery elsewhere however periodic maintenance and redecoration will be required. The PVC cladding, which is present around the rear dormer, would be best removed and concealed timbers repaired or replaced and redecorated as necessary.	2

D9 Other

Not applicable.	

E

Inside the property

Inside the property

Limitations on the inspection

Most of the roof timbers were hidden from view and could not be checked in detail. The property was occupied and fully furnished. Significant quantities of stored items, general possessions etc restricted access more than would normally be the case.

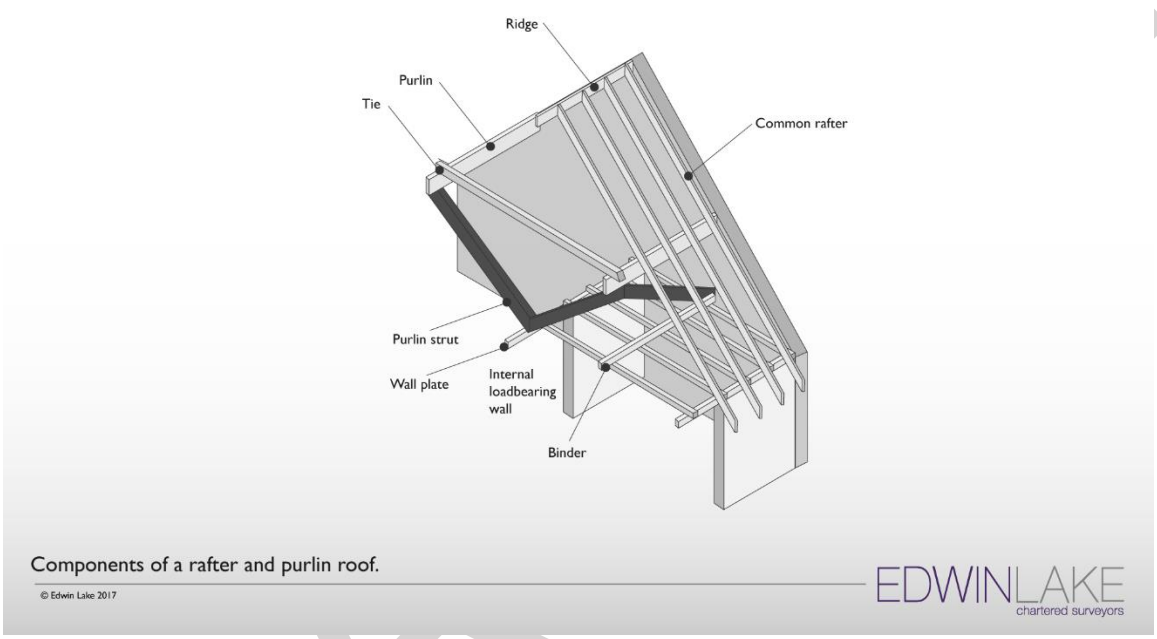
E1 Roof structure

1 2 3 NI

The roof is of conventional timber-framed construction with the rafters spanning from the ridge or top of the roof to the eaves. Condition rating 1.

1

The diagram below shows typical construction of a traditional timber roof.



The rafters measure approximately 100mm x 50mm at around 350mm – 400mm centres. The rafters have intermediate support from purlin timbers to both front and rear.

No signs of distortion or other evidence of structural problems were noted and the roof timbers are in adequate or satisfactory condition where visible.

The purlins have been encased in plasterboard or similar board material and could not be checked in detail however there are no reasons to suspect any serious problems.

It is possible that concealed roof timbers may be affected by a degree of wood-beetle activity and possible localised rot. It would be normal to budget for some timber repair and possible treatment work to be carried out as part of ongoing maintenance.

Overall, however, the roof frame is simple and the visible roof timbers are satisfactory given the age of the property.

Inside the property

E2 Ceilings

Ceilings are of plasterboard construction with a combination of plaster and papered finishes. Condition rating 1.

1

Ceiling Structures

No signs of problems were noted in respect of the supporting ceiling structures. The ceiling joists to the accommodation at ground and first floor levels double as the floor joists and they span from front to rear.

Although there could be some wood-beetle activity affecting concealed timbers, the floor / ceiling structures were found to be firm underfoot with no signs of distortion or other problems.

The ceiling joists to the accommodation at second floor level probably measure the same size as the roof rafters; the span of the joists is relatively short. The sloping ceiling finishes are fixed directly beneath the roof timbers at second floor level.

Ceiling Finishes

It appears that most, if not all, of the original lath and plaster ceiling finishes have been replaced with plasterboard and the ceilings have plaster and papered finishes. The ceiling finishes are in satisfactory condition throughout with no significant or urgent repairs required.

Removal of textured paper finishes could reveal or cause damage potentially resulting in the need for localised or more general works of replastering depending on the standard of finish required.

Staining to the ceiling in the study / nursery at first floor level was dry at the time of inspection.

E3 Walls and partitions

Internal walls within the property are of both masonry and timber-framed construction. The walls have plaster finishes inside. Condition rating 1.

1

Wall Structures

No signs of significant cracking or other evidence of structural problems were noted. Cracking can affect the walls on a seasonal basis due to thermal factors and changes in moisture content of the soils etc. Cracks often appear between timber-framed walls and masonry walls. Some cracking may be evident when the property is empty of furniture and stored items. As mentioned above, the property was occupied and fully furnished.

It is assumed that there is a beam spanning from side to side at ceiling level in the living room supporting the floor joists above which span from front to rear. Similarly there must be some load-bearing members at first floor level to provide intermediate support to the floor at second floor level if the floor joists span from front to rear.

Wall Finishes

The plasterboard and plaster wall finishes within the property are all comparatively modern and in satisfactory condition overall. The walls at ground floor have a sand and cement render applied internally beneath the modern gypsum plaster.

Raised moisture meter readings were recorded around skirting level to most / many of the walls at ground floor level and signs of dampness are likely to become more apparent in the future and possibly when the property is empty of furniture and stored items. At present, the plaster finishes and decorations remain in satisfactory condition.

Inside the property

There are certain works which should be considered to help reduce the risks of long-term dampness including the following:

- Careful maintenance and repointing of the external walls using lime mortar.
- Reinstatement of lime plaster finishes inside.
- Consistent patterns of heating and ventilation to help reduce condensation risks which could add to problems of dampness.
- Consideration could be given to replacement of the existing concrete floors with either a well-vented suspended timber floor at ground floor level or a limecrete floor. This would however be expensive and disruptive. At present, the floors appear to be of relatively modern concrete construction and probably incorporate a plastic damp-proof membrane which will have a tendency to increase the risk of dampness in the walls around.

It is likely that the original layout of the property has changed in the past. Clearly a partition wall has been constructed between the bathroom and the nursey / office at first floor level. Alterations to the layout of the property would generally require Listed Building consent and Building Regulation approval is required for both removal of walls and construction of new walls. See Section H.

It was noted that the rear bedroom at first floor level is small and would be best considered suitable for a nursery or study. The minimum size for a single bedroom is 6.5sqm as compared to the small rear room which measures only 5sqm.

E4 Floors

The floors at ground floor level are of concrete construction. The upper floors are of suspended timber construction with traditional board coverings. Condition rating 1.

