

BUILDING SURVEY



OF

**House
The Lane
Town
County
Postcode**



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1. INTRODUCTION

1.1 SCOPE OF INSTRUCTIONS

I confirm that the enclosed report is a full and detailed inspection of the property, but would draw your attention to the Terms and Conditions of Engagement which have been already sent to you and returned but are included at the end of the Report for clarification.

All references to visual inspection are from ground level, within the property, the site, or adjoining public areas, without the need to move any vehicles, furniture or other items unless otherwise stated below. All directions referred to in the report assume the property as being viewed from the front standing on High Street Lane and looking towards the rear.

The inspection is carried out with the occupier's permission, without causing damage to the building or contents and without endangering the occupiers or surveyor.

Where the inspection is other than visual any movement of items, lifting of floor coverings or operation of services has only been carried out with the occupiers consent and only relates to accessible areas and where it is safe to do so.

Damp meter readings are taken to all ground floor/basement walls, solid walls internally and other areas where dampness problems are apparent or suspected. Known vulnerable damp positions on the first and other floors will be tested.

Services such as burglar, fire and smoke alarms, TV, cable and internet connections, together with leisure facilities and swimming pools will not be inspected. The structures containing leisure facilities will be inspected.

This Report is for the private and confidential use of Mr & Mrs Smith for whom the Report is undertaken and should not be reproduced in whole or part or relied upon by third parties with the exception of Mr & Mrs Smith's Legal Advisors for any use without the express written authority of the Surveyor.

1.2 PROPERTY ADDRESS

1.3 DATE OF SURVEY

1.4 WEATHER

It was dry and sunny at the time of inspection.

1.5 LIMITS OF INSPECTION

The extent of the inspection is detailed below together with restrictions appertaining to the subject property.

Element of the property	Inspection	Restrictions
Sloping roofs, chimneys, rainwater fittings	Visually inspected with binoculars where necessary.	Small areas of the rear roof slopes were not visible due to site constraints.
Flat roofs	Inspected from first floor accommodation or from a 3m ladder if possible.	None.
External joinery	Visually inspected with binoculars where necessary.	None.
Walls	Visually inspected with binoculars where necessary.	None.
Foundations	No inspection.	No inspection.
Drains	Where possible drain covers lifted and through flow inspected.	Four inspection covers were lifted, but the one within the carport and the two screwed down inspection covers serving the rear extension were not accessible.
Permanent outbuildings & external structures	As for main building.	None.
Fences, pavings, driveways	Visually inspected.	None.

Internally	Small items of furniture and articles moved only where they hinder inspection.	A number of large household items were not moved such as beds, sofas and wardrobes.
Roof space	Access obtained into roof space of extension and main property.	No access to the 1950s extension roof space was available. My inspection of the main roof space was restricted by polythene attached to the underside of the rafters.
Ceilings, walls	Visually inspected.	None.
Floors	Visually inspected. Corners of carpets or floor coverings lifted and loose coverings moved where possible without causing damage, moving large items of furniture or need for specialist refitting. Sample carpet tiles lifted where fitted.	Fully fitted floor coverings throughout the property prevented a detailed inspection of most floor surfaces.
Under floor areas	No inspection.	No inspection.
Windows and doors	All internal and external doors were opened and closed where keys were available. Windows were opened and closed where possible. Doors and windows were not forced open or damaged.	The majority of windows were locked with no keys available at the time of inspection. External doors were all checked.
Internal joinery	Visually inspected.	None.
Fireplaces	Visually inspected No testing of the flues or fittings was carried out and flues were not inspected.	None.
Electrical installation	Visually inspected. Light switches turned on and availability of electricity to accessible power outlets checked, where electricity connected and turned on. Appliances were not operated.	Some electrical wiring was concealed.

Oil installation	Accessible parts of the system were visually inspected. No tests whatsoever were carried out to the system or appliances.	Some pipework not visible.
Plumbing fittings. (sinks, baths, tanks, taps, etc.)	Visually inspected, taps to sanitary fittings and shower fittings operated to check water flow where possible.	Some pipework concealed.
Central heating	Boiler, flue arrangements, radiators and associated plumbing visually inspected. Central heating boiler turned on where possible. Oil tanks, LPG tanks etc. were visually inspected.	Some pipework concealed. The boiler was operating at the time of inspection, although individual radiators could not be tested due to the salient temperature.

1.6 INFORMATION RELIED UPON IN THIS REPORT

The Vendor was not present at the time of inspection, but some information was provided regarding works carried out to the property. These have been noted within the various sections of the report. These mainly relate to the dates of the extensions, and other improvements including replacement windows.

2. DESCRIPTION OF PROPERTY

2.1 TYPE AND AGE

The property dates originally from approximately 1930 and comprised a very small detached house of traditional cavity brick construction, part rendered, under a clay tiled roof on a pitched timber frame.

A 2-storey extension was added to the side of the property probably in the 1950s, also of cavity brick walls, part rendered, with a hipped clay tiled roof.

A 2-storey extension was added to the right-hand side of the property in the 1980s, of similar construction with a double pitched clay tiled roof with hipped dormers to front and rear.

A single storey extension was added to the rear of the property in approximately 2012 also of cavity brick construction with a part clay tiled, part fibreglass roof.

