



# BUILDING SURVEY REPORT

CLIENT  
PROPERTY  
  
SURVEY DATE  
REF



The format of this MiBuilding Survey Report is consistent with the guidance note requirements for a Survey Level 3 as defined by RICS Surveys of Residential Property 3rd edition May 2016





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## 1.1 - About the survey and the report

### Introduction

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

This report is produced by a properly qualified surveyor who will provide an objective opinion about the condition of the property which you, as the buyer, will be able to rely on and use. However, if you decide not to act on the advice in the report, you do so at your own risk.

### What this report tells you;

- about the construction of the property and the history of its development as far as could be ascertained.
- about the condition of the property on the date it was inspected.
- any limitations that the surveyor experienced during the course of the inspection, and the nature of risks that may be present in those areas
- the nature of any significant defects that were found.
- how to approach rectification of defects identified.
- about elements of the property that will require more frequent or costly maintenance than would normally be expected
- whether more enquiries or investigations are needed.

### What this report does not tell you;

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



## 1.2 - How the survey is carried out

### General

The surveyor carefully and thoroughly carries out a visual and non-invasive inspection of the inside and outside of the main building and all permanent outbuildings, recording the construction and defects (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the relevant sections of the report.

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

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

The surveyor may also carries out additional research about matters affecting the property.

### Services

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection. If any services (such as the boiler or mains water) are turned off, they are not turned on for safety reasons and the report will state that to be the case.

### Outside

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 reasonably be obtained. Where there are restrictions to access, these are reported and advice is given on any potential underlying risks that may require further investigation.

### Outbuildings

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



## 1.2 - How the survey is carried out

### Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also identifies drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than through their normal operation in everyday use. For safety reasons, drainage inspection chambers in communal areas are not lifted.

### Hazardous substances, contamination and environmental issues

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

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he/she recommends further investigation. See also section 3.3.

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

### Asbestos

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder. See also section 3.2

### Consents, approvals and searches

The surveyor is entitled to assume that the property is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the property or affect the reasonable enjoyment of the Property.

The surveyor is entitled to assume that all planning, building regulations and other consents required in relation to the Property have been obtained. The surveyor did not verify whether such consents have been obtained. Any enquiries should be made by the client or the client's legal advisers. Drawings and specifications were not inspected by the Surveyor unless otherwise previously agreed.

The surveyor is entitled to assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the Property, nor its condition, its use or its intended use, is or will be unlawful.

### Assumptions

Unless otherwise expressly agreed, the surveyor while preparing the report assumed that:

- a. the property (if for sale) is offered with vacant possession;
- b. the Property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client; and
- c. access to the Property is as of right upon terms known and acceptable to the Client.



## 1.2 - How the survey is carried out (contd)

### **Legal matters**

The surveyor does not act as 'the legal adviser' and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

The report has been prepared by the Surveyor, who has the skills, knowledge and experience to survey and report on the property.

The statements and opinions expressed in the report are expressed on behalf of the Surveyor, who accepts full responsibility for these.

The report is provided for the use of the client(s) named on the front of the report and the Surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Nothing in these terms removes your right of cancellation under the Consumer Contracts Regulations 2013.

If the property is leasehold, the Surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given towards the back of the report.



## 1.3 - Condition Ratings

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

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

### Condition Rating 1

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

### Condition Rating 2

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

### Condition Rating 3

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

### Condition Rating HS

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

It is recommended that that these matters are attended to prior to any exchange of contracts.

