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PROPERTY CONSULTANTS

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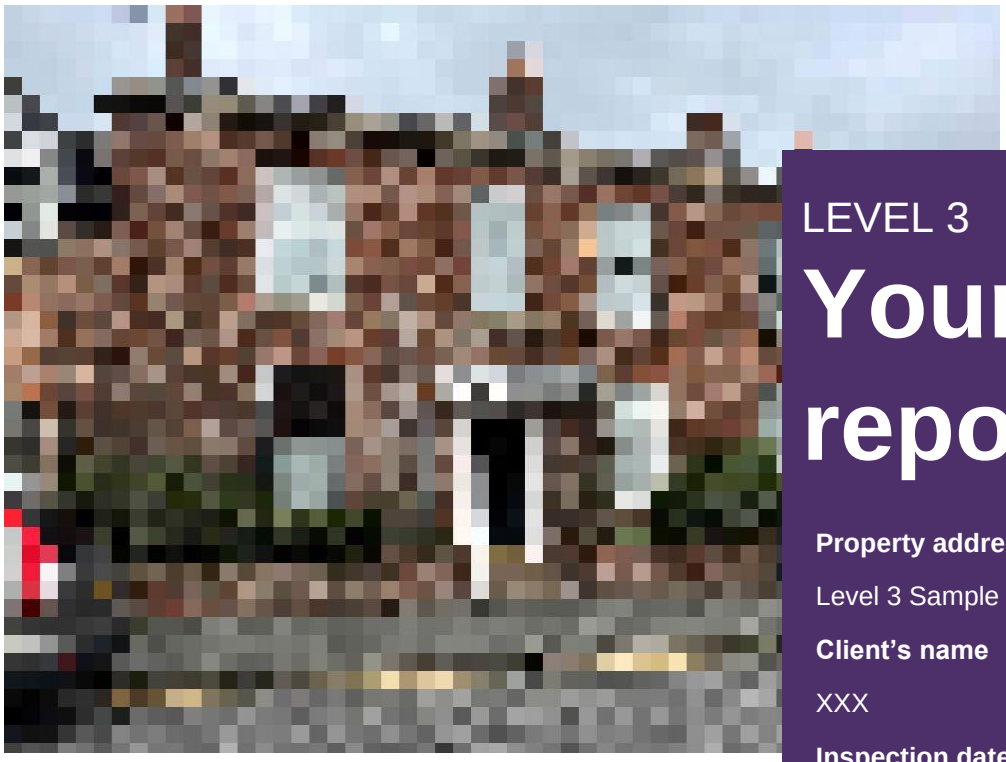

LEVEL 3

Your survey report

Property address

Level 3 Sample Report

Client's name

XXX

Inspection date

XXX

Surveyor's RICS number

XXX

Certain photographs have been intentionally obscured to maintain confidentiality.

3

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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 reasonable efforts 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

XXX

Surveyor's RICS number

XXX

Company name

CJ Bloor Property Consultants Limited

Date of the inspection

XXX

Report reference number

XXX

Related party disclosure

I am not aware there is any conflict of interest as defined in the RICS Rules of Conduct.

Full address and postcode of the property

XXX

Weather conditions when the inspection took place

At the time of the inspection the weather was dry. Prior to the inspection the weather had been varied.

Status of the property when the inspection took place

When I inspected the property it was vacant and unfurnished.

Access to the property was made by obtaining keys from the selling agent.

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 property
A number of serious and potentially costly defects have been noted throughout our inspection. You should investigate the cost of these works prior to commitment to purchase and you should re-negotiate the purchase price to reflect the works required. Once these works have been undertaken to a satisfactory standard and the property has been fully refurbished, normal ongoing maintenance will be required to ensure that the property remains in satisfactory condition. It is very important that you read this report as a whole. In the main body of the report, we will notify you of the actions that will be required prior to exchange of contracts. Where we have given elements a condition rating 2 or 3, we particularly refer you to the section at the end of the report entitled 'what to do now'. You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase. The condition ratings assigned throughout this report are based on what was visible at the time of inspection. Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from significant defect. If greater assurance is required on these matters, it will be necessary to expose these areas and investigate further. Unless these areas are checked before purchase you must accept the risk that additional defects and consequent repair costs will be discovered at a later date. You should pass a copy of this report to your Legal Adviser with the request that, in addition to the necessary standard searches and enquiries, they check and confirm each of the items referred to within Section H. Prior to purchase of the property you should obtain quotes for full building insurance cover and ensure this commences on the date of exchanging contracts.

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
	No specific documents other than those highlighted within **Section H** were noted.	

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)
D1	Chimney stacks	
D2	Roof coverings	
D3	Rainwater pipes and gutters	
D4	Main walls	
D5	Windows	
D7	Conservatory and porches	
E1	Roof structure	
E2	Ceilings	
E4	Floors	

B Summary of condition ratings

E5	Fireplaces, chimney breasts and flues	
E7	Woodwork	
E9	Other	
F1	Electricity	
F2	Gas/oil	
F4	Heating	
F5	Water heating	
G3	Other	

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)
D6	Outside doors	
D8	Other joinery and finishes	
D9	Other	
E3	Walls and partitions	
E8	Bathroom fittings	
F3	Water	
F6	Drainage	
G1	Garage	

B Summary of condition ratings

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)
E6	Built-in fittings	

NI Elements not inspected Summary of repairs and cost guidance

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

Element no.	Element name
F7	Common services
G2	Permanent outbuildings and other structures

B Summary of condition ratings

Summary of repairs and cost guidance

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

Repairs
Remove damp plaster and carry out repairs. Reinstate plaster upon completion. Improve ventilation to the suspended ground floor / cellar and replace the floor structure.
Carry out repairs to the original windows or replace them dependant on statutory approval.
Carry out repairs to the roof coverings, chimney stacks and rainwater goods. Improve ventilation and insulation to the roof space.
Replace the conservatory.
Replace the defective stoves.
Inspect the electrical installation and carry out the recommended repairs. Install mains wired smoke alarms.
Inspect the gas, heating and hot water installations and carry out the recommended repairs. Replace the corroded pipework.
Carry out inspection for invasive species.

Further investigations

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

Where further investigations have been recommended in this report, it is very important that you pursue these matters before proceeding with the purchase, since they may reveal the need for substantial expenditure. You are made aware that in circumstances where essential repairs or works by specialists are not carried out, further deterioration and damage may occur with subsequent increased risk and increased costs. By obtaining these costs before exchange of contracts, you will have the opportunity to use these to determine whether or not to proceed with the purchase. If proceeding with the purchase the costs should be used to renegotiate the purchase price.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C About the property

Type of property

This is a traditionally constructed two storey mid-terraced house.

The front of the building faces approximately south. Any references to the left or right of the property are given as if viewing the building from the road.

Approximate year the property was built

It is believed the property was built circa 1800 - 1830. The title deeds may give a more accurate indication of the age of the property.

Approximate year the property was extended

The property has been extended in the following areas:-

- Addition of conservatory. **Circa 1996.**
- Addition of single storey rear extension. **Circa 2015.**

Your Legal Adviser should confirm these in enquiries.

Approximate year the property was converted

The building is understood to have been converted from a coach house into a dwelling circa 1991. Your Legal Adviser should confirm this in enquiries.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is of traditional masonry construction. Given the age of the property and subsequent renovations there may be some asbestos based materials present. In most instances this would not normally represent a significant risk unless disturbed or damaged. When undertaking work in the future there is a risk that asbestos may be discovered and this will be a continuing risk. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. You can obtain further information from the Health & Safety Executive asbestos site http://www.hse.gov.uk/asbestos/index.htm

C About the property

Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								1
Ground	4			1	2		1	
First		4	3					

Means of escape

The principal escape route from the property is via the front door. The principal escape route from the first floor is via the stairs. Additional escape routes are provided by the rear doors. The main staircase discharges directly to the principal exit door which is the most efficient route for emergency egress in the event of a fire.