2.2 ACCOMMODATION

- Ground Floor:** Entrance hall, cloakroom, kitchen/breakfast room, utility room, lounge, dining room, study, sitting room.
- First Floor:** Landing, master bedroom with dressing room and en-suite bathroom, 3 further bedrooms with en-suite bath or shower rooms.
- Outside:** The property lies on a large plot on sloping ground. There is an attached car-port to the side of the property, and two sheds in the rear garden.

2.3 TENURE AND OCCUPATION

I understand from the Vendor's Agents that the property is offered for sale on a freehold basis, with vacant possession upon completion.

It was occupied and fully furnished at the time of inspection by the Vendors.

3. LOCATION

3.1 LOCATION

The property lies in a semi-rural location in a mixed residential area of detached and semi-detached houses within easy reach of Reading and Henley-Up-on-Thames where all the required local amenities are readily available.

There are good schools and transport networks within easy reach.

3.2 ORIENTATION

The front of the property faces south.

3.3 SITE AND SURROUNDING AREAS

The property lies on a sloping site which is not considered at risk from flooding or erosion.

I am unaware of the nature of the ground conditions, although there is likely to be some clay content.

3.4 LOCAL FACTORS

Adjoining properties are of mixed style and quality, but the subject house is not out of place in the road. The road itself is apparently made up and adopted by the Local Authority and is never busy.

There are no major sources of inconvenience or disturbance.

4 SURVEYORS OVERALL ASSESSMENT

4.1 SURVEYORS OVERALL OPINION

The property is considered to be a realistic proposition for purchase.

No significant structural defects were noted, although it has scope for considerable improvement as detailed within this report. The general layout, both to the ground and first floor has considerable scope for improvement.

A particular feature of the property is the extensive rear garden, with some very attractive specimen trees.

I would draw your attention to the summary of repairs provided at the end of this report.

5. CONSTRUCTION AND CONDITION

EXTERIOR

5.1 CHIMNEY STACKS

The property has a single original chimney stack of brickwork construction which has been sealed to the adjoining roof covering with lead flashings. there are four flues, one of which has been capped, and there are three open flues.

From ground level observation, no distortion to the stack was noted, and it appears to be in satisfactory structural condition. Some of the flues are not utilised, and open flues should be fitted with ventilated cowls to prevent damp penetration and entry by birds.

5.2 MAIN ROOF

The main roof of the property, including the 1950s extension is of hipped construction with double pitched gables to front and rear, all clad with clay plain tiles and terminated with clay hip and ridge tiles.

From ground level observation no distortion to the roof slopes was noted, but my internal inspection confirmed that the original roof has no felt to the underside of the tiles as a secondary protection against damp penetration and, as a result, some dampness is inevitable during periods of driving rain and snow. This could only be alleviated by the complete stripping and re-covering of the roof which would enable felt to be provided.

The roofs appear to be in good condition with only a few damaged tiles requiring replacement, although hip to tiles to the extension require re-bedding in sand and cement mortar. It could not be confirmed whether this extension roof has been felted, as no access was available.

The valley to the rear gable projection was clogged with vegetation at the time of inspection, and this requires clearing. A minor roof overhaul is required if stripping and re-covering is not undertaken.

5.3 OTHER ROOFS

(i) 1980s Extension

This extension has a double pitched roof with hipped dormers to the front and rear. These are of timber studwork construction, with a tile hung finish and have been adequately sealed to the adjoining tiles.

The roofs are in good condition, with only a single tile broken to the front roof slope which requires replacement. Ridge and hip tiles have been adequately bedded in sand and cement mortar.

There is a flue projecting though the front roof which has been adequately sealed to the adjoining roof covering.

(ii) Utility Room

This single storey section has a mono-pitched roof clad with clay plain tiles. It has been poorly sealed to the adjoining rendered walls with a cement fillet to part of the roof. This will permit damp penetration over time and should be replaced with more durable lead flashings. The roof covering is in satisfactory condition, although there is unlikely to be felt to the underside of the tiles.

(iii) Rear Extension

The single storey rear extension has clay tiled pitched edges with a flat felted top section, with a fibre glass finish incorporating a double glazed rooflight. Fibreglass roofs have an expected lifespan of more than 20 years, and this roof is currently in good condition and the tiled sections are also in good order.

(iv) **Canopy Porch**

There is a hipped canopy porch to the front of the property clad with clay tiles. This has been well sealed to the main house walls with lead flashings and is in good condition.

(v) **Ground Floor Bay**

There is a bay window to the side extension. This has a leaded roof covering. It is good condition at present, although the window itself requires early replacement.

(vi) **2-Storey Bay**

There is a 2-storey bay to the front of the property with a hipped roof clad with clay tiles. This has been adequately sealed to the main walls with lead flashings and is in satisfactory condition, although again felt is unlikely to have been provided to the underside as a secondary protection against damp penetration.

5.4 RAINWATER GOODS

The rainwater disposal system comprises of plastic guttering throughout, discharging via downpipes either directly into the ground or via gullies and presumably into soakaways to the front and rear as they are unlikely to be connected to the septic tank.

It was not raining at the time of inspection and the condition and alignment of goods appears satisfactory although it is important to check for leaks during heavy rainfall for leaks, and any noted should be immediately attended to. Guttering will require regular clearing of leaves and other debris, and it should all be checked at the same time that the rear valley is cleared.