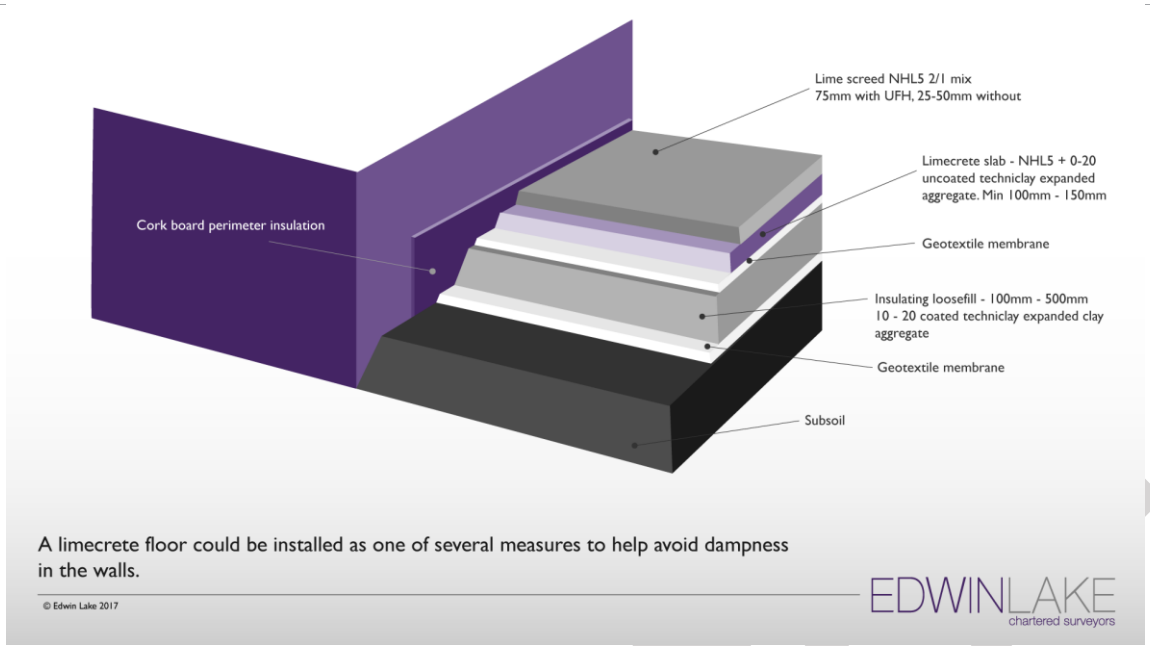
1

No obvious signs of problems were noted in respect of the solid floors at ground floor level although, as mentioned above, it is likely that the floor in the living room and possibly the floor in the kitchen replaced a suspended timber floor as evidenced by the two sub-floor air vents in the lower front wall.

Replacement of well-vented timber floors with solid floors can increase the risk of dampness within the walls around and it may be advisable to consider replacement of the solid floors with a well-vented timber floor to help reduce the risks of dampness as described in Section E3 above.

Alternatively, limecrete floors have been developed as shown in the diagram below.

Inside the property



The suspended timber floors at first and second floor levels are firm underfoot and they appear to be in satisfactory condition.

Given the age of the property, it is possible that concealed joists, boards etc could be affected by wood-beetle activity however the risks of serious damage are less than would be the case with original timber floors at ground floor level which are close to damp conditions in the lower walls.

As a precautionary measure, concealed timbers should be checked for active wood-beetle infestation and they should be spray-treated if necessary.

E5 Fireplaces, chimney breasts and flues

There are chimney breasts present within the living room and kitchen rising through the accommodation at first floor level above leading to the external chimney to the right side. Original fireplaces have been removed however there is a solid fuel stove in the sitting room. Condition rating 3.

3

The following points were noted in respect of the solid fuel stove:

- The stove was installed by a previous owner over 10 years ago.
- The hearth construction appears to be satisfactory.
- There is a register plate above the stove however the seal / joint between the metal flue pipe and the register plate could be improved.
- There is no carbon monoxide alarm in the sitting room.
- There is no rain-cap to the chimney pot externally.
- It is not possible to confirm that the flue has been properly relined. Normally a twin-wall stainless steel liner would be required with or without loose-fill insulation around.
- It is not known whether there is any HETAS (or equivalent) certification for the stove installation.

Inside the property

In the first instance, it is recommended that you request installation documentation and certification for the stove to confirm that it was fitted by a qualified contractor. If adequate documentation is not available, you should instruct a qualified contractor to check the general stove installation and confirm the adequacy of flue linings providing further advice and an indication of cost in relation to any improvements required. Because the property is to be let and there are fire safety risks associated with appliances of this type, it may be advisable to consider decommissioning or removal of the stove and possibly providing an electric or similar alternative. Disused flues elsewhere should be swept to remove soot and other deposits and provided with controlled ventilation.	

E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

Kitchen fittings consist of a range of wall units and base units with work surfacing over. There is a built-in hob, oven and fridge. Condition rating 1. The fittings are relatively modern and in serviceable condition. There are no signs of significant wear or tear or damage. Kitchen appliances were not tested. It is often necessary to replace individual appliances over the lifetime of a kitchen. It appears that the hood above the hob is a filter unit only and it would be advisable to provide better ventilation as one of several measures to help avoid problems of condensation.	1

E7 Woodwork (for example staircase joinery)

Internal joinery to skirtings etc is assumed to be of timber construction. There are light-weight panel doors and glazed doors at ground, first and second floor levels. Condition rating 1. Internal joinery is of varying age however most of the joinery is relatively modern and is in satisfactory condition. You may wish to consider replacement of the light-weight panel doors with good quality traditional timber doors more suited to a building of this type. This is however not necessarily urgent and could be addressed over a period of time. The stairs are of traditional timber construction. Where visible in the under-stairs cupboard at ground floor level, the stair treads and risers were found to be in satisfactory condition although there is slight give and creaking to some of the treads underfoot. Often this can be alleviated with the installation of extra triangular wedges or glue blocks fitted from beneath. It would be advisable to provide extra handrails to the staircase which leads from first to second floor level. The stairs are relatively steep and must be used with care.	1

E8 Bathroom fittings

Sanitary fittings in the bathroom consist of a plastic bath with electric shower over, WC and washbasin. Condition rating 1. The sanitary fittings are relatively modern and in adequate condition. They were checked briefly as in normal use and were found to be working correctly at the time of inspection. It is recommended that a good quality extractor fan be installed to help avoid problems of condensation.	1

Inside the property

E9 Other

Not applicable.	

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

F Services

Limitations on the inspection

The water pipes leading into the property were hidden from view and could not be checked in detail.