The property has mains powered heat detection installed to the rear kitchen, and battery powered smoke detection installed to the hallway and landing.

Fire precautions for the property are limited. The following matters were noted:-

- There is no smoke detection immediately outside the kitchen, where fire is at greater risk of starting. This is needed to provide early warning of fire threatening the escape route.
- The property does not have mains powered smoke detection installed. The smoke detection present is battery operated and will give unreliable warning in the event of a fire.

These matters are a risk to the occupants and a safety hazard. You should obtain advice from a fire officer or an appropriately qualified specialist on all necessary improvements and precautions that can be undertaken to mitigate risks.

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

D68 valid until 16 February 2034

Issues relating to the energy efficiency rating

The property attributes stated within the Energy Performance Certificate (EPC) are somewhat inconsistent with the findings of my inspection. A newly commissioned EPC may provide an alternative rating with alternative recommendations.

Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
Window	Full secondary glazing	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Mains services

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

X	Gas	X	Electric	X	Water	X	Drainage

Central heating

X	Gas		Electric		Solid Fuel		Oil		None

C Energy efficiency

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

There were no other services or energy sources apparent.

Other energy matters

I found no issues relating to other energy matters.

C Location and Facilities

Grounds

The access road / drive to the garage is not believed to be adopted by the Local Authority. A maintenance liability may arise for the upkeep of the road surface and any un-adopted drains. In addition, the road will not be cleared or gritted during periods of severe weather. Your Legal Adviser should confirm this and provide further advice in this respect.

There is a garden to the rear of the property. Parking is available inside and outside the garage.

Access to garage

Access to garage

Location

The property is located in a predominantly residential area.

Facilities

Normal amenities and facilities are available in the vicinity. Public transport is also available in the vicinity and there are schools within a reasonable travelling distance. It would be prudent to familiarise yourself with the locality and facilities, prior to purchase of the property, to ensure you are aware of what is available within your local area.

C Location and Facilities

Local environment

The property is built on a reasonably level site and is not in an area known to be at risk from flooding. Your Legal Advisor should confirm this via searches.

There are no adverse environmental factors connected with the location of the property, as far as we are aware, without having made or seen any environmental search reports. We strongly recommend you commission an independent Environmental Search prior to purchase.

The property is a Listed Building and located within a Conservation Area. Your Legal Adviser should confirm this and advise you further as more strict planning rules will apply. Listed building consent needs to be obtained before undertaking any works of alteration, extension or demolition. This can increase the cost of the works, and some works may not be granted consent. If you are intending to alter the property, you should consider discussing your proposals with the relevant authority before purchase.

The philosophy usually adopted will be to protect materials and components rather than replace them. Accordingly, elements of the property should be retained and replaced only when the serviceability of the component and structure is at risk rather than replaced for aesthetic reasons. Additional information including a guide for owners of listed buildings can be obtained from Historic England and / or the local Conservation Officer. Prior to purchase of the property you should obtain quotes for full building insurance cover, as the property is listed this may require specialist insurance which will be more costly than standard cover.

Other local factors

No local factors were noted. It would be prudent to visit the property and surrounding areas on a number of different occasions and at various times of the day so that you can discern better whether there are any issues that could affect your future enjoyment of the property and your decision to purchase.

D

Outside the property

D Outside the property

Limitations on the inspection

Due to limited vantage point from ground level I could not inspect all of the building, in particular I could not inspect the horizontal gutter to the front slope.

Inspection of the rear pitched roof slopes was restricted. It has been assumed that those parts which were not clearly visible are in a similar condition to those areas which could be seen.

As it was not raining whilst I inspected the property, I am unable to confirm that the roof, gutters, downpipes and weather proofing details are weather-tight.

The property has been extended to the rear which has obscured the original wall structures and surfaces.

Inspection of the left hand side elevations was prevented as access to these walls can only be made via the neighbouring property.

We have not exposed the foundations of the property. Without exposing all the foundations to the property, you must accept the risk of unseen defects.

D1 Chimney stacks

1 2 3 NI

The property has five chimney stacks built in brick masonry with lead flashings to the base.

3

The smaller stack to the front right hand side of the property appears to be linked to the right hand side neighbouring property rather than serving the subject property.

- Several defects were noted including:-
  - damaged and weathered bricks,
  - perished and loose mortar pointing,
  - cracked, loose and missing flaunching (top of the stacks),
  - loose flashings,
  - splits in the flashings
  - and gaps above and around the flashings.

  The chimney stacks should be repaired including replacement of all flashings, flaunching's and weathered bricks.
- The stack serving the neighbouring property is in poor condition which may lead to potential defects within the subject property. The owner of the neighbouring property should be asked to carry out maintenance to prevent future defects developing. You should make contact with the neighbour prior to exchanging contracts to ensure this will be completed.

Condition Rating 3.

Over time deterioration to the chimney stacks will occur because the various parts, including the flaunching's (top of the stacks) and flashings (base of the stacks) are very exposed. Chimney stacks should be regularly inspected and maintained in good condition. When carrying out remedial works, any hidden parts should be checked to ensure no additional disrepair has occurred.

D Outside the property

Loose flashings and gaps over and around flashings

Weathered masonry

Gaps over flashings

Perished mortar pointing

Weathered masonry

Missing flaunching (top) and perished / loose mortar pointing

D Outside the property

Cracked mortar flaunching

Loose mortar flaunching

Weathered masonry, perished mortar pointing and missing flaunching

Splits in flashings and loose mortar pointing

Gaps over flashings

Gaps over flashings

D Outside the property

Gaps over flashings and perished mortar pointing

Weathered masonry, perished mortar pointing, loose mortar pointing and loose flaunching

D2 Roof coverings

Main section (pitched)

3

The roof to the main section is pitched and covered with natural slates. The top of the roof is covered in ridge tiles. There is a valley gutter between the rear pitched roof intersections including a secret lead lined horizontal gutter to the front slope. There are lead flashings to the roof and main wall abutments. Where e accessible the roof is lined with a sarking felt underlay.

- High damp meter readings were taken internally within the bathroom located beneath the valley gutter which has been repaired in a DIY nature. The roof covering should be stripped back in the area and replaced.
- The underlay (viewed from the internal roof space) is torn and damaged in places and this increases the risk of water ingress in severe conditions. This will prevent the efficient discharge of surface water should it penetrate the roof covering. The damaged sections should be patch repaired.
- The underlay does not lap into the gutters. This increases the risk of water ingress at eaves level. The underlay should be extended using a plastic eaves support tray.
- Some of the slates to the front slope have been replaced with the incorrect sized slates. This may be non-compliant with Listed Building regulations and may need to be changed.
- The detailing to the front slope is poor and will lead to water running off the roof covering. New lead detailing should be ideally introduced to prevent this occurring.
- Some of the mortar pointing to the ridge tiles has perished. Re-pointing is required.

Condition Rating 3.

Valley and horizontal gutters are vulnerable locations for damp penetration. As part of your future maintenance of the property, regular inspection should be undertaken in order to ensure its condition remains satisfactory.

D Outside the property

Rear extension (flat)

There is a flat roof to the rear extension which has a rubber covering. There are two lanterns to the roof providing natural light into the kitchen.

The installation of a new roof covering requires Building Regulation approval. Your Legal Adviser should check that all necessary permissions were obtained and whether there is a transferable guarantee for the work.

- The roof is leaking or has leaked previously, evident by water staining noted to the ceiling and wall finishes internally. The roof covering should be closely inspected by a specialist flat roofing contractor and repaired where required. Vegetation growth should also be removed to allow for a thorough inspection.

Condition Rating 3.

Roofs of this type have a limited service life when compared to a tiled or slate roof. You should check the roof coverings on a regular basis and they should be maintained in good condition.