Rainwater goods are generally dirty, and require cleaning.

5.5 EXTERNAL WALLS

The walls to the original property and to all extensions are of cavity brick construction. The foundations to the original property are likely to be of fairly minimal size, but to the more modern extensions are likely be supported on traditional concrete strip foundations.

At the time of construction of the original property and left-hand extension, cavity wall insulation would not have been incorporated into the walls but this has subsequently been installed to improve energy efficiency and reduce heat loss. It would have been provided to the right-hand side and rear extensions at the time of construction.

No evidence of any serious structural movement caused by subsidence, settlement or landslip was noted, and mortar pointing to brickwork is in satisfactory condition.

Rendering to upper elevations is unattractive in a number of areas. Rendering can sometimes be applied to conceal defects in the underlying structure and should usually be viewed with caution, although the subject property was constructed with a rendered finish. Regular inspections of the render should be carried out to look for shrinkage cracking and loose areas. No significant cracking was noted, although there is considerable scope for cosmetic improvement particularly to the rear of the property. Rendered finishes to all extensions are of a different style which leaves an unattractive appearance. Complete re-rendering of the property would greatly improve the visual appearance of the house. Small areas of rendering are pulling away with painted finishes also flaking, and some minor attention is required.

A small section of the utility room is of single 4 ½" brickwork construction. This is poor from a damp proofing and thermal insulation viewpoint, although no significant structural defects were noted.

The right-hand flank wall to the modern side extension has some unsightly areas where an original door and window has been bricked up with ill-matching brickwork.

5.6 EXTERNAL JOINERY

(i) DOORS

The property has its original glass panelled wooden main entrance door. This is in keeping with the style and age of the property. It is in satisfactory condition, although will permit some draughts and heat loss.

There are double PVC doors to the rear extension. These incorporate trickle vents to prevent condensation dampness and are in good condition.

There are double wooden doors within the conservatory, also in satisfactory condition.

(ii) WINDOWS

The majority of windows to the property were replaced in approximately 2015 with modern double glazing. These windows do not incorporate trickle vents to prevent condensation dampness, but are all in good condition with no failed sealed units noted. It is important to confirm that there is a FENSA Certificate available, which is a requirement for all installations after 2002.

The windows to the porch are of double-glazed softwood construction. Double glazing is minimal and offers limited sound and thermal insulation qualities, but windows are in satisfactory condition and will require regular ongoing maintenance.

The bay window to the 1980s extension is still of the original softwood construction, with minimal sealed double glazing. This window is in a deteriorating condition with some wet rot noted, and it requires either repair, or preferably replacement to match those already renewed.

(iii) FASCIAS, SOFFITS AND BARGEBOARDS

The property has softwood fascias, soffits and bargeboards throughout.

Soffits to the right-hand and rear extensions have been ventilated to ensure cross ventilation through the roof spaces.

All are in a neglected condition and require a complete overhaul if not to be replaced in PVC to reduce future maintenance requirements.

No significant wet rot was noted, although if retained, regular ongoing maintenance will be required.

5.7 DAMP PROOF COURSES

The original property has a bitumen damp proof course with bitumen felt or PVC damp proof courses to the extensions.

It is important to maintain a distance of at least 6" between the damp proof course and surrounding ground level to prevent splashback causing damp penetration. This appears has been achieved, except to part of the original property to the front where soil levels should be lowered.

An original damp proof course may be coming to the end of its useful life, although no dampness was noted internally at the time of inspection.

5.8 SUB FLOOR VENTILATION

There are a number of airbricks provided to external walls providing sub floor ventilation to the suspended timber ground floors. It is important to maintain a through flow of air to prevent the build-up of condensation which can lead to timber decay. There are sufficient airbricks provided, and these should be maintained in the future.

INTERIOR

5.9 ROOF STRUCTURE

The roof structure to the original property comprises of hand-cut rafters supported by purlins and struts, but unfortunately, there is no felt to the underside of the tiles as a secondary protection against damp penetration. As a result, dampness is inevitable during periods of driving rain and snow, and it is essential to maintain the external roof covering in good condition to limit damp penetration. Some daylight was noted, and a roof overhaul is required, although serious consideration should be given to the stripping and re-covering of the roof which would enable felt to be provided.

No serious fracturing or distortion to timbers was noted, nor any serious damp penetration, nor any woodworm or other significant timber defects. However, the ceiling joists could not be inspected as felt has been laid over the joists which makes the roof unusable for storage purposes. Polythene has been attached to the underside of the rafters which is serving no purpose and should be removed.

The roof is very dirty due to lamination to tiles, and you may wish to replace the felt and install it between ceiling joists to enable the roof space to be used for storage purposes and possibly boarding to be provided.

There are two modern plastic cold water tanks which have been adequately supported, although associated copper pipework is generally unlagged and this requires attention. Modern plastic pipework serving the en-suites has been adequately insulated.

There is a large amount of mice droppings throughout the roof space, and these should be eradicated.

I would stress that the roof space to the side extension was not accessible, and it could not be confirmed whether this has been adequately insulated and whether felt has been provided to the underside of the tiles.

The roof structure to the modern side extension comprises merely of softwood rafters supported by RSJs, with felt to the underside of the tiles, and this roof space is in good condition and has been adequately insulated and ventilated.