F1 Electricity

1 2 3 NI

***Safety warning**: Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact Electrical Safety First.*

Mains electricity is connected with the meter and consumer unit being situated within the lobby area to the front left. Condition rating 3. The electrical fittings are of a relatively modern style and the property may have been rewired at the time it was last modernised. The consumer unit is of a relatively modern type and there appear to be a reasonable number of power points present. Some of the power points were hidden by furniture and stored items. For safety reasons and due to the fact that the property is going to be let, it is important to arrange for the electrical system to be fully tested and checked by a qualified electrical contractor before purchase and then every five years. The contractor will be able to provide further advice in relation to the age of the wiring circuits and the cost of improvements required. It is very important to maintain a better fire detection and alarm system. It is recommended that a heat detector be installed in the kitchen with linked smoke alarms in all other habitable rooms. This is particularly important because the property will be let and has accommodation arranged over three levels.	3

F2 Gas/oil

***Safety warning**: All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' 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.*

Mains gas is connected with the meter being situated in the fitted cupboard to the front right of the sitting room. Condition rating 3. The gas meter is of a modern type and it has a secure bracket fixing. Pipes are of copper construction, they have an electrical earth connection and no smell of gas was detected. Condition rating 3. It is important to arrange for the gas system to be checked by a GSR registered contractor before purchase and then annually when the central heating boiler is serviced. If checked and confirmed as satisfactory or if the current owner can provide evidence of a recent gas safety check, this element can have a condition rating 1. Consideration could be given to relocation of the gas meter into an external access box at ground level to the front.	3

Services

F3 Water

Mains water supply is connected. The water pipes enter the property from the front and there is an internal stop-tap close to the gas meter. Condition rating 2.

The water pipes around the internal stop-tap appear to be old and the presence of lead pipes cannot be ruled out.

In the first instance, it is recommended that a water sample be analysed by the supply company to ascertain whether there is any lead content. If lead is present, you should consider replacing the water pipe with modern blue MDPE pipe (underground) or copper or plastic elsewhere.

There are no cold water storage tanks present or required.

2

F4 Heating

Space heating is provided by the 'Worcester' condensing combination boiler which is located to the left rear at first floor level. Condition rating 3.

The diagram below shows components of a heating system similar to that present in the subject property.

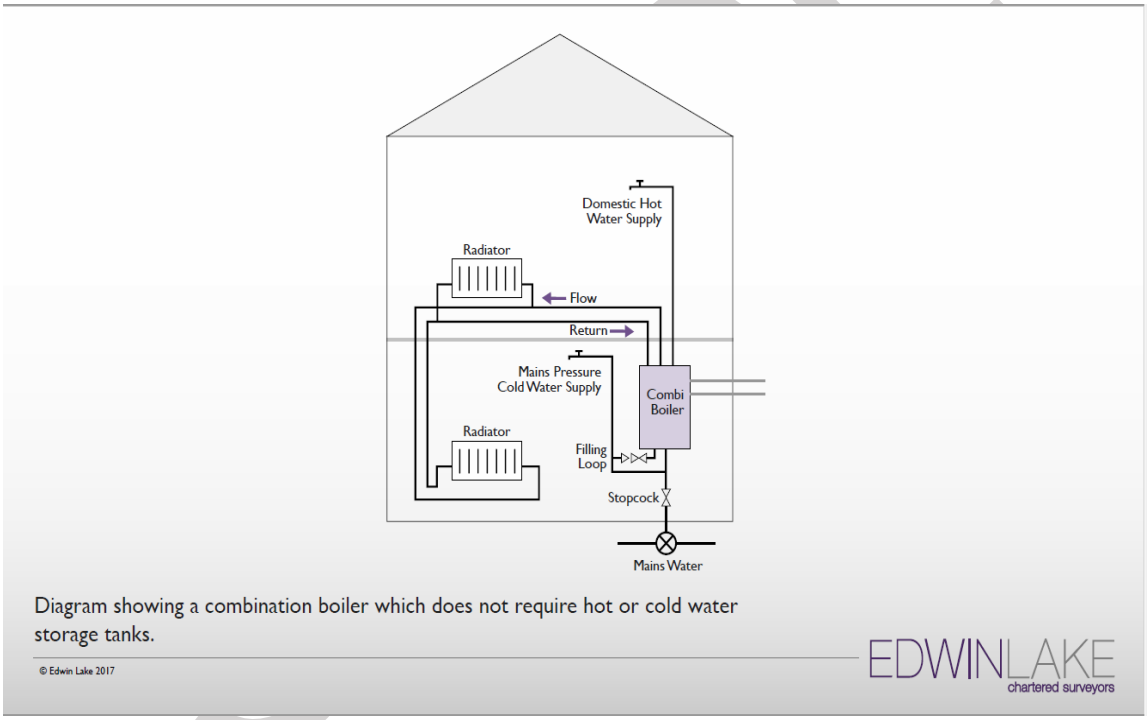


Diagram showing a combination boiler which does not require hot or cold water storage tanks.

It is understood that the heating system, including the boiler, radiators and pipes, was installed in 2013 replacing a pre-existing electric heating system.

Heating boilers of this type have a design life of between 10 years and 15 years.

It is understood that the annual boiler service is overdue but has been arranged and is due to be carried out shortly. If the heating system is checked and confirmed as satisfactory then this element can be considered to have a condition rating 1.

The boiler is controlled using a digital programmer which is present at ground floor level. The boiler was turned on and radiators were found to warm to a satisfactory level.

3

Services

F5 Water heating

Water heating is provided by the 'Worcester' combination boiler. Condition rating 3.

This type of boiler heats water upon demand and there is no requirement to maintain hot or cold water tanks.

See Section F4.

3

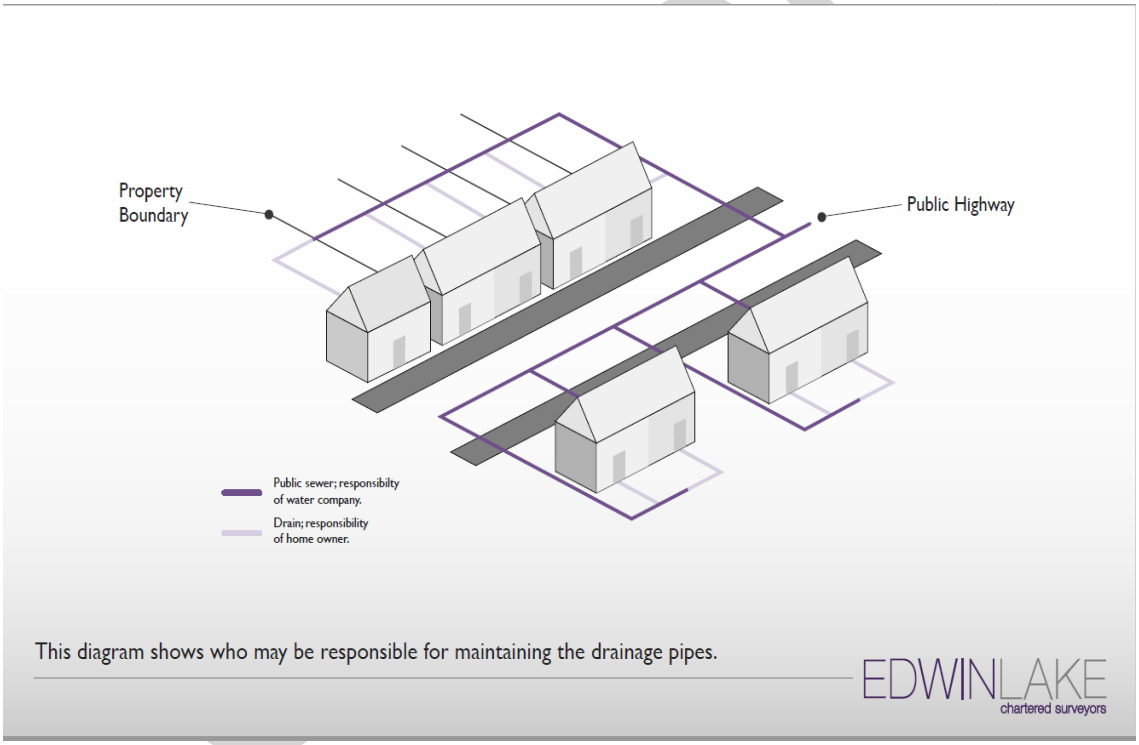
F6 Drainage

The property is connected to the mains drainage system. The drains run primarily to the rear of the property however there will be independent drainage pipes serving the rainwater downpipes at the front. Condition rating 1.