Damaged underlay to main section

Damaged underlay to main section

Underlay not lapping into gutter

Underlay not lapping into gutter

D Outside the property

Underlay damaged

Incorrect sized replacement slates installed

Poor detailing to front slope

DIY repair to rear valley gutter

Rear extension roof

Vegetation growth to rear extension roof

D Outside the property

Gaps over rear extension flashings

Gaps over rear extension flashings

Gaps over rear extension upstand beneath coping stones

Gaps over rear extension upstand beneath coping stones

Slate to roof which could tear the covering

Gaps over rear extension flashings

D Outside the property

Gaps between coping stones

Inadequate hopper detail leading to water ingress in hallway

D3 Rainwater pipes and gutters

3

The rainwater goods are of plastic and cast-iron sections.

- The downpipe to the right hand side is loose and likely discharging into the right hand side landscape leading to damp internally. The downpipe should be secured and altered to ensure it drains away from the landscape / property or into a gully.

Condition Rating 3.

- Evidence of corrosion was noted to the cast iron sections. The affected areas should be prepared, treated and coated to ensure they are suitably protected to prevent further deterioration.

Condition Rating 2.

As it was not raining at the time of my inspection I am unable to be certain that all of the joints are free from leakage. I recommend the fittings are inspected during wet weather to enable any leakage to be identified and rectified.

Loose downpipe likely discharging into the right hand side landscape leading to damp internally

D Outside the property

D4 Main walls

The walls to the main section appear to be of solid brick construction. Solid walls rely on the thickness of the material to prevent weather penetration. The principle is that weather hitting the wall will be soaked up by the masonry. Provided that the wall is not too exposed and that there is sufficient heat and air movement, the water will evaporate away before it penetrates completely through to the internal finishes. If the walls are particularly exposed or inadequately maintained penetrating dampness may occur.

A chemical injected damp proof course has been retro-fitted to the walls. This type of repair is commonly employed where a failure of the damp-proof course has been previously diagnosed. Your Legal Adviser should check whether there is any documentation relating to these works including guarantees available.

The walls to the rear extension appear to be of cavity brick facing construction. With cavity wall construction most of the load is carried by the internal leaf of the brickwork or blockwork. The external leaf provides stability to the load bearing inner leaf by increasing its overall thickness and also provides weatherproofing.

Dampness

- Evidence of damp and high damp meter readings was found throughout the property. The pattern of damp would indicate the most likely cause to be a result of:-
  - a lack of an effective damp-proof course,
  - the original solid floors not containing a damp proof membrane,
  - the damp proof course (if present) being bridged by the landscape and garden walls,
  - condensation and trapped moisture within the floor void,
  - the perished mortar pointing to the walls,
  - the defective rainwater downpipe to the right hand side elevation,
  - the inadequate flashings to the conservatory,
  - the gaps around the window openings,
  - and trapped moisture within the walls / plaster.

  As indicated damp proofing works have been carried out previously. Your Legal Adviser should make appropriate enquiries to confirm the full extent of the repairs previously undertaken and to check whether there is a guarantee available in order to rectify the defect.

  All of the affected plaster should be removed and repairs undertaken to rectify the cause of the damp. Once removed the masonry should be allowed to dry out.

  Once dried out a new plaster finish should be introduced incorporating a vertical damp proof membrane (extension) and lime based plaster finish (main section).

  Timbers which are in contact with damp walls have been affected and I refer you to my comments in Section E4 Floors in this respect.

3

D Outside the property

You should arrange for a specialist contractor such as member the Property Care Association (or similar) to advise you of the remedial options and associated costs so these can be considered as part of your purchase.

Condition Rating 3.

Solid walls rely on their thickness to prevent driving rain penetration. The walls must be kept in good condition to minimise the risk of dampness. Pointing is the most common repair, and often one of the most poorly executed and this work should only be entrusted to a contractor experienced with buildings of this type.

Damp problems within period properties will be minimised in the vast majority of cases by getting the building to work as originally intended. Period properties of solid wall construction tend to work by moisture management (usually ensuring it escapes before it is noticeable or causes damage), whereas modern buildings tend to be designed to work by moisture exclusion.

Such properties rely on a high level of ventilation. In the past, this was never a problem due to single glazed draughty windows, gaps in floorboards, open solid fuel flues and the use of breathable lime based plasters and renders. Nowadays, often the most common causes of damp in older properties are raised ground levels above original levels (and often above floor or sole plate levels), blocked airbricks and other means of breathability being restricted such as the use of dense cement based mortar, render and plaster including wallpaper and modern plastic based paints. Full eradication of damp and high moisture may be unachievable and you should consider this prior exchanging contracts.

Movement

- Evidence of bulging masonry was noted to the right hand side wall / chimney breast. The pattern of movement would indicate the most likely cause to be as a result of expansion of the metal fixing due to corrosion. The corroded fixing should be removed and the brickwork secured. This likely to comprise some form of crack stitching.

Condition Rating 3.

My observations are based on a single inspection, on a visual basis only, and are therefore my best assessment of the movement and cause based on limited information. Elsewhere I saw no other evidence of significant movement having affected the main walls. The walls appear upright with no obvious evidence of any significant distortion or cracking.

Buildings move and distort over their lifetime. This is because the weight of a building is not evenly distributed through all parts of the walls or structure. Some parts are more heavily loaded than others and this compresses them over years or decades, often resulting in parts of a building being out of square. This can be often most noticeable at door openings. This is perfectly normal and provided that the amount of movement is within acceptable structural limits then no remedial action is required other than for cosmetic reasons.

Wall finishes

- The mortar pointing has perished in places and is missing around some service penetrations. Localised re-pointing is required.
- Some of the stonework is weathered with gaps noted between stones. All affected masonry should be repaired and the gaps sealed.

Condition Rating 2.

D Outside the property

With exception of the repairs highlighted above the wall finishes are generally satisfactory allowing for the normal weathering to be expected bearing in mind their age.

You should ask your Legal Adviser to make appropriate enquiries about your rights to access the left hand side neighbouring property to undertake repairs and maintain the side elevations.

Rear elevation

Rear elevation

Remedial injected damp proof course

Remedial injected damp proof course

Remedial injected damp proof course

High damp meter readings at ground floor level

D Outside the property

High damp meter readings at ground floor level

High damp meter readings and damaged plaster at ground floor level

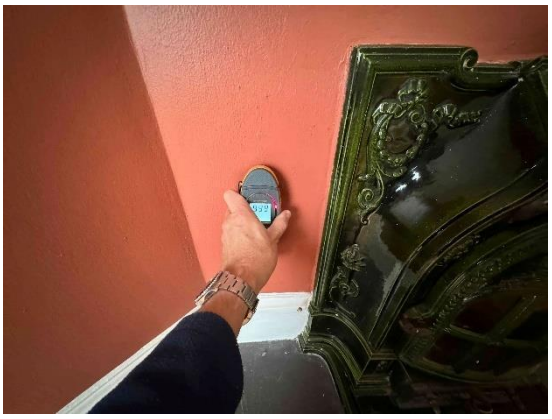
High damp meter readings and damaged plaster at ground floor level

Damaged plaster at ground floor level

High damp meter readings at ground floor level

Damaged plaster at ground floor level

D Outside the property



High damp meter readings at ground floor level

High damp meter readings at ground floor level

High damp meter readings and damaged plaster at ground floor level

High damp meter readings and damaged plaster at ground floor level

High damp meter readings at ground floor level

High damp meter readings at ground floor level

D Outside the property

High damp meter readings at ground floor level

High damp meter readings at ground floor level

High damp meter readings at ground floor level

High damp meter readings at ground floor level

High damp meter readings at ground floor level

High damp meter readings at ground floor level

D

Outside the property

High damp meter readings and damaged plaster at ground floor level

Damp plaster at ground floor level

Stained brickwork and water ingress

Front wall possibly bridging damp proof course

High ground level possibly bridging damp proof course

High damp meter readings at first floor level

D Outside the property

High damp meter readings at first floor level

High damp meter readings at first floor level

High damp meter readings at first floor level

High damp meter readings at first floor level

High damp meter readings at first floor level

High damp meter readings at first floor level

D Outside the property

High damp meter readings at first floor level

High damp meter readings at first floor level

Movement noted to the right hand side wall / chimney breast

Movement noted to the right hand side wall / chimney breast

Gap in stonework and weathered stonework

Gap in stonework and weathered stonework

D Outside the property

Gap over window opening

Gap in front wall and perished mortar poitning

D5 Windows

3

The window frames are of timber and plastic construction and contain single and double-glazed units. Internal secondary glazing is present to some windows.