### NI

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

### NA

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



## Section - 1.4/1.5 - Additional Information for this Survey

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

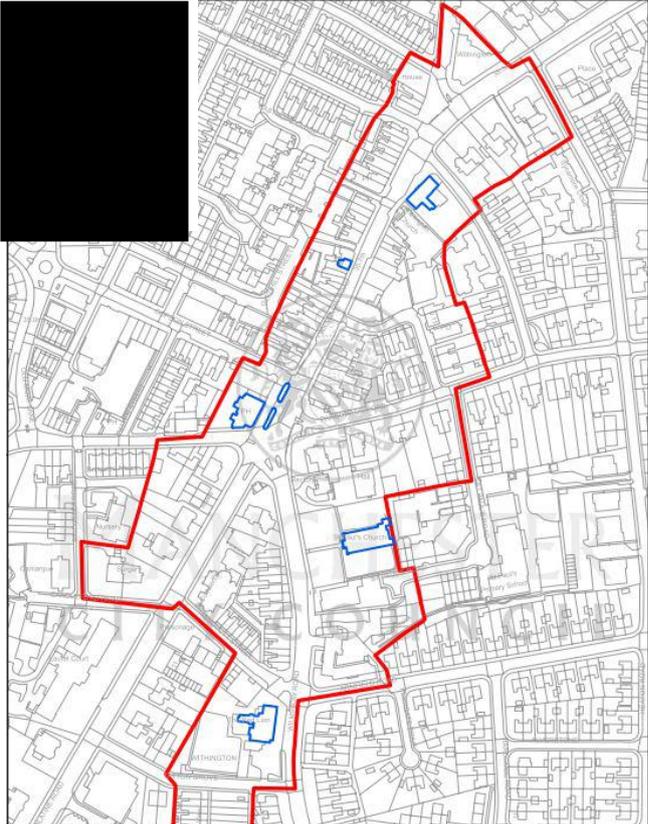


## Section 2 Property information

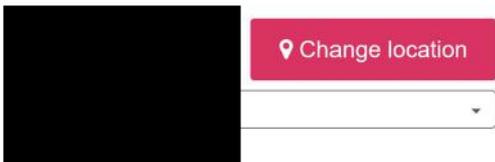
### 2.1 - About the property

<b>Persons Present</b>	<p>The property owner [REDACTED] was present for part of the survey. He provided some information about the property and its history and although it is assumed that this information is true and accurate, no verification was carried out. You are therefore advised to confirm the accuracy of any such information prior to exchange of contracts.</p> <p>The vendor advised that they have owner the property for 54 years</p>
<b>General Construction Information</b>	<p>The property is not a semi detached house as advertised by the estate agent, it is within a block of three, therefore it is an end terraced residence arranged over two floors. It was probably built around 1900. It is of solid brick wall construction, the roof is of natural slate with clay ridge tiles, the windows are a mixture of uPVC double glazed units and timber single glazed units. The ground floor is of suspended timber construction.</p> <p>The property is presented in its original form with no extensions or other major conversion work undertaken. However it appears to have been used as 2 flats or a HMO (House of Multiple Occupation) in the past, as there are kitchens and bathrooms on both the ground floor and on the first floor. The property doesn't currently comply with fire regulations for use as either flats or a HMO, so if the property is to be used for either of these purposes, a lot of work is required to bring it up to the correct standards.</p> <p>There was no information available to view on the councils planning website to confirm any construction dates or details.</p> <p>The British Geological Website indicates that the bedrock geology is of sandstone</p> <p>References in the report refer: The front of the property is deemed as road side. The left and right of the property are as standing outside facing the front door. Room names are referenced from the floorplan supplied. The surveyed property is referenced as 'the subject property'</p>
<b>Council Information</b>	<p>No specific information for this property was available on the public areas of the council planning website section.</p>
<b>Listing</b>	<p>According to Historic England the property is not listed.</p>
<b>State of the property when inspected</b>	<p>The property was unoccupied, habitable and fully furnished.</p> <p>All connected services were operational.</p>



<b>Summary of mains services</b>	Gas - Connected to Mains Electricity - Connected to Mains Drainage - Connected to Mains Water - Connected to Mains
<b>Weather Conditions</b>	At the time of survey it was raining
<b>Local Authority</b>	The property is within the area of [REDACTED] Council.
<b>Conservation / AONB / National Parks</b>	The property is close to [REDACTED] but is not within it.  [REDACTED]



<p><b>Heating</b></p>	<p>A full central heating system is installed and there are 2 separate gas fired boilers. The one in the downstairs bathroom is a multi point domestic water heater and therefore does not provide hot water to the radiators. It is assumed that the one near the side door provides hot water to radiators throughout the property.</p> <p>At the time of survey, the boilers were not activated and was not seen to be operating.</p> <p>The boiler was not inspected in detail and should be examined by a suitably qualified engineer in accordance with the manufacturers' guidance.</p>																
<p><b>Outside facilities</b></p>	<p>The gardens extend to the front and rear of the property. There is a concrete slab patio area to the rear of the property.</p> <p>There is brick built outside store to the rear.</p>																
<p><b>Renewable Energy Services</b></p>	<p>There are no renewable energy services installed at the property.</p>																
<p><b>Broadband Service</b></p>	<p>I have not carried out an assessment of broadband speeds for this property. If this is important to you, it is essential you check with your preferred broadband provider or request a speed test at the property when you visit and certainly before you commit to the purchase.</p> <div data-bbox="427 1070 1401 1736" style="border: 1px solid #ccc; padding: 10px; margin: 10px 0;">  <p>This table shows what broadband services are available in your area.</p> <table border="1" data-bbox="443 1288 1401 1646"> <thead> <tr> <th></th> <th>Highest available download speed</th> <th>Highest available upload speed</th> <th>Availability</th> </tr> </thead> <tbody> <tr> <td>Standard</td> <td>14 Mbps</td> <td>0.9 Mbps</td> <td>✓</td> </tr> <tr> <td>Superfast</td> <td>80 Mbps</td> <td>20 Mbps</td> <td>✓</td> </tr> <tr> <td>Ultrafast</td> <td>350 Mbps</td> <td>20 Mbps</td> <td>✓</td> </tr> </tbody> </table> <p style="text-align: center;"> <a href="#">Find out what these results mean ?</a> <a href="#">View map of available services &gt;</a> </p> </div> <p style="text-align: center;"><b>Broadband</b></p>		Highest available download speed	Highest available upload speed	Availability	Standard	14 Mbps	0.9 Mbps	✓	Superfast	80 Mbps	20 Mbps	✓	Ultrafast	350 Mbps	20 Mbps	✓
	Highest available download speed	Highest available upload speed	Availability														
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Superfast	80 Mbps	20 Mbps	✓														
Ultrafast	350 Mbps	20 Mbps	✓														



<b>Tenure</b>	The property is understood to be of freehold tenure and with vacant possession but may be subject to a Ground rent, your conveyancer should confirm this to be the case.
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## Section 2 Property information

### 2.2 - Summary and Issues

This section is a summary of matters that are of particular interest but you should consider ALL information contained in this report.