5.10 CEILINGS

Ceilings to the original property are of plaster and lathe construction, but to the remainder of a plasterboard construction. The majority have a painted finish, although some are papered.

Plaster and lathe ceilings can be adversely affected by central heating which dries out the ceiling plaster to such an extent that it loses its support and can be in danger of collapse. All are considered to be in reasonable condition at present, although the majority require cosmetic improvement.

Should wallpaper be removed from ceilings, then patch repairs or complete replacement of ceilings may be required.

Some damp staining in the breakfast room area is apparently of long-standing.

The plasterboard ceilings are all in satisfactory condition.

5.11 INTERNAL WALLS AND PARTITIONS

Internal walls are a considerable mixture of solid masonry and timber studwork due to the large number of internal alterations that have been carried out to the property. A number of original walls have been removed, and there are beams in place and presumably Building Regulation approval was obtained at the time of works begin carried out. There is no evidence of any distress within the vicinity of these beams. A number of these stud walls could easily be removed, particularly to the modern side extension, to improve the current layout of the ground floor which is considered to be poor.

No serious fracturing or distortion was noted, nor any large areas of defective plaster or plasterboard. Plasterboard can be utilised to conceal defective plaster or dampness in older properties, and should be viewed with caution.

A number of walls require cosmetic improvement and some patch repairs to plaster may well be required to the original property during your improvements. No dampness was noted, confirming the existing damp proof courses are operating satisfactorily at present.

5.12 FLOORS

The ground floors of the property are a mixture of solid concrete and suspended timber, with suspended timber floors to the first floor. Fully fitted floor coverings prevented a detailed inspection of floor surfaces but no evidence of any floor slab settlement to concrete floors was noted, although the floor is uneven particularly in the study area and some levelling may be required.

No undue springiness or deflection to timber floors was noted, although woodworm or other defects may be present in a property of this age and a sub floor inspection should be carried out if fitted floor coverings are to be removed. No undue springiness or deflection to first floor floors was noted, but again woodworm may be present in unseen areas.

5.13 FIREPLACES, CHIMNEY BREASTS AND FLUES

There is a modern fireplace in the entrance hall which is potentially usable, but is currently a feature with a wooden and marble effect surround. This could only be used subject to the flue being thoroughly inspected, cleaned and lined if necessary, before use.

There is an open fireplace in the dining room which is currently in use and has a stone surround. Again, the flue should be thoroughly inspected, cleaned and lined before use.

There is a feature fireplace in the sitting room which is not connected to a chimney, and is merely decorative.

The two original fireplaces to the first floor have been removed, although chimney breasts remain and these have been ventilated to prevent condensation dampness.

Open flues to the chimneys should be capped and ventilated.

5.14 BASEMENTS AND CELLARS

None.

5.15 BUILT- IN FITTINGS

The kitchen was installed in 2012 with base and eye level units incorporating a built-in double oven, hob and extractor. The appliances were not tested but are of a good specification, and the units are in good condition.

There is a small utility room, which is partly of sub-standard construction, and merely has a worktop and airing cupboard installed.

There are modern built-in cupboards of a reasonable specification in the dressing room, and there is a built-in airing cupboard in the en-suite bathroom to the master bedroom which has been poorly finished internally and requires considerable cosmetic improvement.

5.16 INTERNAL JOINERY

(i) STAIRCASE

The staircase is of traditional softwood timber construction being a modern replacement, and no weakness to the treads and risers was noted. Balustrading is in good condition.

(ii) **DOORS**

Internal doors are of replacement glass panelled hardwood construction to the ground floor. These are in good condition and fit well within their openings.

There are original panelled doors to the first floor which are of a lower quality and ill-matching, and ideally should be replaced.

(iii) **WINDOWS**

The majority of windows are of modern PVC double glazed construction. The majority could not be checked due to locks, although some were open and operated satisfactorily.

Fully opening fire escape windows have been provided.

Keys should be made readily available in all rooms to enable easy egress when necessary in the event of an emergency.

The softwood window the front bay is deteriorating and requires considerable repair, or preferably replacement to match existing replaced windows.

The softwood windows to the porch offer limited sound and thermal insulation qualities, although are in satisfactory condition.

External doors were all checked for ease of operation and were all operating well at the time of inspection.

(iv) **OTHER**

Softwood skirting and architraves have been installed throughout.

These are of differing sizes and styles which is unsightly, but no significant defects were noted. The majority require cosmetic improvement if to be retained.

5.17 INTERNAL DECORATIONS

The internal decorative order of the property is variable.

It has scope for improvement throughout, particularly to the first floor, and it is likely that some re-plastering will be required to walls and possibly ceilings if wallpaper where present, is removed.

5.18 DAMPNESS

Internal and external walls to both ground and first floors were checked for high moisture readings.

To the ground floor no high readings were noted, confirming the existing damp proof courses are operating satisfactorily at present. High soil levels to the front of the property should be lowered.

No high readings were noted to the first floor but it is important to maintain external rendering, rainwater goods and windows in good condition at all times.

Dampness is inevitable through the roof of the original house due to the lack of felt to the underside of the tiles as a secondary protection against damp penetration. It is important to maintain the original roof in good condition if stripping and re-covering is not undertaken.