- Gaps were noted between the window frames and the surrounding masonry. This may have led to water ingress and needs replacing. I refer you to my comments in Section D4 Main walls in this regard.
- The original windows are at a limited height above the floor and this makes them a potential safety risk. You should fit restricting stays to reduce the risk of falling through the openings.
- Evidence of decay was noted to the original windows. The affected areas should be spliced repaired or the windows should be replaced.

Condition Rating 3.

There were no signs of condensation between double glazed panes at the time of inspection. It should be noted, however, that double glazing can be prone to this problem, which is caused by a failure of the seals at the edges of the panes of glass. Over a period of time the seals can deteriorate, causing unsightly condensation / misting between the panes. When this happens there is no remedy other than to replace the defective double-glazed panes. You should budget for periodic replacements.

There is a requirement for ongoing maintenance to the sash frames, to check the cording and also ensure that they function satisfactorily. Sash windows can permit paint build-up around the edges with each decoration, which will require maintenance and repair, to permit adequate opening and closing.

The windows to the main section are a number of years old and are less thermally efficient and secure than modern ones. Repair and on-going redecoration of old windows is a labour intensive process and is relatively expensive. Due to the historic importance of the property you may not be allowed to replace the existing windows. Any future repairs should be undertaken by an expert with experience in such windows. In order to improve thermal efficiency / security you may consider upgrading the secondary glazing.

Since April 2002 replacement windows should either have Building Regulation approval or have been installed by a contractor registered with an accredited Competent Persons Scheme such as

D Outside the property

Assure, FENSA and CERTASS. You should ask your Legal Adviser to check this for you.

The windows are fitted with window locks and you should ensure that all keys for these locks are passed to you on completion of the sale.

Safety concern with opening

Gaps between frame and wall

Decay to window

Safety concern with opening

Decay to window

Gaps between frame and wall

D Outside the property

Gaps between frame and wall

Gaps between frame and wall

D6 Outside doors (including patio doors)

2

The outside doors are of timber construction.

- Gaps were evident between the frames and the surrounding masonry. No sign of water ingress was noted internally but the seals should be replaced to reduce this risk.
- The draught strips to the rear door are loose. New strips should be installed to prevent heat loss.

Condition Rating 2.

In other respects the doors are weathered and slightly worn but in satisfactory condition allowing for age. The doors were checked for operation and were found to be generally in a serviceable condition although some wear and tear is evidence to the door furniture from use.

You should ensure that external timber elements of the property are maintained on a three to five year cycle to prevent the onset of timber decay.

Please refer to my comments in Section D5 Windows regarding the need for statutory approval and the provision of any keys. It is recommended you change all locks upon occupation.

Loose draught strips to rear door

Gaps around rear door frame

D Outside the property

D7 Conservatory and porches

Conservatory

3

There is an attached conservatory which is situated to the rear of the property. This has a timber frame with double-glazed units and is built off a dwarf wall. The roof is formed with glazing and there are self-adhesive flashings present.

In some instances the installation of a conservatory requires Building Regulation approval. Your Legal Adviser should check that all necessary permissions were obtained and whether there is a transferable guarantee for the work.

- Several defects were noted including:-
  - decay to the frame,
  - DIY temporary self-adhesive flashings,
  - splits in the DIY temporary self-adhesive repairs,
  - misted glazing,
  - and vegetation growth in gutter.

  High damp meter readings were noted to the reception room as a result of these defects.

  Numerous aspects of the conservatory are defective. The costs to undertake the highlighted repairs will be significant and it may be more cost effective to completely remove it and replace with new. Permission may be required and you should check with the Local Authority Planning Department before undertaking any such work.

Condition Rating 3.

Please refer to my comments in Section D6 Outside doors regarding the provision of any keys.

Misted glazing

DIY self-adhesive repair with split

D Outside the property

DIY self-adhesive flashings

DIY self-adhesive flashings and vegetation in gutter

Decay to conservatory

Decay to conservatory

Decay to conservatory

Decay to conservatory

D8 Other joinery and finishes

The external joinery to the property comprises timber soffit boards with decorative finishes.

- The external decorations are showing signs of weathering. These should be re-decorated which should include thorough preparation by removal of all loose and flaking decorative

2

D Outside the property

finishes, filling of all cracks and making good any damage prior to priming of bare surfaces and re-application of appropriate decorative coatings.

Condition Rating 2.

In other respects the joinery appeared satisfactory within the limitations of the inspection and allowing for normal weathering. The inspection was limited by the height of the joinery and the positioning of the guttering. It is always possible with timbers of this age that some decay will be revealed during preparation for redecorating.

External decorations will need regular redecoration, typically on a three-to-five-year cycle dependent upon the quality of paint or stain coating. This should include all timber windows and doors.

Weathered decorations

D Outside the property

D9 Other

Canopy

2

There is a canopy over the main entrance door. The roof is flat with a lead covering and there are lead flashings present providing a waterproof joint to the canopy and main wall abutment. The canopy is supported via two metal posts.

- The flashings don't extend beyond the canopy and there are gaps around them. In addition they don't lap into the hopper. The flashings should be replaced.
- Evidence of corrosion was noted to the hopper and it was noted to be loose. The hopper should be prepared, treated and coated to ensure it is suitably protected to prevent further deterioration. In addition it should be secured.

Condition Rating 2.

Canopy roof

Flashings don't extend beyond the canopy and gaps around flashings

Flashings don't extend beyond the canopy and gaps around flashings

Flashings don't lap correctly into the hopper and loose / corroded hopper

E

Inside the property

Inside the property

Limitations on the inspection

The presence of insulation and loft boards limited my inspection of the roof spaces.

My inspection of the rear outrigger roof space and structure (staircase) was limited as the hatch is too small to fully enter. Therefore it was only possible to carry out a head and shoulders inspection of areas clearly visible from the access hatch.

My inspection was generally restricted by the fitted fixtures. Accessible and visible areas only having been inspected. Unless these areas are checked before purchase you must accept the risk that additional defects and consequent repair costs will be discovered at a later date. These also restricted my checks for damp.

The fitted floor coverings restricted my inspection of the floor structures and staircase including checks for damp. I could not obtain a view of the void spaces beneath the floors. The floor coverings have not been lifted. Accordingly I am unable to confirm that this area is free from defect.

E1 Roof structure

1 2 3 NI

I have inspected the roof structures and roof voids to the main section and rear outrigger via the ceiling hatches in the landing, right hand side ensuite and staircase. The roof is constructed with timber rafters that span between the ridge board and wall plates and purlins that span between the walls. The structure supports loads imposed on the roof from the weight of the materials and external elements such as wind and snow. These loads are transferred to the support point on the load bearing walls.

- Evidence of staining was noted to the ceiling in the bathroom and I recorded damp meter readings here. The pattern of damp would indicate the most likely cause to be as a result of water ingress via the roof covering.

  Repair is required of the roof covering and I refer you to my comments in Section D2 Roof coverings in this regard. Additional repairs to the roof timbers are likely and the ceiling finishes should be removed to enable a thorough inspection from below prior to exchange of contracts.

Condition Rating 3.

- Roof structures require ventilation in order to ensure any moisture and condensation is taken to atmosphere. Where this is trapped it can cause increased moisture content in roof timbers that can lead to consequential timber defects forming. There is no apparent ventilation present within the roof. Internally, I have not seen any evidence of condensation forming however, it would be prudent to install ventilation in order to reduce the future risk of condensation and consequent timber defects developing. This can be achieved by installing air bricks into the gable walls.
- There is evidence that rodents are or have been in the main roof space. Pest control measures should be put in place.
- Insulation levels are below modern standards and unevenly distributed. This will result in heat losses and potential cold bridging. Insulation levels should be improved ensuring that it is evenly distributed. Care should be taken not to block up any ventilation in the roof or to cover over electrical cables when improving the insulation.