#### General

The property has been empty for some time and parts of the building have started to deteriorate. The main issues are listed below but refer to the relevant sections for more information.

It should be noted that in any property of this age there will be general unevenness of the surfaces and structures of walls, floors, ceilings, doors, windows and other elements. These have occurred due to settlement of the structure and general usage over an extended period. It is not possible to highlight each individual example of such distortions and only those felt to be of an unusual nature have been highlighted.

Although nothing specific was seen at the time of the inspection, some construction materials and products used at the property may contain asbestos. This is typical of properties built prior to 1990 and care should be taken if any major intrusive updating works are planned.

#### Main Issues

- Issue 1 - Roof (refer to 4.1 and 5.1)
- Issue 2 - Bowing wall (refer to 4.4 and 5.3)
- Issue 3 - Damp (refer to section below, 4.1, 4.2, 4.3, 4.4, 5.1, 5.2, 5.3 and 5.5)

**Dampness  
Background  
Information**

Dampness causes can be for a variety of possible reasons:-

Rising dampness is where a damp proof course within the external and internal walls is either not present, has failed, or has been breached by high ground levels. It is where ground based moisture rises up a wall to a maximum height of 1m.

Penetrating dampness is where moisture penetrates from outside through a wall or roof element. This can include a roof tile failure, an open chimney, a gutter failure, driving rain through a solid wall, high ground levels, failed window seals, and poor external drainage.

Cold bridging is generally where cold spots are created at the base of internal walls due to the proximity to another cold surface (such as a solid floor) - internal airborne moisture is then attracted to the cold spots which condenses.

Condensation is moisture produced by washing, cooking and bathing etc., carried by the air as vapour, and which settles on colder surfaces, often around windows or on cold walls and ceilings, resulting in stains and mould growth. It is often present where there is a lack of good ventilation, heating and insulation.

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A Protimeter Surveymaster moisture meter was used to take readings on all external and internal walls, at high and low levels (where possible), on all door and window reveals (where possible), on the chimney breasts throughout the property and on several roof timbers in the loft.

There are high damp readings on the chimney breasts in the loft (refer to 4.1 and 4.2) and also in most of the other chimney breast within the property (refer to 5.5). There are very high damp readings in several of the roof timbers (refer to section 4.2 and 5.1). There are high damp readings at some of the window reveals. There are high damp readings and damaged decor along the entire length of the side elevation (on both floors) and most of the rear elevation. There are high damp readings and visible wet patches on the front wall of the front ground floor room and around the bay window. Refer to sections 4.1, 4.2, 4.3 and 4.4 for associated defects.

See also 5.3 for further information.



High damp readings along the majority of the side elevation



High damp readings on internal walls of first floor bathroom



High damp readings on side elevation

<p><b>Structural</b></p>	<p>There is evidence to suggest that the side elevation has subsided slightly and most of the wall is bowing outwards at first floor level. Refer to 4.4</p>
<p><b>Health &amp; Safety related matters</b></p>	<p>There is no evidence of recent inspection of the electrical or heating systems, but certification may be available. See also 6.1 and 6.2.</p>



## 2.3 - External Photographs



Front elevation



Rear elevation



## 2.4 - Summary of Accommodation

	Reception Rooms	Bedrooms	Bath/ Shower	Sep WC	Kitchen	Utility	Conservatory	Other	Integral Garage
First Floor		4	1						
Ground Floor	1	1	1		1				

The approximate living area of the property, excluding outbuildings, is 172 m2



## 2.5 - Floorplan



Floorplan

The floorplan is taken from the estate agents details.

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



## 2.6 - Energy Efficiency

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

An Energy Performance Certificate (EPC) has not been carried out for this property at the time of the inspection. As the property has been advertised for sale, it is a legal requirement that the seller (or their representative e.g. their estate agent) provides an EPC within 1 week of the advertisement being published. It will also be required by the solicitors dealing with the transaction. When it has been completed it can be downloaded from [www.epcregister.com](http://www.epcregister.com).

The screenshot shows the website for the Department for Communities and Local Government, specifically the EPC Register. The page features a search bar at the top right with the placeholder text 'postcode'. Below the search bar is a navigation menu with the following items: Home, Find Energy Assessor, Retrieve Report Using Report Reference Number, Retrieve Report Using Property Address, Lodgement Statistics, Latest News, FAQ, EPC Public Enquiry Help Desk, Information, and Opt Out / Opt In. At the bottom of the page, there is a footer with the text 'The Domestic Energy Performance Certificate Register is operated by Landmark on behalf of the Government.' and the Landmark logo.



## Section 3 - Conveyancing, Health & Safety and Environmental Matters

### 3.1 - Conveyancing Related Matters

This information should be highlighted to your conveyancer.