1

Your Solicitor must obtain a drainage search to provide further information on the location and status of pipes.

Since 2011 many private drains have been adopted by the sewerage companies. The diagram below gives an indication as to who might be responsible for drainage pipes.



There is an access point to the drains beneath decking to the rear. A section of decking was removed and the lid was lifted. The drains run from left to right at a depth of approximately 1.0m from ground level.

Water was found to flow cleanly through the drains and there were no signs of problems either with the pipework, inspection chamber or lid.

Underground drainage pipes elsewhere, including those which serve the rainwater downpipes at the front, were hidden from view and could not be checked.

Services

F7 Common services

Not applicable.	

G

Grounds

(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

There were no limitations.

G1 Garage

1 2 3 NI

There is no garage.	

G2 Permanent outbuildings and other structures

There are no permanent outbuildings.	

G3 Other

<u>Gardens</u> The property occupies a level plot with a small but sunny and enclosed decked courtyard garden to the rear. The rear garden has been well maintained. Supporting timbers to the decking could become affected by rot in the future and the decking may be slippery in periods of wet weather and particularly over the winter. There is a paved area to the front which provides a small area for off-street car parking. There is an additional shared space for off-street car parking accessed via the main road and adjacent to the shared green area in front. It is understood that an annual charge is payable for maintenance of the access roads, shared areas, parking space etc. Further details must be obtained by your Solicitor before purchase. See Section I. <u>Boundaries</u> There are no boundaries to the front. Boundaries to the rear of the property consist of timber fencing with the right rear boundary being formed by the outer wall of the neighbouring property. The fencing to the rear is of varying age. It was noted that fencing to the left rear is insecure and could be vulnerable to damage in times of high wind. The fencing should be repaired before the property is let.	

H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

Issues for your legal advisers

H1 Regulation

Listed Building Status

The property is Grade II Listed as of Special Architectural or Historic Interest. Listed Building consent is required for internal or external alterations which affect the character of the property.

Unauthorised alteration is a criminal offence and the Local Authority has powers to require the current owner of the property to reinstate or make alterations when works have been undertaken without consent.

It is very important that confirmation be obtained that all past works were completed with Listed Building consent and it is recommended that *all* future works of maintenance and alteration be undertaken only in close consultation with the local Conservation Officer.

The extract below (obtained from guidance published by Bath and North East Somerset Local Authority) gives an indication of the scope of the legislation. Past enquiries indicate that Listed Building consent would be required, for example replacement of skirtings and doors, damp-proofing and the fitment of floor tiling.

"Normal regular maintenance which does not affect the character of a listed building can be carried out without needing listed building consent. Consent is not normally required for repairs but, where repairs involve alterations which would affect the character of the listed building, consent would be required. Whether repairs constitute alterations which require consent is a matter which must be determined by the Council in each case.

Work which requires the subdivision of existing spaces, the moving of walls, doors, windows or elements of structure or the removal of existing features or finishes will require consent. On the other hand, repainting or redecoration of existing authorised painted surfaces and the replacement of existing authorised bathroom or kitchen units would not normally require consent. Small-scale repairs of woodwork involving the piecing in of timber to match existing rotten timber are also an example of works which would also not normally require consent. As the areas of work which can be carried out without consent are limited and must be considered on the merits of each particular case, it is strongly advised that you obtain professional advice first if you are in any doubt as to whether you require listed building consent for proposed works."

Conservation Area Status

The property is in a Conservation Area. Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' - Planning (Listed Buildings and Conservation Areas) Act 1990.

In order to protect the special character of these areas, Planning Permission is required for certain external works to dwellings which would not normally be required elsewhere. Examples of inappropriate works include:

- Replacement of natural slate or clay tiles with interlocking concrete tiles.
- Painting or rendering of stonework or brickwork.
- Replacement of original timber doors with 'off the shelf' designs in PVC or tropical hardwoods.
- Replacement of original timber sash or casement windows with PVC or tropical hardwoods that do not match the original glazing pattern or design.
- Replacement of boundary walls, railings and hedges with materials not traditional in character.

Issues for your legal advisers

General

Your Solicitor should confirm that the following works were carried out with all necessary Local Authority approvals and permissions. Certain works such as replacement of heating boilers, installation of new windows etc can be carried out under a Competent Persons Scheme:

- Installation of replacement windows and doors (Listed Building consent).
- Past changes in layout of the property including construction or removal of internal walls (Listed Building consent and Building Regulation approval).
- Installation documentation for the solid fuel stove (HETAS certification).
- Commissioning documentation and service records for the gas central heating boiler (GSR certification).
- Evidence of any recent gas safety check (GSR certification).
- Certification for past electrical work (Competent Persons Scheme certification).

H2 Guarantees

Guarantees may be available for the following items:

- Central heating boiler.
- Past damp-proofing or timber treatment work.

H3 Other matters

We advise that you raise the following matters with your Solicitor or other Legal Advisers and seek sufficient clarification prior to entering into any legally binding contract:

- Confirm tenure of the property and details of any restrictive covenants.
- Investigate further whether the property has had a history of subsidence and any associated insurance claims.
- Confirm, where possible, the ownership of boundaries and responsibility for maintenance.
- Ensure that there are no outstanding debts in respect of credit agreements to the property, fittings or contents remaining.
- Obtain a drainage search to provide further information in relation to the location and status of foul and surface water drains together with details in relation to responsibility for maintenance.
- Confirm management and maintenance arrangements and associated costs in respect of the vehicular access to the property and the shared parking area.
- It is recommended that a detailed environmental report be obtained to cover the following: flood, land contamination, historical land use, radon and coal and other mining.

Any adverse discovery may have serious effects on the resale potential of the property and a possible detrimental effect upon its value. It may therefore be important for you to refer any such matter back to us before you proceed to exchange of contracts.

Issues for your legal advisers

H4 Reinstatement cost

The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

In my opinion, the current reinstatement cost of the property is:

£300,000 (three hundred thousand pounds).

This is a high figure reflecting the Listed status of the building.

Tenure	Area of property (sqm)
Freehold	67(sqm)

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.

I Risks

I1 Risks to the building

Structural Movement

Older buildings of this type can be vulnerable to problems of structural movement due to shallow foundations and weaknesses within the overall wall construction. In the case of the subject property, it is a relatively simple house and benefits from support from neighbouring properties each side.