3

Inside the property

Condition Rating 2.

In other respects the roof structures are in reasonable order for their age. The roof structure is not designed to accommodate large amounts of stored items, at the very most storage should be restricted to light household items.

In a property of this age there is a risk of wood boring beetle activity in the roof timbers. No signs of activity were found but my inspection has been limited. You must accept the risk of an infestation in this property unless a specialist moves all obstructions and checks as much of the property as possible for infestation before a commitment to purchase.

Evidence that rodents are or have been in the main roof space

Main roof space / structure

E2 Ceilings

The ceilings are a mixture of older lath and plaster construction with plaster finishes, and modern plasterboard construction with plaster skim finishes.

3

- Evidence of staining and high damp meter readings was found in the bathroom. The pattern of damp would indicate the most likely cause to be a result of the defective roof covering.

  All of the affected plaster should be removed and repairs undertaken to rectify the cause of the damp. Once the repairs have been completed a new ceiling should be installed.

Condition Rating 3.

- Black staining was noted to the first floor ceilings as a result of cold bridging. Insulation levels should be improved and I refer you to my comments in Section E1 Roof structure.

Condition Rating 2.

Elsewhere the ceilings are in satisfactory condition. Your attention is drawn to some staining in the kitchen and right hand side reception room however when tested with a moisture meter the areas were dry. Legal Adviser should confirm that repairs have been undertaken to the cause of the leaks. Only cosmetic repair is needed.

Inside the property

Staining to ceiling in bathroom

Staining to ceiling in bathroom found to be damp

Staining in front right hand side reception room beneath right hand side ensuite

Staining to kitchen ceiling found to be dry

Black staining

Black staining

Inside the property

E3 Walls and partitions

2

The internal walls and partitions are formed with a combination of solid masonry and studwork partitioning. The walls have a mix of solid plaster and plasterboard / skim finishes.

The walls in the kitchen, hallway and reception room have been removed. Building Regulation consent should have been obtained when any load bearing parts of the structure are removed or adapted. Your Legal Adviser should check that all necessary permissions were obtained and whether there are any guarantees available. However, as there was no evidence of structural distress or obvious shortcomings, we do not consider this is cause for concern.

It should be noted that some high damp meter readings were noted to some internal walls and this is described within Section D4 Main walls.

- The plasterwork is generally damaged, loose and missing in areas. This should be repaired as part of the damp remedial works noted in Section D4 Main walls.

Condition Rating 2.

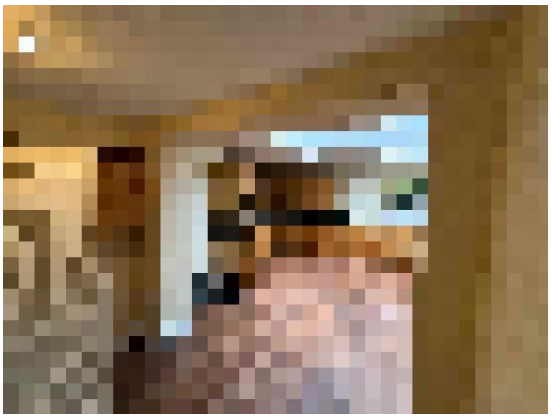
Elsewhere the walls are in satisfactory condition. Plaster finishes are also in satisfactory order and no further repair is currently needed. The property must be maintained in the normal way.

As indicated previously the property is of traditional construction. As part of your normal future maintenance and improvements to the property you should consider using ‘clay based’ breathable paints to prevent trapped moisture and condensation. When undertaking work in the future, it will be important to obtain the advice and services of relevant qualified builders and specialist to avoid problems developing.

Missing plaster

Missing plaster

Inside the property



Wall removed in kitchen

Wall removed in hallway / front reception room

E4 Floors

3

The ground floor is a mix of solid concrete / stone, suspended timber and battened onto a solid floor. The upper floor is of suspended timber construction.

Evidence of previous repairs was noted from within the cellar. Your Legal Adviser should check the full extent of the work, that all necessary permissions were obtained and whether there are any guarantees available.

- There is no ventilation to the void below the suspended timber ground floor (cellar).

  Evidence of condensation, decay, high damp meter readings and mould was noted to the accessible timbers and floor coverings.

  All of the timbers / floor coverings should be removed and ventilation should be provided into the void. This should be completed as part of the damp remedial works noted in Section D4 Main walls.

Condition Rating 3.

- The floor covering in the hall is missing in areas and should be replaced.
- Some floor tiles in the right hand side ensuite are cracked. The affected tiles should be repaired or replaced.
- The grout to the floor tiles in the bathroom is missing / has perished. The affected areas should be regrouted.

Condition Rating 2.

It should be noted that the original solid floors in a property of this age were often constructed without a damp-proof membrane and are prone to dampness. They are, however, still acceptable but is generally recommended that they are not covered with impervious modern coverings such as vinyl's, laminates and fitted carpets as they tend to inhibit evaporation of moisture which then builds up, causing mildew.

Suspended timber floors near the ground must be ventilated to help limit the moisture content of the floor timbers. If the moisture content is too high it increases the risks of serious wood rot and of infestation by wood boring beetles. You should ensure the floor vents are not obstructed /

Inside the property

blocked and are regularly cleared of debris to ensure a sufficient flow of air through the void.

There is evidence of wear and tear to the floor coverings. In addition some damage to floor boards could be revealed when the floor coverings are removed. It would be prudent to budget for some repairs of the floorboards and replacement of floor coverings.

The tiles which have been laid on the timber floors may crack when the floor naturally flexes. You should allow for future repairs and replacement of the floor tiles.

Condensation and decay to suspended timber floor joists

Condensation and decay to suspended timber floor joists

Mould noted to plasterboard between floor joists to secure insulation

Condensation to suspended timber floor joists

Inside the property

High damp meter readings to floor joists

High damp meter readings to floor joists

High damp meter readings to plasterboard between floor joists

High damp meter readings to floor joists

High damp meter readings to floor covering

Mould noted beneath battened floor

Inside the property

Missing floor covering and loose boards to rear hallway

Evidence of new concrete floor with damp proof membrane

E5 Fireplaces, chimney breasts and flues

3

The property has several chimney breasts each containing flues which connect to the chimney stacks. Secondary heating is provided by stoves and open fires.

The stoves should have Building Regulation approval or should have been installed by a HETAS registered contractor or similar. Your Legal Adviser should check the validity of any service information and/or test certification for the stoves. If there has been no inspection or test, where necessary, within the last 12 months then an inspection and service/safety test must be carried out before use.

- Evidence of damp and high damp meter readings was found around the stove flues. The pattern of damp would indicate the most likely cause to be a result of:-
  - water ingress via the chimney stacks,
  - and trapped moisture within the walls / plaster.

  All of the affected plaster should be removed and repairs undertaken to rectify the cause of the damp. Once removed the masonry should be allowed to dry out.

  These works should be carried out in conjunction with the repairs highlighted in Section D4 Main walls.
- The stoves appear to be in poor condition with corrosion noted to the flue covers and gaps noted. All of the stoves should be inspected and repaired / replaced before being used.

Condition Rating 3.

The internal condition and serviceability of any flue cannot be determined from a visual inspection. Old unlined flues will inevitably deteriorate with age as the acidic products of combustion erode the bricks and mortar joints. As a result they may not be completely smoke and fire tight. For this reason they should be cleaned and smoke tested before use. If you intend to bring the disused fireplaces back into use some repair and upgrading may well be required and the flues may need repair or lining which could be costly. If this is your intention you should seek specialist advice before proceeding.