This may not include all relevant issues but is an indication of those matters that were apparent to the surveyor, who is not legally qualified. Legal documents will not have been examined during the course of preparation of this report.

<b>Extensions &amp; Alterations</b>	<p>Extensions: None noted Conservatory: None noted Loft Conversion: None noted New Boiler: None noted Chimney / Breast Removals: None noted Wall Removal: A wall may have been removed in the ground floor kitchen diner Post 2002 Windows: None noted Log Burner Installation: None noted Electrical Circuits: None noted Renewables: None noted Drainage: See Below</p> <p>The property has been altered by partial double glazing and possibly a wall removal, which may have required statutory consents.</p> <p>There are no planning applications connected to the property.</p>
<b>Access &amp; Rights of way</b>	<p>No issue noted by surveyor</p>
<b>Easements &amp; Wayleaves</b>	<p>There may be underground pipes crossing the site which are not for the sole benefit for the property</p>
<b>Property Let</b>	<p>No issue noted by surveyor</p>
<b>Tree Preservation Orders</b>	<p>No issue noted by surveyor</p>
<b>Party Wall Award</b>	<p>The neighbours have a loft conversion which would necessitate the installation of steel lintels into the party wall. A Party Wall Agreement may have been in place.</p>
<b>Drainage</b>	<p>There may be a shared drainage system within the boundaries of the property</p>

**Boundaries  
and Title  
Deeds**

The Land Registry holds a map, called the Title Plan, which is the Government's official register of the location of a property. Although it shows the boundaries of the property, normally in a red line, they are only an indication of the location of the boundaries and are not specific or highly accurate. The line drawn on the plan may be 1 mm wide at a scale of 1:1250, giving an accuracy of significantly less than 1 metre on the ground. In most cases this is the only official recognition of the boundaries of a property.

As such, it is impossible to determine whether a fence or wall is in the correct place. However, during the course of the survey an inspection was conducted to identify any obvious features which could suggest that the boundaries are not consistent with the general line identified on the title plan.

No detailed measurements were taken to establish the precise location of any boundary, and, if concerned, you should seek further advice from a boundary dispute specialist, particularly if planning to make alterations that might be immediately adjacent to, or affect, the boundaries.

Determining the precise location of a boundary can be a very lengthy and expensive process, and can result in disputes arising between neighbours.

Similarly, the Land Registry title documents rarely indicate who is responsible for the maintenance, repair or replacement of a particular boundary fence or wall. And although existing neighbours may believe that an arrangement is officially recorded, it is usually the case that no such information is given within the title plan or register, and that most boundary fences and walls are of shared responsibility.

**Observations**

No issue noted but I have not checked the title plan against the actual house layout. I have just checked the indicative HMLR Mapsearch facility which shows no obvious anomalies.

You should check the title deed as supplied by your legal advisor against the actual property layout on the ground.



Land Registry



<b>Common and Shared Areas</b>	No common or shared areas noted by surveyor
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### 3.2 - Health & Safety related matters

A full Health & Safety risk assessment of the property and grounds was not conducted, however any matters noted during the survey which could increase the risk of accidents or injury are reported here.

#### Fire Risk

Although smoke alarms are fitted at the property they have not been tested. You should ensure that there are sufficient devices fitted at the property and that they are all in good working order.

There are gaps in the Party Wall in the loft space that could increase the risk of fire spread should one occur



Gaps in Party Wall

#### Safety Glass

The glass in the front door may not be Safety Glass.



May not be safety glass

<p><b>Lead Pipes</b></p>	<p>A visual inspection was carried out, however pipes buried within walls or beneath the ground were not inspected.</p>
<p><b>Risk of Falls</b></p>	<p>Window sills on the first floor are low to the floor, increasing the risk of falls, especially for the very young. You should consider fitting window opening restrictors.</p>
<p><b>Unsafe Fittings</b></p>	<p>The short length of gutter along the rear wall of the main part of the building is cast iron. This gutter has rusted through in several areas, leaving large holes and it is not secured at the left hand side, it is just resting on the roof slope. There is a possibility of this gutter falling off completely in the near future and should be removed as soon as possible. Refer to section 4.3</p>
<p><b>Insect and Rodent Infestations</b></p>	<p>No issue noted by surveyor</p> <p>There are several wasp nests in the loft, however they are currently very small (approx. 50mm). No wasps were seen during the inspection and the nests may be unused.</p>
<p><b>Recent testing of services</b></p>	<p>There is no evidence of recent inspection of the electrical or heating systems, but certification may be available. See also 6.1 and 6.2.</p>