5.19 TIMBER DEFECTS

My inspection of visible timbers was restricted to the parts roof structure where no active woodworm infestation was noted, although may be present in a property of this age particularly to the original section. It would be prudent to have all timbers checked, to include sub floor areas, but only if fully fitted floor coverings are removed, along with the insulation and polythene in the roof space. No significant timber defects are suspected.

5.20 STRUCTURAL MOVEMENT

No evidence of any significant structural movement to the property was noted, despite the foundations to the original house are likely to be of fairly minimal size compared to modern foundations. It is important to prevent leaks from drainage or rainwater system systems which could adversely affect soil around foundations and lead to structural movement.

6. SERVICES

6.1 ELECTRICS

The property has a mains electrical supply. The electric meter is located on the outside front wall, and the consumer unit is located in the kitchen. All visible wiring is in insulated cabling and the consumer unit incorporates mini circuit breakers for additional safety. This was last tested in 2012, and it is therefore assumed that there is no Electric Safety Certificate available since that date. It should therefore be checked by an NICEIC approved contractor, upgraded if necessary, and a new certificate provided. I would not expect required works to be extensive.

6.2 GAS/OIL

There is no gas supply to the property. This is replaced by oil, and is stored in a modern plastic tank to the side of the house which appears to be in good condition.

All oil appliances should be checked by an OFTEC approved contractor, and this should be carried out on an annual basis.

There was no smell of oil present at the time of inspection.

6.3 WATER SUPPLY, PLUMBING AND SANITARY FITTINGS

The property has a mains water supply. There is a stopcock located on the verge to the front of the property, and an internal stopcock in the utility room.

Cold water is stored in two plastic tanks in the loft space which have been adequately lagged and covered, although associated copper pipework requires insulation.

Visible pipework is in a mixture of copper and plastic. The mixture of materials is not ideal, but no leaks were noted, and copper pipework is generally satisfactory, although some is dated and could fail at any time. You should expect have to carry out some replumbing to the property during your occupation.

Water pressure was generally satisfactory, although very low water pressure was present to the bath in the master en-suite at the time of inspection.

Sanitary fittings comprise of a 2-piece suite to the ground floor cloakroom. Modern fittings have been installed, and these were operating well at the time of inspection.

There is no separate family bathroom, but all four bedrooms have either an en-suite shower room or bathroom provided. The en-suite bathroom to the master bedroom has a 4-piece suite with separate shower cubicle. The bath is very small, but fittings were operating adequately, although there was low pressure to the bathroom tap.

All other en-suites have modern fittings of a reasonable, but not high specification. Fittings were all operating satisfactorily, although outputs from showers was fairly limited.

Not all en-suites have extractors fitted, but these are recommended to prevent condensation dampness.

6.4 HEATING

The property has oil fired central heating provided by a floor mounted Grant boiler in the utility room. This boiler provides hot water and space heating through radiators throughout the property.

Hot water is stored in two separate cylinders, one of which is provided in the utility room, and the second in the en-suite to the master bedroom. These have both been fitted with electric immersion heaters as back-up to the boiler.

The property has a remote thermostat, with a wall mounted thermostat also provided which may not be in current use.

Radiators to the ground floor are modern, and have been fitted with thermostatic radiator valves. The controls are located in the utility room. Some of the radiators to the first floor of the older section of the property are dated and are likely to require fairly early replacement, although have also been fitted with thermostatic radiator valves.

The entire system should be checked by an OFTEC registered contractor and thereafter maintained under an annual maintenance contract.

The boiler fired up satisfactorily, but individual radiators were not tested due to the salient temperature at the time of inspection.

6.5 DRAINAGE

(i) FOUL DRAINAGE

The property has no main drainage connection. This is replaced by a septic tank located in the rear garden. The three inspection chambers serving the tank were accessed and revealed no evidence of defects. One of the remaining four inspection chambers within the curtilage of the property could be lifted and revealed no evidence of blockage, and the system appears to be operating satisfactorily.

It was unclear how often the tank requires emptying, although this will depend upon the amount of usage. There were no noxious fumes present at the time of inspection.

There is a PVC soil and vent pipe to the left-hand side of the property which has been fitted with an air-admittance valve. This is unsightly, but is in satisfactory condition.

(ii) **SURFACE WATER DRAINAGE**

Surface water presumably discharges into soakaways or a separate surface water drainage system, as surface water will not discharge into the septic tank. There was no reason to suggest this system is not operating satisfactorily, although it could not be inspected. Some surface water drainage has been provided to the front of the property due to the gently sloping front garden to prevent flooding to the entrance hall area.

(iii) **OTHER SERVICES**

The property has an alarm system, although this was not tested.

7. ENVIRONMENTAL AND OTHER ISSUES

7.1 ORIENTATION AND EXPOSURE

The front of the property faces south. South facing walls have the majority of sunshine available with those facing north being more susceptible to damp penetration.

7.2 THERMAL INSULATION AND ENERGY EFFICIENCY

You will appreciate from the EPC that the property is fairly poor from a thermal insulation and energy efficiency viewpoint, but has little scope for improvement as the cavity walls have been insulated. Double glazing has been provided throughout the property except for the main entrance door, and the property has good levels of insulation within the visible roof space areas. The oil heating reduces energy efficiency, but there is little scope for improvement.