Inside the property

Defective flue in rear right hand side reception room

Damp and damaged boarding around flue in rear right hand side reception room

Defective DIY seals around flue in left hand side reception room

Defective flue seals in front middle bedroom

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

There are a range of built-in storage cupboards and worktops in the kitchens.

The fittings are in satisfactory condition allowing for normal wear and tear from use. All doors and drawers were in fair alignment with no undue binding noted. Normal maintenance will be required.

Condition Rating 1.

I have not carried out any testing on the built-in appliances. You should have these checked by a specialist if they are important to your purchase. In addition it should be remembered that we have not taken out any of the kitchen appliances and cannot verify the adequacy of connections. Leaks can occur at any time between the date of survey and your taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible, or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase.

Inside the property

E7 Woodwork (for example staircase joinery)

The internal joinery items include the doors, door surrounds and skirting boards together with the staircase. My comments on the staircase leading to the cellar are given in Section E9 Other.

- Evidence of high damp meter readings was found to the underside of the staircase from within the cellar. The timbers should be dried out and treated as part of the works advised within Sections E4 Floors and E9 Other.

Condition Rating 3.

- Some of the internal doors catch on the floor coverings and frames. These require adjustment.

Condition Rating 2.

Elsewhere the joinery is in satisfactory condition but there is evidence of normal wear and tear from use. You should accept that some joinery is of considerable age. The decorations to the joinery items are satisfactory but are marked in places from wear and tear. Redecorations will be required in due course but this is considered to be part of normal maintenance.

High damp meter readings to underside of staircase

Inside the property

E8 Bathroom fittings

There are a range of sanitary fittings in the WC, bathroom and ensuites.

- Gaps were noted to the seals around the shower cubicles. No sign of current leakage was seen but I recommend the seals are renewed to reduce this risk.
- The mechanical extract fan to the rear ensuite is not operational. This situation should be improved to remove as much water vapour as possible and minimise the risk of condensation occurring.

Condition Rating 2.

In other respects the fittings are in satisfactory condition but there is evidence of normal wear and tear from use. It is important that the seals around the fittings are not allowed to deteriorate as this could allow leakage that might result in damage. The seals around shower cubicles are very prone to leakage. You should check the integrity of the seals at regular intervals and have them renewed at the first sign of deterioration.

There is no extract fan to the bathroom. You should consider improving this situation to remove as much water vapour as possible and minimise the risk of condensation occurring.

2

E9 Other

Cellar

There is a cellar to the property which is accessed via a stone steps from the hallway.

The cellar is as originally built and is assumed to be of basement design and construction standards consistent with the age of the house. The area has not been fitted out for habitation and is used as a storage area only.

- The entrance door is mouldy with high damp meter readings noted. The door should be replaced or dried out and treated (if possible).
- Ventilation levels in the area are poor with condensation noted to the ceiling and pipework. Ventilation should be improved and I refer you to my comments in Section E4 Floors.
- There is evidence of rot to the walls. This should be inspected, treated and removed as part of the works in Section E4 Floors.
- The timber frame to the front wall is decayed and should be replaced.
- The staircase is missing a handrail. This is a safety risk and needs urgent attention.

Condition Rating 3.

In other respects the cellar is in satisfactory condition bearing in mind its intended use. In common with many cellars of this age, the area can be damp. This is to be expected and as the area forms only storage space, there is no urgent need to carry out costly damp proofing work. However, it must be accepted that stored items could become damp, and there is an increased risk of rot and decay to timbers.

Being below ground, cellars can also be prone to flooding. I saw no evidence of serious flooding at the time of my inspection but there is always a risk this could occur in the future particularly following heavy rain.

3

Inside the property

Mould to entrance door

High damp meter readings to entrance door

Rot within cellar

Condensation within cellar

Rot within cellar

Decay to timber frame

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

Services have not been tested but where appropriate specific advice has been made as to the advisability of having the services inspected by a specialist contractor. For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported.

No access points to the underground drainage could be located within the curtilage of the site.

No comment can be made as to the condition of any services which are not visible. It should be appreciated that some service pipes and cables are covered and any access panels cannot be opened without disturbing decorations, therefore a full inspection was not possible. In addition some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible.

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.*

The property is connected to the mains supply. The meter and consumer units are located in the hallway / front reception room adjacent to the front door. The sticker on the second consumer unit states that an inspection was carried out on the 15th September 2022, stating that another inspection should be carried out before 15th September 2032. Your Legal Adviser should obtain and verify this documentation for you prior to completion of purchase. I have noted some safety concerns with the installation:- ▪ There are no blanking plates to the main consumer unit. ▪ There are loose and exposed cables in the kitchen (may be redundant). I have identified some concerns which pose a safety risk. You should instruct a competent electrician (registered with a certification scheme such as NAPIT, NICEIC etc) to inspect / test the installation for safety and carry out any necessary works. http://electricalcompetentperson.co.uk/ **Condition Rating 3.**	3

Services

Sticker on the second consumer unit states that an inspection was carried out on the 15th September 2022, stating that another inspection should be carried out before 15th September 2032

Second consumer unit

Main consumer unit bypassed with blanking plates missing

Loose and exposed cables in kitchen (may be redundant)

Services

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.*

Gas is supplied from the mains. The meter and stop valve are situated in the cellar. There is a gas appliance in the kitchen.

I have noted some safety concerns with the gas installation:-

- The supply pipe and internal pipework is corroding which may lead to a leak.

You should instruct a competent gas engineer (registered with a certification scheme such as Gas Safe etc) to inspect / test the installation and carry out any necessary works. You should also ensure that the gas appliances are serviced annually.

https://www.gassaferegister.co.uk/

Condition Rating 3.

3

Corrosion to supply pipework

Corrosion to pipework

Services

F3 Water

The property has a mains water supply connected. The external stop tap and meter are located in the pavement to the front of the property. it should be noted that there are two taps / meters next to each other and you should ask your Legal Advisor to confirm which one is connected to the subject property.

The internal stop tap is situated in the cellar. The supply pipework is of plastic material.

- The internal pipework in the cellar is loose and the insulation is missing in areas. These should be secured and adequately insulated.

Condition Rating 2.

Elsewhere the cold water installation appeared satisfactory with no serious defect. Most of the internal distribution pipework is concealed within the structure or behind fittings and whilst there were no obvious signs of significant leaks, the possibility of concealed defects exists.

The water supply is fed directly from the mains supply with no storage tank. Should the supply be interrupted then you will have no water.

Confirmation should be sought as to which external stop tap and meter are connected to the subject property

Internal stop tap and loose pipework

Services

F4 Heating

The property has a gas fired heating system with a wall mounted regular boiler located in the rear kitchen. This heats the property via radiators.

I saw no areas of safety concern, however I do not know if the installation has been inspected / serviced within the last 12 months.

Your Legal Adviser should establish whether the installation has been inspected / tested. If no documentation is provided then you should instruct a competent gas engineer (registered with a certification scheme such as Gas Safe etc) to inspect / test the installation and carry out any necessary works.

You should also ensure that the boiler is serviced annually.

https://www.gassaferegister.co.uk/

Condition Rating 3.

There are a number of older radiators in the property and these tend to corrode internally and start to leak. Valves also have a limited life expectancy. Replacement of these should be considered as part of normal maintenance.

Boiler

Services

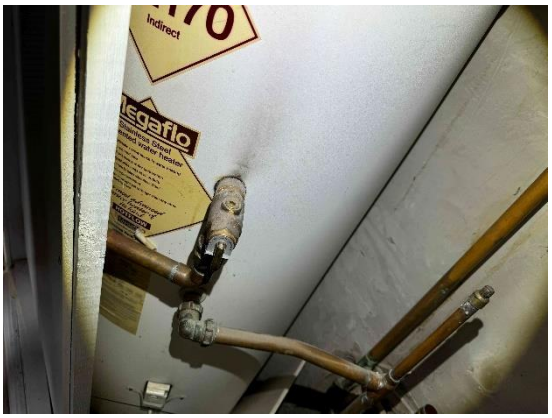
F5 Water heating

Hot water is supplied from the unvented water cylinder located in the bathroom.