<p><b>Asbestos</b></p>	<p>Based on a visual inspection only, the Surveyor didn't note or suspect that any construction materials and products used at the property contained asbestos. However this does not preclude that their presence may be hidden behind other surface materials.</p> <p>The following should be noted:-  This report is not an asbestos inspection under the Control of Asbestos Regulations 2006 so no specific tests have been carried out to confirm the presence or absence of asbestos in any materials, and so any references are an assumption based on of the type and age of material seen. None of the materials seen were in a condition that would give any cause for concern, even were they to contain any asbestos. Asbestos only poses a risk where airborne fibres are present and none of the materials seen were seen to be damaged in a way that would release fibres.</p> <p>Asbestos containing materials were commonly used in the construction, conversion and refurbishment of houses in the 1950's-70's, though the use of asbestos was not completely prohibited until the late 1990's. Many houses therefore include materials that contain asbestos and are lived in safely and without risk to health. However you should be aware that there are health risks when asbestos containing materials are drilled or sanded and you should consider this when carrying out any alterations, repairs or renovations.</p> <p>You can obtain further information from the Health &amp; Safety Executive asbestos site <a href="http://www.hse.gov.uk/asbestos/index.htm">http://www.hse.gov.uk/asbestos/index.htm</a></p>
<p><b>Misc</b></p>	<p>The position of both boilers means that the flues do not comply with current building regulations and could be a Carbon Monoxide risk . The one near the side door is too close to the door opening and therefore the fumes could enter the property through the doorway. The one in the downstairs bathroom is right next to the bathroom window and the same risk is therefore present. This flue is also next to the plastic soil pipe, which is being deformed by the heat.</p>



Boiler flue is too close to the window and is also melting the soil pipe



### 3.3 - Environmental Matters

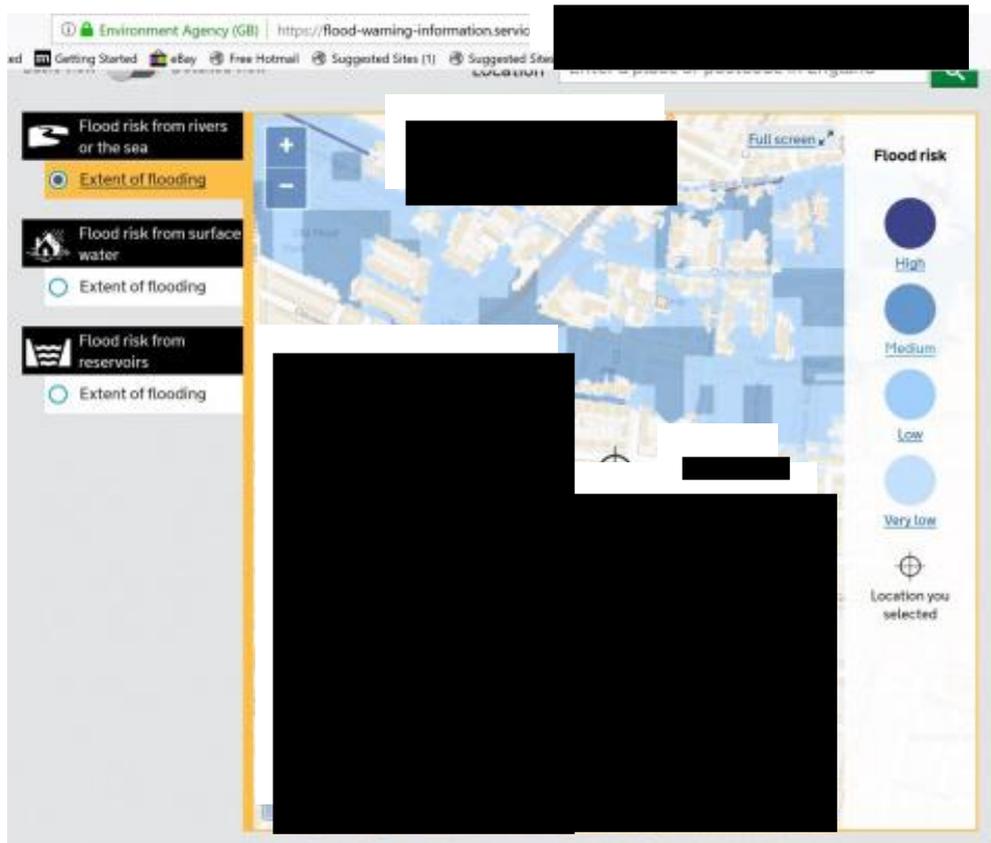
A full environmental assessment of the property and grounds was not undertaken. Publicly available information is reproduced herewith, and may be supplemented by a more detailed search which can be commissioned by your conveyancer.