7.3 VENTILATION

It is important to ensure cross ventilation through the roof spaces to prevent the build-up of condensation and deterioration to timbers. Soffit vents have been provided to the modern extensions, but not to the original property although the lack of felt enables adequate ventilation to occur. It could not be confirmed whether the left-hand extension has felt to the underside of the tiles, but if not, soffits vents should be provided.

Good quality extractor fans should be maintained in the kitchen and all bathrooms.

Sub floor ventilation is adequate, and this should be maintained in the future.

Open flues should be capped and ventilated to prevent damp penetration and entry by birds.

7.4 NOISE AND DISTURBANCE

The property does not suffer from any undue noise or disturbance, and is located in a fairly quiet area.

7.5 MEANS OF ESCAPE

Escape from first floor rooms is currently satisfactory as there are fully opening fire escape windows available.

Locks have been fitted and keys should be made readily available in all rooms for use when necessary.

7.6 OTHER HEALTH AND SAFETY CONCERNS

1. The electrical installation should be checked by an NICEIC approved contractor, and upgraded if necessary to current IEE Regulations.
2. All oil appliances should be checked for safety by an OFTEC registered contractor.
3. I would recommend the installation of an electronic smoke alarm system for additional safety.

7.7 SECURITY

Locks have been fitted to windows and doors.

There is a burglar alarm system installed, although this was not tested.

There is a lockable gate to the side of the property, and there is no free access from front to rear.

8. OUTBUILDINGS, GROUNDS, AND BOUNDARIES

8.1 GARAGES

There is no garage.

The property has a car-port, presumably installed at the time of the modern extension in the 1980s. This has a hipped slate roof which has been well sealed to the main house walls with lead flashings and is supported on wooden posts. It is of a fairly basic quality, but no significant defects were noted. No felt has unusually been provided to the underside of the slates to prevent damp penetration during periods of driving rain and snow.

8.2 CONSERVATORIES

A conservatory was added to the rear of the property probably in the 1990s with a cavity brick base, with PVC double glazed windows and doors, and a thermoplastic roof which has been adequately sealed to the main house walls with lead flashings.

This conservatory is of a fairly basic quality. Thermoplastic roofs have a tendency to split and permit damp penetration over time. There is a failed sealed unit to one of the doors, which requires replacement. Some of the seals to the windows are beginning to fail although no misting of double glazing was noted. No heating has apparently been provided internally. No significant structural defects were noted.

8.3 OTHER OUTBUILDINGS

There is a small timber/felt shed within the car-port in good condition.

There is a small shed in the rear garden in very poor condition which requires removal.

There is a large shed at the end of the garden of a better quality, although it has a sagging felted roof.

8.4 GARDENS AND GROUNDS

The gardens of the property are a particular feature and of large size, and are gently sloping from front to rear. The front garden is mainly laid to pea-shingle and is surrounded by laurel and leylandii hedging in satisfactory condition. There is an oak tree in the front garden which is potentially within influencing distance of the external walls, although is considered to be at a sufficient distance away.

There is closed boarded fencing behind the left hand leylandii hedging which runs down the side of the property and this is of mixed style and is generally in poor condition, and is leaning in places.

To the rear of the property, there is a large raised patio area which is generally of a good quality, although there are number of loose slabs requiring re-fixing. The remainder of the garden is mainly laid to lawn with some high quality specimen trees notably a Beech, a Walnut, and a Tulip Popular, all of which are of a high quality. The Beech is again potentially within influencing distance of external walls and should be regularly inspected by an Arboriculturist.

The garden is surrounded by hedging and chain-link fencing in satisfactory condition.

8.5 INVASIVE PLANTS TO GROUNDS

No evidence of Japanese Knotweed was found during the inspection. Japanese Knotweed is an invasive and destructive plant, which can damage structures and services. During late Autumn/Winter however, the cane dies back and is difficult to detect. The root however remains dormant until spring. We would recommend that your solicitor make enquiries of the seller to confirm that no previous Japanese Knotweed growth has been found on the property. Should previous treatment have been undertaken, we confirm that enquiries should establish that the work was undertaken by a competent and experienced specialist, who is licenced to handle controlled waste and that a guarantee has been provided and will pass with Title.

9. MATTERS FOR LEGAL ADVISORS ATTENTION

Your Legal Advisers should carry out their normal searches but should obtain details of any guarantees relating to any damp or timber treatment which may have been carried out to the property.

Your Legal Advisers should also clarify ownership/maintenance liabilities of boundary fences.

The tenure of the property should be confirmed as freehold.

It should be confirmed that all necessary consents and approvals were obtained for the 2-storey extension to the side constructed in the 1980s, and the single storey extension to the rear for which there should be a Building Regulation Completion Certificate available.

FENSA Certificates should also be provided all replacement windows.

Any oil central heating service records should also be provided.

10. ADDITIONAL SERVICES

10.1 INSURANCE VALUATION

The property should be insured for £380,000.

The gross internal floor area of the property is 265 square metres excluding conservatory.

10.2 SAP RATING

The Energy Efficient Rating of the property is 47 and the Environment Impact Rating is 39.

11. SUMMARY OF REPAIRS

The following repairs are those considered most important to be undertaken within a short time period. Minor items have not been included.