No signs of significant cracking were noted to either external or internal walls. As described in Section D4 above, slight cracking could affect the walls on a seasonal basis due to changes in moisture content of the soil and thermal factors. Cracks of this type may recur, but they should not progress or worsen.

Rising Dampness

Buildings of this age are potentially vulnerable to problems of rising dampness due to an absence of a traditional damp-proof course within the lower walls.

Raised moisture meter readings were noted to many / most of the walls around the skirtings at ground floor level. The presence of a chemical injection damp-proof course within the rear wall indicates that dampness has been a problem in the past.

You must be prepared to tolerate a degree of dampness which would be unacceptable in a modern house however there are certain works which should be considered to reduce long-term risks as listed below:

- Careful maintenance and repointing of the external walls using lime mortar.
- Reinstatement of lime plaster finishes inside.
- Consistent patterns of heating and ventilation to help reduce condensation risks which could add to problems of dampness.
- Consideration could be given to replacement of the existing floors with either a well-vented suspended timber floor at ground floor level or a limecrete floor. This would however be expensive and disruptive. At present, the floors appear to be of relatively modern concrete construction and probably incorporate a plastic damp-proof membrane which will have a tendency to increase the risk of dampness in the walls around.

Penetrating Dampness

Older buildings can be vulnerable to problems of penetrating dampness around roof level and also through the old solid walls.

It is important to maintain the chimney, roof coverings, rainwater fittings and walls as described in Section D above. There could be potential problems of water ingress around the dormer window to the rear and it is the rear of the property which is most exposed to the prevailing weather.

No signs of penetrating dampness were noted at the time of inspection.

Condensation

No signs of significant condensation were noted within the property, but condensation can become a serious problem depending on levels of occupancy, ventilation and heating patterns. Condensation is normally most problematic in the winter and it often affects houses which are let.

Causes of condensation are as follows:

- Water vapour generated by normal activities such as cooking, bathing, breathing and clothes-drying will cause raised humidity if there is a failure to ventilate the property adequately on a constant and daily basis.

Risks

- Cool air holds less water vapour than warm air. Repeated cycles of warming and cooling will result in the condensation of water vapour on the colder wall and window surfaces.
- Inadequate levels of heating combined with a lack of insulation within the fabric of the building. Condensation will be avoided if the fabric of the building is maintained at a reasonable and stable temperature. Heating should be constant but low-level avoiding significant fluctuations. This will be more easily achieved through the use of a central heating programmer and room thermostat.

Below are listed reasonable and practicable solutions which are both 'building-related' and 'lifestyle-related'. Addressing all together will significantly reduce the moisture, condensation and mould growth within the property.

Mould growth which appears must be removed immediately with a proprietary cleaning product. Mould is harmful to health.

Building-Related Recommendations

- Install roof vents to help avoid condensation in the loft.
- Consider insulating the walls internally. There is a range of natural or modern insulating products which could be used.
- Install very good quality mechanical ventilation in the kitchen and bathroom.

Lifestyle-Related Recommendations

- Ensure that windows are left open for a reasonable period each day, particularly during and after using the shower and after cooking. Try to promote a reasonable flow of air through the property by opening internal doors and both front and rear windows at the same time. It is arguably most important to maintain ventilation of this type in the winter months. If the fabric of the building is warm, and not just the air, then reasonable and controlled ventilation should not cause too much discomfort.
- Condensation on the faces of windows will inevitably occur in winter. It should be wiped-off on a daily basis as and when necessary.
- Clothes should be dried externally whenever possible. In winter it may be necessary to use a tumble dryer although these will still increase temperature and moisture content. Drying clothes internally and on radiators should be avoided.
- It is important that the property is heated properly. Periods of relatively high temperature followed by lower temperature will exacerbate condensation problems significantly. A more constant lower level of heating is required. This will help warm the fabric of the building to help avoid condensation.
- Minimise the number of house plants and pets present. All water used by plants will be directly transpired resulting in increased water vapour in the atmosphere.

Timber Decay and Infestation

Properties of this type require careful maintenance in order to avoid problems of dampness and timber decay. Key to this is the use of sympathetic materials and the provision of good ventilation. This will reduce the moisture content within elements of the construction and hence reduce the risk of dampness, rot and wood-beetle activity.

Floor timbers should be checked when coverings can be lifted and wood-beetle should be spray-treated by an approved contractor if active. Active wood-beetle can be identified by clean or fresh flight holes and the presence of new wood-dust called 'frass'. Please refer also to Section 5.04 and the diagram below.

Risks

Wood-beetle often affects the undersides of floors and boards can be found to be weakened and damaged even if they appear superficially to be in good condition on the surface.

It is possible that concealed and less accessible roof timbers may be affected by a degree of wood-beetle activity and possible localised rot. It would be normal to budget for some timber repair and possible treatment work to be carried out as part of ongoing maintenance.

Your Solicitor should check to determine whether there are any guarantees for past treatment works confirming the extent of past works.

The diagram below shows the various types of wood-beetle common in the UK.

Insect	Name	Emergence Holes	Bore Dust	Comments
	Common furniture beetle.	 1-2mm	Lemon shaped pellets. Gritty when rubbed between fingers.	Softwoods and European wardwoods. Mainly to sapwood unless area is damp. Adults are attracted to windows and white surfaces.
	Death watch beetle.	 Approx. 3mm	Disc or bun shaped pellets. Gritty when rubbed between fingers.	Sapwood or heartwood of partially damp and decayed hardwood. Mainly oak.
	Powerpost beetle.	 1-2mm	Cream coloured. Very fine, feels talc-like when rubbed between fingers.	Not found in softwoods. Found in furniture and block or strip flooring. Well developed attack will leave a fine veneer on surface.
	House longhorn beetle.	 Oval holes 6-9mm	Sausage shaped pellets. Gritty when rubbed between fingers.	Attacks sapwood of softwoods, particularly roofing timbers. Presently restricted to Surrey.
	Wood boring weevil.	 Small, ragged approx. 1mm	Very small granular pellets.	Wood must be decayed and damp. Liable to move to other areas if wood starts to dry. No treatment required other than to dry out timber.

This table shows some of the more common types of wood-beetle found in the UK.