#### Flood

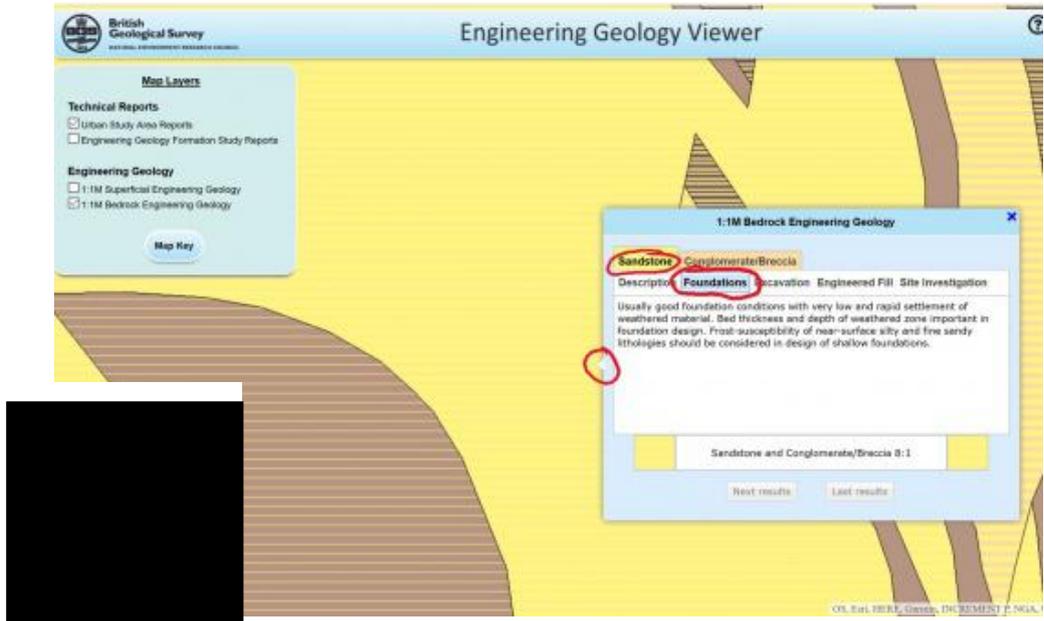
No issue noted by surveyor at the time of the survey, no flooding was noted in or around the subject property but see flood maps c/o the environment agency below.

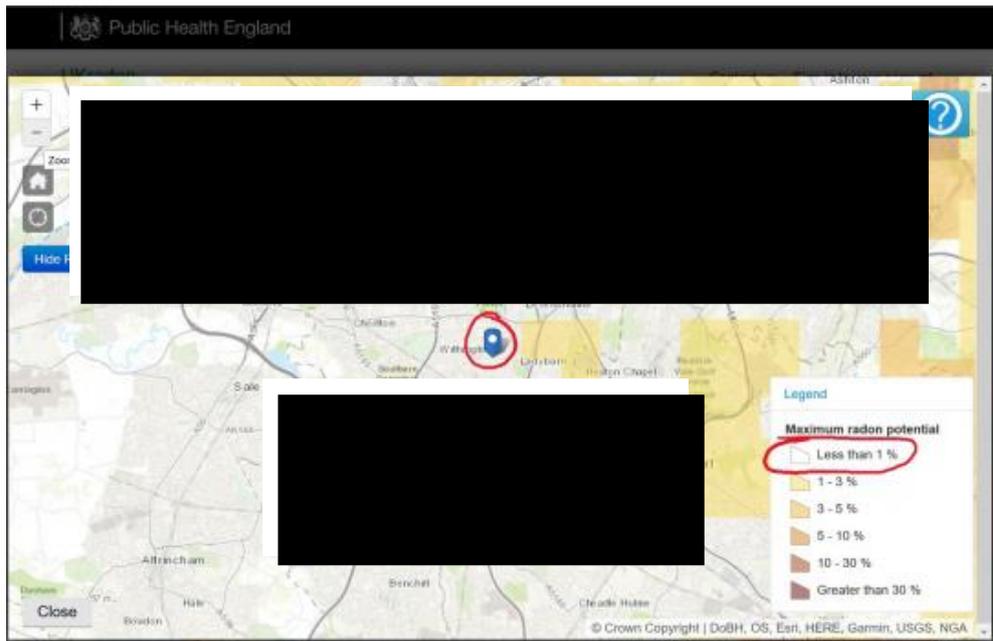
According to the Environment Agency, there is no risk of surface water flooding.

Please note that flooding can occur outside designated flood prone areas. The Environment Agency are constantly updating their data to reflect any new incidents of flooding or any increased risks of flooding. This publicly available information should be used to indicate a level of risk to the property. You should consult your legal advisor with regards to the options for carrying out a full environment search.



No Flood risk

<p><b>Geology</b></p>	<p>The British Geological website indicates the ground is of sandstone which is a solid base and hence not liable to move adversely.</p>  <p>The screenshot shows the 'Engineering Geology Viewer' interface. On the left, there are 'Map Layers' including 'Technical Reports' (Urban Study Area Reports, Engineering Geology Formation Study Reports) and 'Engineering Geology' (1:1M Superficial Engineering Geology, 1:1M Bedrock Engineering Geology). A 'Map Key' button is also present. The main map area shows a yellow area with brown hatched patterns. A pop-up window titled '1:1M Bedrock Engineering Geology' is open, showing 'Sandstone' and 'Foundations' as selected categories. The 'Foundations' section is circled in red. The description for Foundations reads: 'Usually good foundation conditions with very low and rapid settlement of weathered material. Bed thickness and depth of weathered zone important in foundation design. Frost-susceptibility of near-surface silty and fine sandy lithologies should be considered in design of shallow foundations.' Below the description, it says 'Sandstone and Conglomerate/Breccia 8:1'. There are 'Next results' and 'Last results' buttons at the bottom of the pop-up. A black redaction box is visible in the bottom-left corner of the map area.</p> <p style="text-align: center;">Geology</p>
<p><b>Radon</b></p>	<p>Radon is a colourless, odourless radioactive gas. It's formed by the radioactive decay of small amounts of uranium that occur naturally in all rocks and soils.</p> <p>As the property is in a white area, it means that there is less than a 1% risk and no further action needs to be taken.</p> <p>see <a href="http://www.ukradon.org/information/">http://www.ukradon.org/information/</a> for further information</p>