I saw no areas of concern however I do not know if there is a current test certificate available. Your Legal Adviser should establish whether there is a current test certificate available and if not then it should be checked before purchase and you should immediately instruct a Competent Person such as a Gas Safe registered engineer prior to exchange of contracts to inspect and test the installation for safety and carry out any necessary works. You should also ensure that annual servicing of the appliances takes place.

Condition Rating 3.

It should be noted that hot water flow depends on cold water mains pressure, in the event that the cold water goes off you will also loose hot water.



Hot water cylinder

Services

F6 Drainage

I believe the property is connected to the public sewer. The above ground waste pipes and soil pipes where visible are of plastic piping. Given the age of the property it is likely to have a combined drainage system where the foul and rainwater flow into the same system. This will be acceptable in view of the age of the property. We would recommend that you confirm the routes of underground drainage including surface and foul water through your Legal Adviser, as this may impact on future works to the property. The underground drainage may pass under the extension. If this is the case it may have required a 'Build Over Agreement' and your Legal Adviser should make appropriate enquiries. ▪ The vertical soil and vent pipe to the rear of the property is open and unprotected. A capping balloon terminal should be fitted to prevent blockages. **Condition Rating 2.** In other respects the above ground drainage appeared clear, free flowing and functional without evidence of significant defect however, it must be remembered that the majority of the system is hidden and it is not possible to confirm its condition. All drainage should be inspected and cleaned through periodically.  Open SVP	2

F7 Common services

No apparent common services were noted.	**NI**

G

Grounds

(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

My inspection of the garage, boundaries and grounds was severely limited by the vegetation growth present.

G1 Garage

1 2 3 NI

There is a semi-detached garage with the property. This has masonry walls. The roof has a slate covering. The main door is of GRP construction being of up-and-over design and mechanically operated. The rear door is of timber construction. The window is of timber construction with single-glazed units.

2

You should confirm with your Legal Adviser whether there is a shared maintenance responsibility for the garage.

- Several defects were noted including:-
  - loose wall plate strap internally,
  - corrosion to the window lintel,
  - missing mortar pointing to the roof verge,
  - gaps around the rear door frame,
  - and vegetation growth to the rear elevation,

  Repairs are required of these items to reduce the risk of future defects developing.

Condition Rating 2.

In other respects the garage is in satisfactory condition but there is evidence of normal weathering. You should ensure that the electrics including the mechanically operated door have been included as part of any past inspection of the installation. I refer you to my comments in Section F1 Electricity in this regard.

Garage building shared

Vegetation growth blocking rear of garage

G Grounds (including shared areas for flats)

Loose wall plate strap

Corrosion to lintel

Missing mortar pointing to roof verge

Gaps around door frame

G2 Permanent outbuildings and other structures

The property has no outbuildings.	**NI**

G Grounds (including shared areas for flats)

G3 Other

3

The site boundaries are defined by masonry walls and timber fencing. Boundary maintenance liability should be established from the title deeds, with any discrepancies investigated further to assist in reducing the possibility of boundary disputes with adjoining owners.

The paths are formed with block paving, stone sets, quarry tiles and stone chippings.

- The external areas are significantly overgrown and we were unable to check fully given the density of the vegetation. You should ask your Legal Advisors to check if the current vendors have commissioned an inspection of the grounds previously and / or if they are aware of any invasive species having been found, treated and removed in the past.

  If no survey has been undertaken of the area it would be prudent to commission an inspection to confirm the presence of Japanese Knotweed and if correctly identified obtain costs for its permanent removal.

Condition Rating 3.

In other respects the external areas appeared satisfactory within the limitations of the inspection and allowing for normal weathering.

There is a patch of land to the rear of the property which is attached to a surrounding property. Your Legal Adviser should make appropriate enquiries about who owns this.

You should ask your Legal Adviser to make appropriate enquiries regarding any rights of way that may be enjoyed by the surrounding properties to maintain the rear elevations and roof slopes.

The land to the rear of the property is relying on ground which is supported by walls. The condition of the retaining walls is of paramount importance in order to reduce the risk of significant structural defects, instability or collapse developing. The walls should be regularly inspected and maintained in order to ensure they are in satisfactory structural condition.

Confirmation that patch of land to rear belongs to the subject property or the property it is attached to

Access to the rear garden via the private driveway

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

You should ask your Legal Adviser to make further enquiries to confirm whether the items listed below have been granted statutory approval and that completion certificates are available, and where appropriate, the work has been carried out under an authorised Competent Person Scheme:-

- Conversion of the property from a coach house into a dwelling.
- Addition of conservatory.
- Addition of single storey rear extension including roof covering, windows and door.
- The removal of the internal walls.
- The alterations to the electrical installation.
- The alterations to the gas installation including installation of the boiler and hot water cylinder.
- The installation of the stoves and flues.

If documents requested are not available then there is no means of redress if the works are non-compliant, inadequate, need remedial work, or develop latent defects. You may carry the risk as well as potential problems at the time of your future sale of the property.

H2 Guarantees

Your Legal Adviser should ask if guarantees exist for the following features:-

- The existence and validity of any guarantee such as those provided by the architect for the extension in the form of a Professional Consultants Certificates (PCC) or similar. If such guarantee is not available then you should take out an indemnity policy to cover the need for remedial work should issues with the construction or latent defects occur in the future.
- The chemical injected damp proof course and any associated damp proofing works. Also establish its full extent.
- The replacement solid floor. Also establish its full extent.
- The electrical installation.

Issues for your legal advisers

H3 Other matters

I am informed that the property is Freehold. You should ask your Legal Adviser to confirm this.

You should also ask your Legal Adviser to check and provide appropriate advice on the following items:-

- Confirmation that the property is a Listed Building.
- Confirmation that the property is located in a Conservation Area.
- The position of the boundaries and which are owned and maintained by the subject property.
- Confirmation of who owns the patch of land to the rear of the property (refer to Section G3 Other).
- Any service / inspection documents for the electrics, gas and heating installations.
- Which of the water meters to the front of the property form part of the subject properties water supply.
- The legal ownership, repair & maintenance responsibilities in relation to the drainage system.
- Whether the drainage runs beneath the extension requiring a 'Build Over Agreement'.
- Whether the surrounding neighbours have a right to access the subject property to carry out maintenance works to their properties.
- Whether there is a right to access the left hand side neighbouring property to carry out maintenance works to the left side elevation.
- The rights and responsibilities regarding the access road / driveway.
- Whether the vendors have commissioned an inspection of the grounds previously and / or if they are aware of any invasive species having been found, treated and removed in the past.
- Whether there is a shared maintenance responsibility for the garage.
- Confirmation that the right hand side neighbour will carry out maintenance works to their chimney stacks.
- Any previous repairs undertaken to the rear extension roof covering and sanitary fittings.

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

D1 - Chimney Stacks: Defective, Damp internally

D2 - Roof Coverings: Defective, Damp internally

D3 - Rainwater Pipes and Gutters: Defective, Damp internally

D4 - Walls: Damp internally, Possible ongoing movement

D5 - Windows: Timber decay, Defective, Damp internally

D7 - Conservatory and Porches: Timber decay, Defective, Damp internally

E1 - Roof Structure: Inadequate ventilation, Possible timber defects

E2 - Ceilings: Damp

E4 - Floors: Inadequate ventilation, Timber defects, Damp

E5 - Fireplaces, Chimney Breasts and Flues: Damp

E7 - Woodwork: Damp

E9 - Other: Damp

I2 Risks to the grounds

G3 - Other: Possible Japanese knotweed

I3 Risks to people

D5 - Windows: Falling through openings

E1 - Roof Structure: Rodents possible in roof space

E5 - Fireplaces, Chimney Breasts and Flues: Defective stoves

F1 - Electricity: Exposed cables, Missing blanking plates, Requires safety check

F2 - Gas/oil: Corrosion, Requires safety check

F4 - Heating: Requires safety check

F5 - Water heating: Requires safety check

I4 Other risks or hazards

No other risks or hazards were identified.