EDWINLAKE chartered surveyors

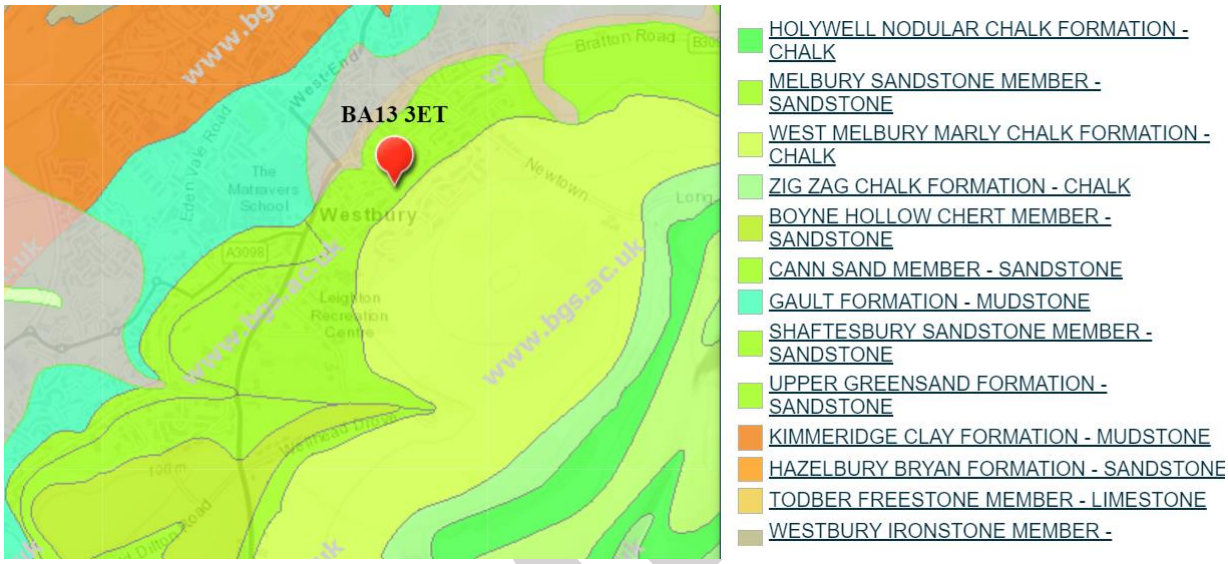
I Risks

I2 Risks to the grounds

The property is not in a former coal mining area.

The property is not in a flood risk area (rivers or sea).

As shown below, the property is in an area of chalk and sandstone bedrock / subsoil.



It is recommended that a detailed environmental report be obtained to provide further information in relation to past land use, radon, mining, quarrying, flood and other environmental factors.

I3 Risks to people

Asbestos

"Asbestos can be found in any building constructed before the year 2000. When materials that contain asbestos are disturbed or damaged, fibres are released into the air. When these fibres are inhaled they can cause serious diseases. These diseases will not affect you immediately; they often take a long time to develop, but once diagnosed, it is often too late to do anything. Around 20 tradesmen die each week as a result of past exposure." Health and Safety Executive. See:

http://www.hse.gov.uk/asbestos/dangerous.htm

Asbestos products are often concealed from view. Identification requires laboratory analysis which can be carried out by a specialist contractor.

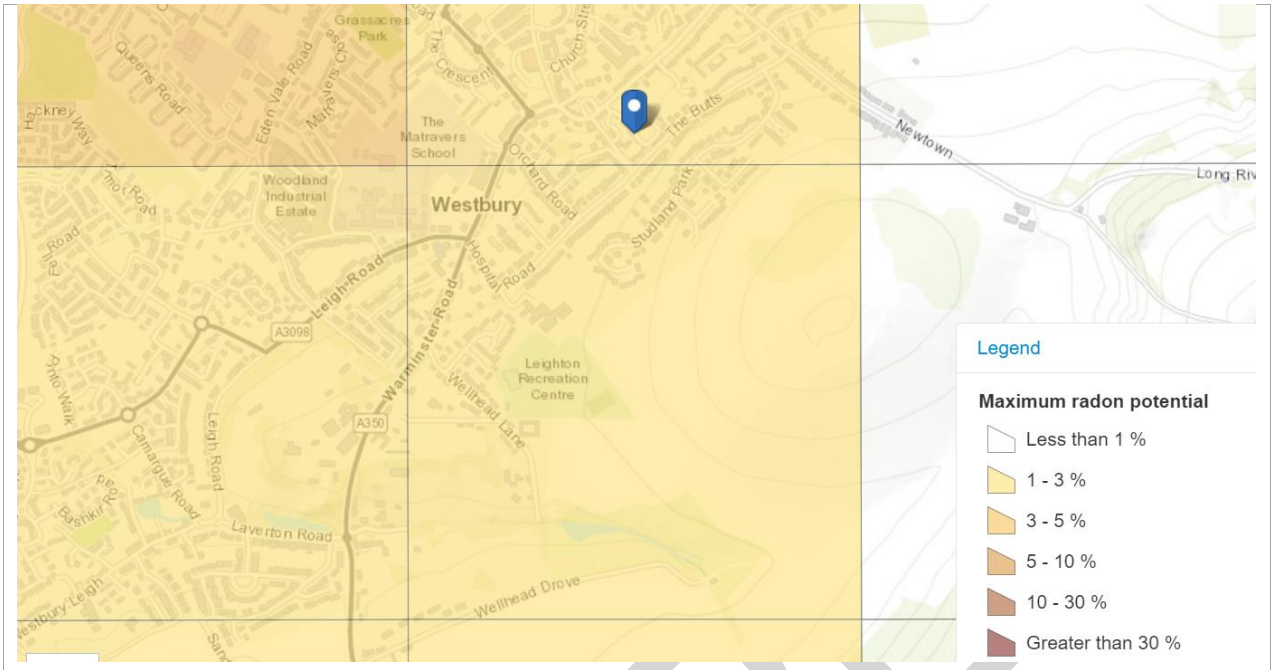
No asbestos containing materials were noted.

Radon

The property is not in an area affected by high levels of radon gas.

Radon gas accumulates in the lower parts of a property and so it is important that good levels of ventilation be provided at all times. Further information may be sought from Public Health England.

Risks



Other

- Unconfirmed service records / certification for the gas central heating boiler.
- Possible absence of any gas safety check.
- Unconfirmed certification for the electrical system.
- Unconfirmed certification for the solid fuel stove.
- Steep stairs and lack of handrail to the upper stairs.
- Old / inadequate fire detection system.
- Potentially slippery decking to the rear.

I4 Other risks or hazards

Not applicable.