- i. Carry out minor roof overhaul to replace missing and chipped tiles, and re-bed hip tiles to 1950s extension. Seriously consider stripping and re-covering roof to original property to enable felt to be provided as a secondary protection against damp penetration. Clear blocked valley to rear of property.
- ii. Replace cement fillets to utility room roof with lead flashings.
- iii. Overhaul/replace wet rot affected softwood window to front bay.
- iv. Overhaul/replace all fascias, soffits and bargeboards.
- v. Commission specialist report into electrical installation by an NICEIC approved contractor, as it has not been tested for 8 years and some upgrading may be required.

These are the main items requiring your attention, although I would draw your attention to the main body of this report for a fuller understanding of its condition.

11.1 AREAS OF CONCERN

There are no areas of undue concern.

11.2 FURTHER INVESTIGATION

- i. Commission a specialist report into electrical installation and obtain current Electric Safety Certificate from NICEIC approved contractor.
- ii. Have the entire central heating system checked by an OFTEC approved contractor. Obtain a safety certificate, and have the system maintained under an annual maintenance contract.
- iii. You may wish to commission a specialist timber report into all timbers of the property, including sub floor areas, but this should only be undertaken should fitted floor coverings, insulation in the loft space, and polythene be removed to enable full access to be obtained.

12. PHOTOGRAPHS



ORIGINAL PROPERTY



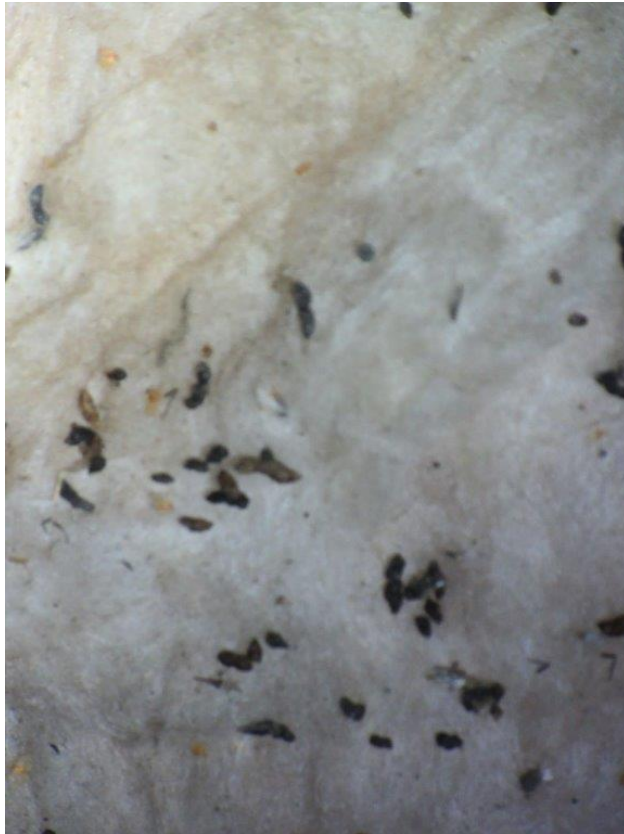
APPROX. 1950's EXTENSION



APPROX. 1980'S EXTENSION



APPROX. 2012 EXTENSION



MICE DROPPINGS



MISSING TILE



NEGLECTED BARGEBOARDS



NEGLECTED FASCIAS



NO FELT UNDER TILES



POOR SEAL TO UTILITY ROOM ROOF



REAR GARDEN



REAR OF PROPERTY



ROOF SPACE



ROOF TO EXTENSION



ROT TO WINDOW



SEPTIC TANK 1



SEPTIC TANK 2



SEPTIC TANK 3



UNSIGHTLY RENDERING



CAR PORT



CLEAR DRAIN



CLOGGED REAR VALLEY



CONSERVATORY



EXTENSION ROOF STRUCTURE



FAILED GLAZING TO CONSERVATORY



HIP TILES NEED RE-BEDDING

13. CONTRACTORS LIST

- Use contractors affiliated to a trade organisation (e.g. Gas Safe)
- Obtain a minimum of two contractors who should give written estimates.
- Use contractors who are backed by guarantee or warranty

	Name and Address	Telephone Number e-mail website
Architects	Royal Institute of British Architects 66 Portland Place London W1B 1AD	0207 580 5533 info@riba.org www.architecture.com
Asbestos	For removal & disposal advice contact the Health and Safety Executive or the appropriate Local Authority	
Cavity Wall Insulation	National Insulation Association Ltd The Counting House, 3 Mary Ann Street, Jewellery Quarter, Birmingham, B3 1BG	01525 383313 info@nia-uk.org
Cavity Wall Ties	Wall Tie Installers Federation Heald House, 14 Heald Street Garston, Liverpool L19 2LY	0151 494 2503 hughbanks@wtif.org.uk www.wtif.org.co.uk
Chartered Institute of Builders	CIOB 1 Arlington Square, Downshire Way, Bracknell, Berkshire, RG12 1WA	01344 630700 www.ciob.org.uk
Chartered Surveyors	Royal Institution of Chartered Surveyors 12 Great George Street Parliament Square, London SW1P 3AD	020 7222 7000 www.ricsonline.org
Consulting/ Structural Engineers	The Association for Consulting & Engineering Alliance House, 12 Caxton Street London SW1H 0QL	0207 222 6557 consult@acenet.co.uk www.acenet.co.uk