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

In general, the thermal performance of the property is likely to be satisfactory for its age, however improvement could be made. My observations are summarised below:-

Walls

- The walls to the main section are of solid construction. They will have limited resistance to heat loss. The older porous masonry will also encourage damp and condensation. The damp that has been found within the external walls will also reduce the walls insulation abilities. These matters will exacerbate poor thermal performance leading to a cycle of increasing colder surfaces and increasing condensation and damp.

  Improving the thermal properties of solid masonry walls can be achieved either with an external application of insulation with a rain/weather screen such as cement render, or internal insulation such as an insulation backed dry lining system. Both options are expensive and disruptive to undertake. External applications are very difficult to design and detail, to avoid potential damp penetration and can drastically alter the aesthetic appearance of a property. Internal insulation can also reduce the room sizes. If you wish to undertake such improvements, you should obtain advice prior to purchase of the property so that you are aware of all pros and cons and the scope and costs of all necessary works.

Roofs

- The insulation within the roof spaces is missing in areas and is below modern standards. Insulation should be improved ensuring that there is an even distribution.

Floors

- Based on the likely age of the solid floors they are unlikely to include insulation and they will be a source of heat loss. Retrospective insulation of solid floors is an expensive and disruptive undertaking and is not normally considered imperative in the purchase of a property of this age. Some improvements can be made with insulating carpet underlays. You should also note that some older floors, such as quarry tile floors, need to breathe. Covering with carpets can lead to damp and rotting of the carpet coverings.

Glazing

- Some of the glazing to the property is formed with single glazed units. It will have limited thermal performance and you should consider updating the secondary glazing.

J2 Heating

Heating is by way of the regular boiler. I assume the system has been installed to standards and requirements compliant with modern requirements and the system should perform satisfactorily.

We have not carried out any calculations and cannot confirm the heating is adequate to achieve satisfactory temperatures. We recommend that the system be assessed and if found to be inadequate, upgrading may be required.

J Energy matters

J3 Lighting

Natural light within the property appears satisfactory for habitable requirements and comparable to other properties of this type and era. It should be accepted that due to the age of the property the window lights might not be comparable in area to that of a modern property. In this respect the appropriateness of light levels is somewhat subjective and you should assess whether light levels are satisfactory for your own preferences during your viewings of the property.

Artificial lighting within the property also appears satisfactory. You should consider replacement of all light bulbs and tubes with energy efficient lighting in order to reduce energy costs.

J4 Ventilation

Ventilation within a property is needed in order to reduce the incidence of condensation and consequent mould and damp; and to generally provide a healthy environment in which to live, by the replacement of stale air. Ventilation should be provided by permanent background ventilation, intermittent rapid ventilation via opening windows and additional mechanical extract in high moisture environments such as kitchens and bathrooms.

Ventilation to the property comprises rapid ventilation via opening windows and mechanical ventilation to the rear ensuite. Ventilation within the property is inadequate. The following observations were made:-

- The mechanical extract fan to the rear ensuite is not operational. This situation should be improved to remove as much water vapour as possible and minimise the risk of condensation occurring.

Properties with main enclosing walls of solid construction (such as this one) are more prone to troubles of this kind than modern cavity walls since they are generally of lower insulation value.

It should be noted that any change in living habits, including variations in levels of heating, insulation, ventilation, and occupation could create a problem in the future.

J5 General

There are no matters within this section of the report pertinent to the property.

K

Surveyor’s declaration

Surveyor's declaration

Surveyor's RICS number

XXX

Phone number

0333 577 9556

Company

CJ Bloor Property Consultants Limited

Surveyor's Address

XXX

Qualifications

XXX

Email

manchester@cjbloor.co.uk

Website

https://www.cjbloor.co.uk

Property address

XXX

Client's name

XXX

Date this report was produced

XXX

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

Signature

XXX

L

What to do now

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.

M

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.

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

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

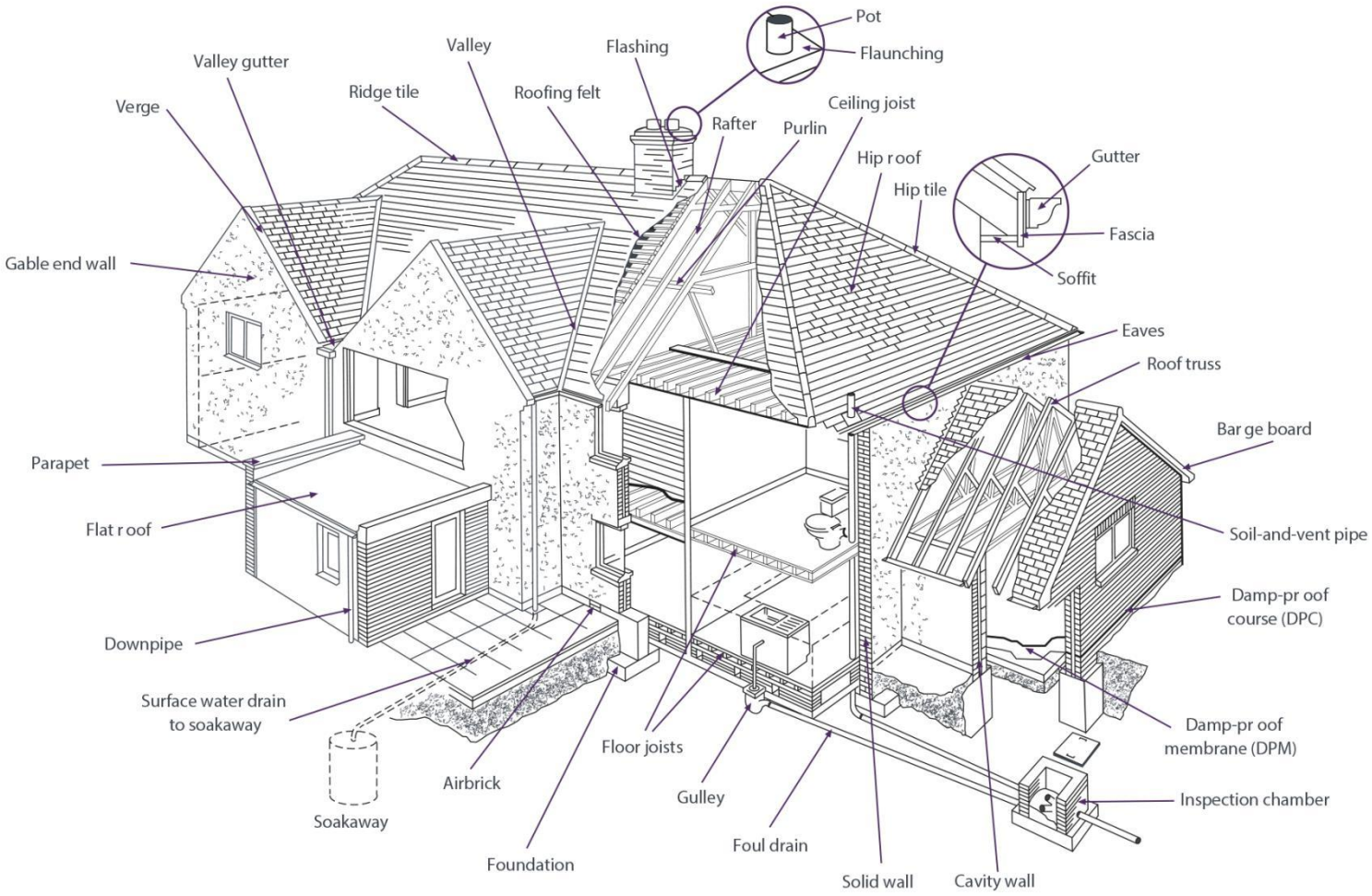
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress 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.

N

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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