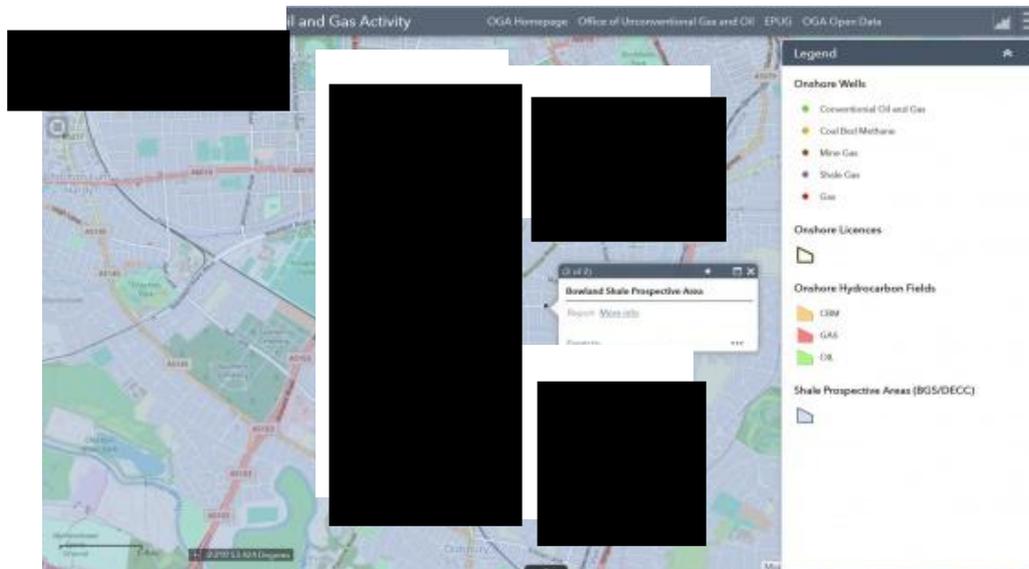
Radon

**Fracking**

The Oil & Gas Authority (OGA) operates a website that provides information about the location of oil and gas deposits, wells, and areas where licenses have been granted or offered for exploration purposes. This may include drilling for oil or gas, or the extraction of shale gas, commonly known as fracking.

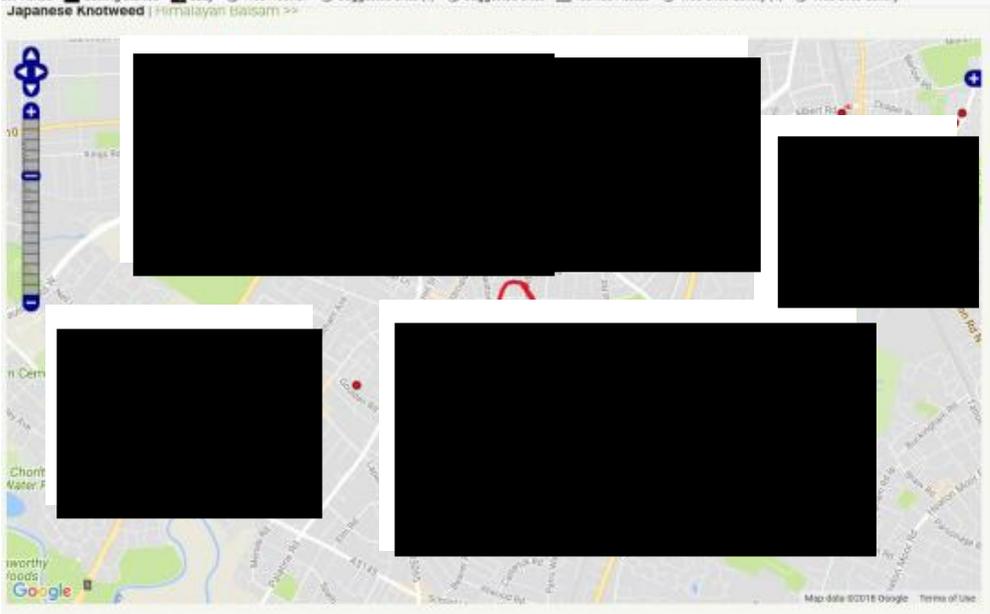
The property is located in a Shale Prospective Area and therefore licences may be granted in the future

Further information is available from the website [www.ogauthority.co.uk](http://www.ogauthority.co.uk)



Oil and Gas search



<b>Landfill</b>	No issue noted by surveyor
<b>Invasive Species</b>	<p>The grounds around the house were inspected for any indications of Japanese Knotweed.</p> <p>It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.</p>  <p>No reported cases of Japanese Knotweed near to the property</p>
<b>Mining</b>	The property is not within a coal mining reporting area.