Damp Proof Course and Timber Treatment	The Property Care Association 11 Ramsay Court, Kingfisher Way Hinchingsbrooke Business Park Huntingdon, PE29 6FY	01480 400000 pca@property-care.org www.property-care.org
Decorators	The Painting and Decorating Association 32 Coton Road, Nuneaton Warwickshire, CV11 5TW	0247 635 3776 info@paintingdecoratingassociation.co.uk https://paintingdecoratingassociation.co.uk
Draught Proofing	National Insulation Association Ltd The Counting House, 3 Mary Ann Street, Jewellery Quarter, Birmingham, B3 1BG	01525 383313 info@nia-uk.org
Electrics	The National Inspection Council for Electrical Installation Contracting (NICEIC) Warwick House, Houghton Hall Park Houghton Regis, Dunstable LU5 5ZX	0333 015 6625 Technical helpline 0333 015 6628 enquiries@niceic.com www.niceic.com
	The Electrical Contractors Association (ECA) Rotherwick House, 3 Thomas More Street, London, E1W 1YZ	0207 313 4800 eca.co.uk www.eca.co.uk
Electric Gates	http://www.hsa.ie/eng/Publications_and_Forms/Publications/Machinery_and_Work_Equipment/Guidelines_on_the_Safety_of_Powered_Gates.html	https://www.dhfonline.org.uk/media/documents/documents8a.pdf
Gas Appliances including CH Boilers	GAS SAFE REGISTER P.O Box 6804, Basingstoke RG24 4NB	General Enquiries 01256 650005 0800 4085500 Enquiries@gassaferegister.co.uk register@gassaferegister.co.uk

General Builders	The Federation Of Master Builders David Croft House 25 Ely Place, London, EC1N 6TD	0330 333 7777 reception@fmb.org.uk www.fmb.org.uk/about-the-fmb
	Fair Trades Ltd 28-30 High Street, Guildford, GU1 3EL	0800 131 0123 0870 738 4858 www.fairtrades.co.uk
Glass and Glazing	The Glass and Glazing Federation 40 Rushworth Street, London, SE1 0RB	0207 939 9100 compliance@ggf.org.uk www.ggf.org.uk
Guarantee Scheme for Damp Proofing and Timber Decay and Cavity Wall Ties	The Guarantee Protection Trust 27 London Road, High Wycombe Bucks. HP11 1BW	01494 447049 shirley@gptprotection.co.uk www.gptprotection.co.uk
Loft Insulation	National Insulation Association Ltd The Counting House, 3 Mary Ann Street, Jewellery Quarter, Birmingham, B3 1BG	01525 383313 info@nia-uk.org
New Houses & Flats	The National House Building Council NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks, MK5 8FP	0800 035 6422 www.nhbc.co.uk
	Zurich Municipal Building Guarantee 1 Gladiator Way, Farnborough, Hampshire, GU14 6GB	0800 335500 www.zurich.co.uk
Oil	OFTEC Foxwood House, Dobbs Lane, Kesgrave, Ipswich, IP5 2QQ	01473 636298 enquiries@oftec.org
Plastering & Dry Lining	Finishes & Interior Sector Ltd, FIS, Olton Bridge, 245 Warwick Road, Olton, Solihull, West Midlands, B92 7AH	0121 707 0077 info@thefis.org www.thefis.org .

Plumbing	The Chartered Institute of Plumbing & Heating Engineers 64 Station Lane, Hornchurch Essex RM12 6NB	01708 472791 info@ciphe.org.uk www.iphe.org.uk
Radon	Radon Advice National Radiological Protection Board, NRPB, Chilton, Didcot Oxon OX11 0RQ	0800 614529 for full information pack. 01235 831600 www.nrpb.org.uk nrpb@nrpb.org www.ukradon.org/sectors/householders
Roofing	National Federation of Roofing Contractors Ltd Roofing House, 31 Worship Street, Finsbury, London, EC2A 2DY	0207 638 7663 helpdesk@nfrco.co.uk www.nfrco.co.uk
	Confederation of Roofing Contractors Association House, 22d Victoria Place, Brightlingsea, Colchester, CO7 0BX	01206 306600 enquiries@corc.co.uk www.corc.co.uk
Septic Tank	For information relating to the Pollution Act for septic tanks introduced on 1 st Jan 2020, please contact your Legal Advisers.	
Solid Fuel, Wood & Biomass	HETAS Ltd Severn House, Unit 5 Newton Trading Estate, Green Lane, Tewkesbury, Gloucestershire, GL20 8HD	01684 278170 www.hetas.co.uk
Structural Reports and Advice	Institute of Structural Engineers 47-58 Bastwick Street, London, EC1V 3PS	0207 235 4535 www.instructe.org
Thatching	Thatching Advisory Services 8-10 Queen Street, Seaton, Devon, EX12 2NY	0845 520 4060 www.thatchingadvisoryservices.co.uk

Trees	The Arboricultural Association, The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire, GL10 3DL	01242 522152 admin@trees.org.uk www.trees.org.uk
Wall Insulation	The Insulated Render & Cladding Association, Unit 7, Willow Industrial Park, Willow Road, Castle Donnington, Derbyshire, DE74 2NP	0330 124 6585 info@inca-ltd.org.uk www.inca-ltd.org.uk

Surveyor: Nick Cobb

Qualifications: BSc MRICS

Signed *Nick Cobb*

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Date of Report: April 2020