J

Energy matters

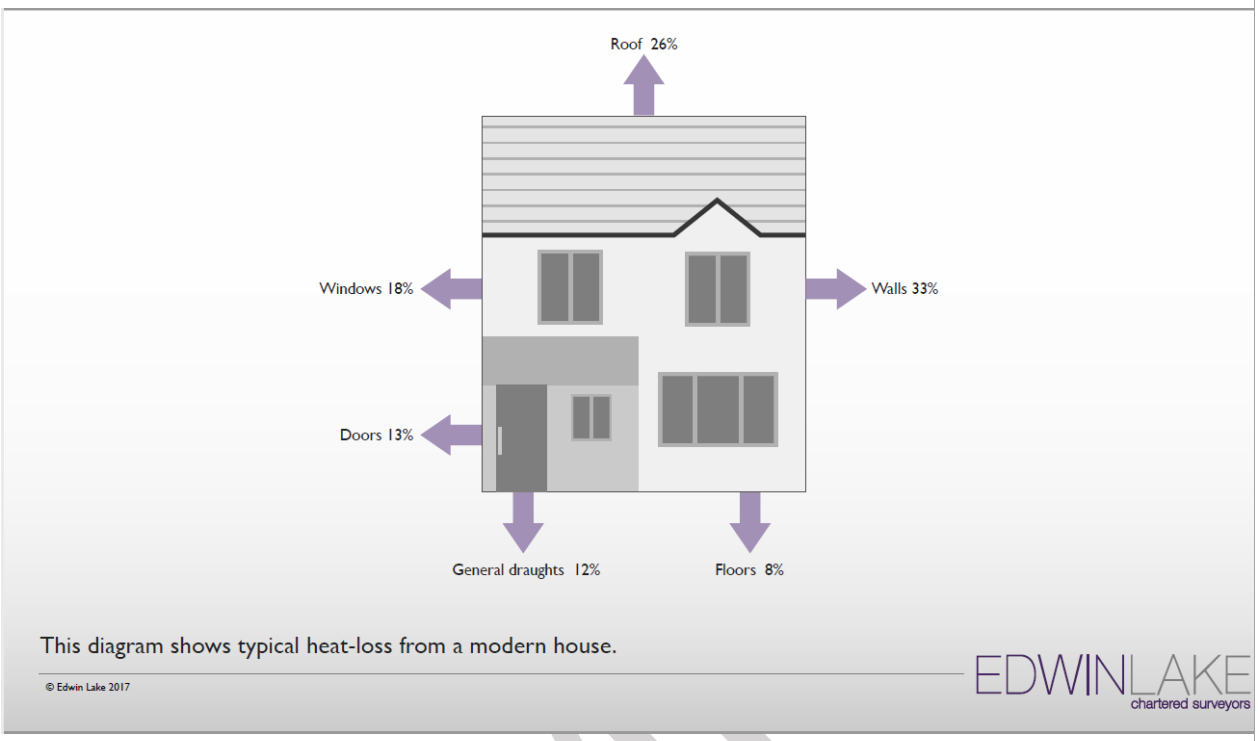
This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building, but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

J Energy matters

J1 Insulation

The diagram below shows typical heat-loss from an un-insulated home.



The thermal insulation qualities of this property will be relatively poor given the age of the building with solid walls, single-glazed windows and a likely lack of any insulation within the floors. The property is however situated in the middle of a terrace and as such no heat-loss should be experienced through the side party walls.

The following improvements should be considered:

- Upgrade loft insulation to a depth of at least 300mm. It is important that adequate ventilation be provided as increasing the level of loft insulation will increase the risk of condensation occurring within the loft space. Consideration should be given to the use of a natural wool-based insulation product which will have advantages in terms of moisture retention and avoiding condensation. Insulation should be fitted to the loft access hatch.
- The sloping ceilings at second floor level could be further insulated from beneath using either a modern board insulation product or a traditional natural alterative.
- Insulating the walls is not always advisable in an old house but there are natural insulating products which can be used and these may not affect the vapour-permeability which would otherwise cause problems of dampness.
- Consideration could be given to installation of good quality secondary glazing.

J Energy matters

J2 Heating

The gas heating boiler is of a relatively modern condensing type and has a digital programmer. It is important that the heating boiler is serviced regularly to maintain efficiency however no other improvements are required at present.

J3 Lighting

The majority of light bulbs (around 75%) within the property are of a conventional non-energy saving type. Replacing the existing light fittings and bulbs with low-energy alternatives is a cost-effective energy-saving measure.

J4 Ventilation

Ventilation is achieved primarily by opening of windows and doors. It would be advisable to install good quality extractor fans in the kitchen and bathroom to help avoid problems of condensation.

J5 General

There is a requirement that properties which are to be let achieve an EPC rating of E or above and this is likely to change to C or above in the future. Listed Buildings have 'qualified exemptions' as some energy saving measures could affect the architectural or historic importance of the building.

There is no current EPC for this property and the original EPC had an energy efficiency rating of G however this was prior to the installation of a gas heating system.

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

1140596

Phone number

01225 300879

Company

Edwin Lake Ltd

Surveyor's Address

'Mirabelle', Entry Hill Drive, Bath, BA2 5NJ

Qualifications

BSc DipSurv MRICS

Email

richard@edwinlake.co.uk

Website

www.edwinlake.co.uk

Property address

Client's name

Date this report was produced

I confirm that I have inspected the property and prepared this report.

Signature

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What to do now

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Further investigations and getting quotes

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 quotation 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.

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Description of the RICS Home Survey – Level 3 service and terms of engagement

M Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 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 up the fabric of the building. This includes taking up fitted carpets, 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 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 and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

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

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend 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 'dutyholder' (as defined in CAR 2012), 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 dutyholder.

M Description of the RICS Home Survey – Level 3 service and terms of engagement

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..

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

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 RICS Home Survey – Level 3 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 present the 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 Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

M Description of the RICS Home Survey – Level 3 service and terms of engagement

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 of 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.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

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 RICS Home Survey – Level 3 report will 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.

M Description of the RICS Home Survey – Level 3 service and terms of engagement

Standard terms of engagement

1 The service – the surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

4 Terms of payment – You agree to pay our fee and any other charges agreed in writing.

5 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.

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

Note: 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 complaints 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.

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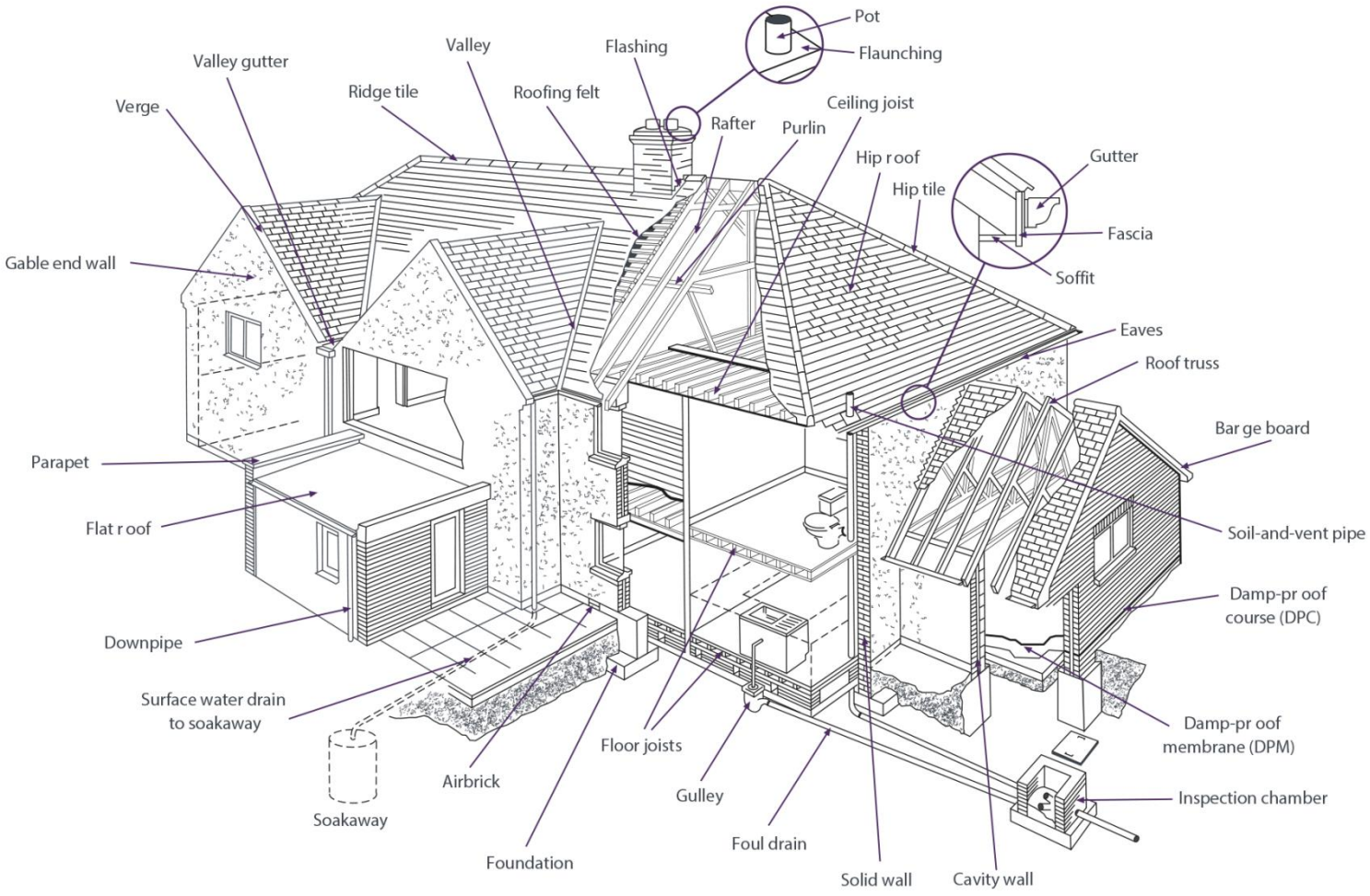
Typical house diagram

N Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



Glossary of terms

Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a 'Verge Board'. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 15 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or waste water from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gulley	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.

Glossary of terms

Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a man-hole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper, used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe	Also known as a soil stack pipe. Typically a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

RICS disclaimer

You should know...

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Photographs

Older window to the rear of the kitchen.

Deterioration affecting joinery and putty seals.

Deterioration affecting the rear door sill.

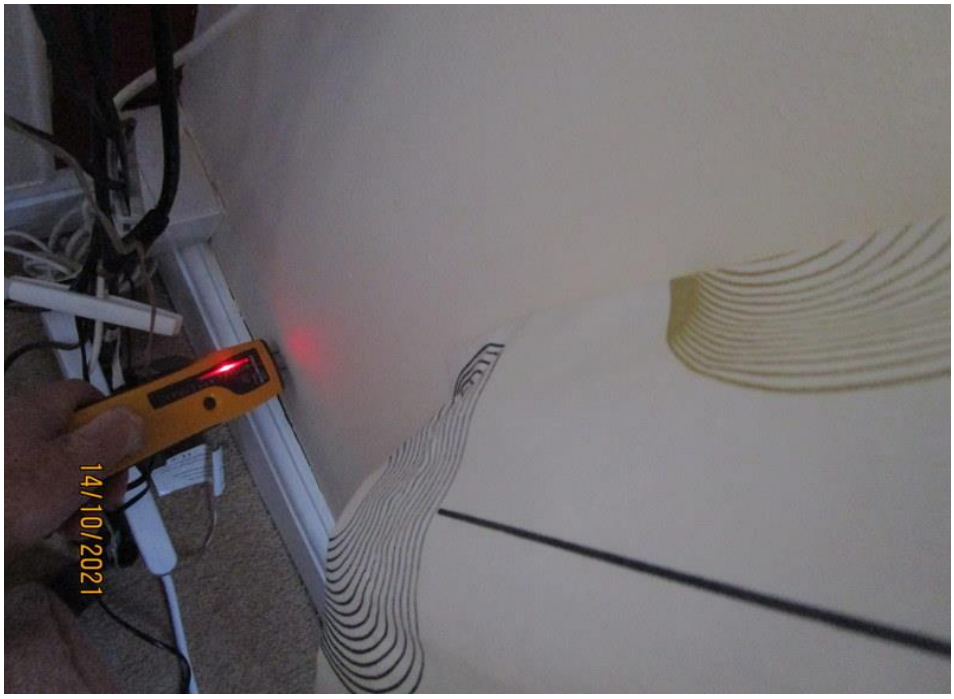
Maintenance will be required in respect of joinery at roof level.

Roof structure showing rafters and purlin timber.

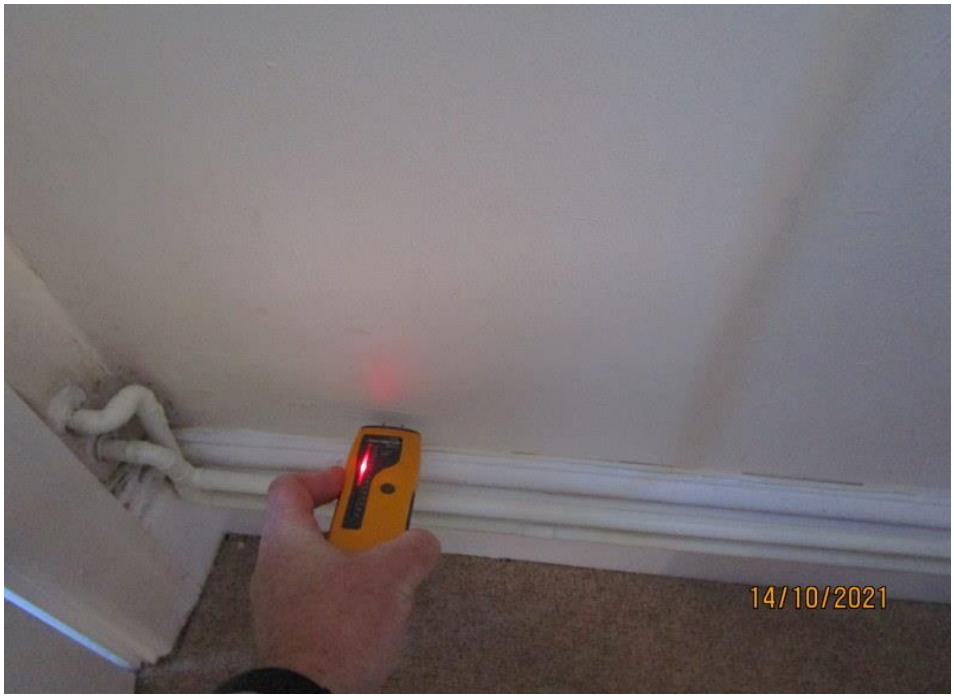
Brickwork to the side party wall showing again roof timbers.

Ceilings are of plasterboard construction.

Papered finish to the plasterboard ceiling at second floor level.



Raised moisture meter readings were recorded in a number of areas at ground floor level.



Raised moisture meter readings to the left side wall of the sitting room.

The property was occupied and fully furnished at the time of inspection.

It appears that the upper floors are of timber construction with traditional timber boards and with joists spanning from front to rear.

Kitchen cupboards.

Electric hob and oven.

Stair joinery viewed from beneath.

Sanitary fittings in the bathroom.

Electric shower.

Electrical consumer unit at ground floor level.

Carbon monoxide alarm.

The gas meter is located to the front right of the sitting room.

The central heating boiler is of a condensing type fitted in 2013.

Gas pipes and water stop-tap.

Clay drainage pipes to the rear of the property.