Property is not in a Coal Mining reporting area



## Section 4 - Outside of the Property

### Scope of survey

The following was carried out:-

- A visual, non-invasive inspection of the outside of the main building and permanent outbuildings from various points within the boundaries of the property and from public areas such as footpaths and open spaces, without entering neighbouring private property unless permission had been expressly granted.
- High level features were inspected either from points within the property using binoculars, a ladder or other equipment, where safe to do so. A ladder was used to view areas not visible from the ground, or other safe and accessible vantage points, where those areas were no more than 3 metres from ground level.
- Because of the risk of falls or of causing damage, flat roofs were not walked upon.

<b>4.1</b>	<b>Chimney Stacks</b>
<b>4.2</b>	<b>Roof Coverings</b>
<b>4.3</b>	<b>Rainwater and Above Ground Drainage Fittings</b>
<b>4.4</b>	<b>Walls</b>
<b>4.5</b>	<b>Windows and External Doors</b>
<b>4.6</b>	<b>External Joinery and Finishes</b>
<b>4.7</b>	<b>Conservatories and Porches</b>



## 4.1 Chimney Stacks

Condition  
rating

2

<b>Construction &amp; Type</b>	The chimney stacks are brick built. The flashing at the base of the stacks at the junction with the roof slopes is of lead. The pots are secured with cement mortar
<b>Nature of inspection and Limitations</b>	<p>The chimneys were examined from ground level with the aid of a high zoom camera and also a pole camera, for possible defects including undue movement, distortion, chemical or weather related damage, brickwork, render and pointing damage and other evidence of failure.</p> <p>Due to limited viewing angles it is not possible to see all faces of the chimney stacks from ground level, and it is assumed that the condition of those faces not visible is similar to that of the visible faces.</p>
<b>Condition</b>	<p>The pots are uncapped and open to the elements. If any pots are left uncapped then rain can penetrate the flues and damp can appear inside the property on the breasts. Providing fireplaces are regularly used then any penetrating moisture will dry out, however if fireplaces are used infrequently then it would be prudent to provide rain cowls to allow flue gases to escape but prevent moisture ingress to the flue.</p> <p>The lead flashing is damaged in places which will be allowing the ingress of water (refer to Dampness section and 5.1). There is also some plant growth and moss build up at the top of the stacks.</p> <p>The pointing to the chimney stacks is crumbling and missing in places which will be allowing the ingress of water.</p>
<b>Action Required</b>	<p>Plant roots can cause damage to the mortar in chimney stacks which will lead to loose brickwork or pots. The plants should be removed and any damaged mortar renewed.</p> <p>Capping of the pots is required to prevent water penetration to the flues and any crumbling or cracked pointing should be renewed.</p> <p>The chimney stack should be regularly monitored for any indications of damage, instability or other defects. Missing, loose or defective mortar should be re-pointed as necessary.</p>



Missing lead flashings and plant growth within chimney



No cowl on chimney pots



Cracked and crumbling pointing on chimney



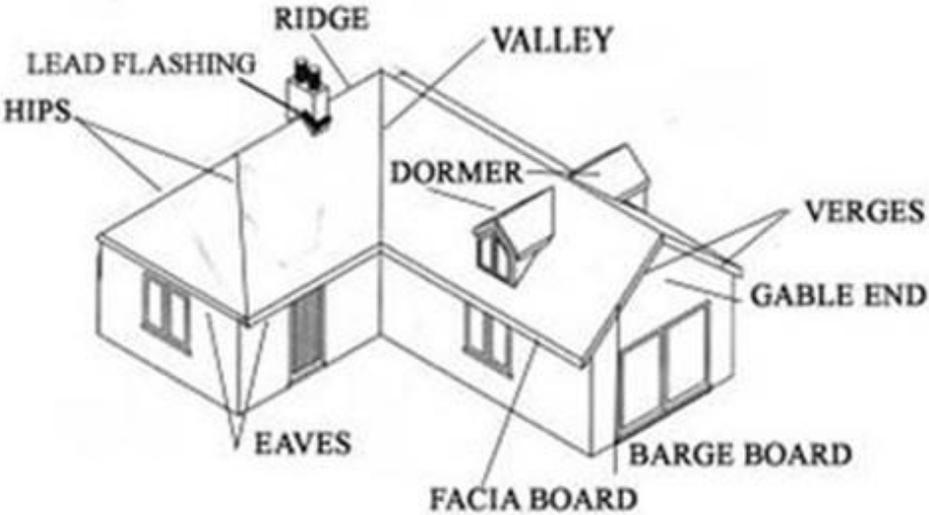
Cracked and crumbling pointing on chimney and no cowls fitted



## 4.2 Roof Coverings

Condition  
rating

3

<b>Construction &amp; Type</b>	The main roof slopes are pitched and covered with natural slate. Ridge tiles are clay, the valley gutters are lined with lead.
<b>Nature of inspection and Limitations</b>	The roof pitches were examined from ground level with the aid of a high zoom camera and using a pole camera, where necessary for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.
<b>Condition</b>	<p><b>Pitched Sections</b> The ridge of the front section of roof is sagging.</p> <p>The majority of the pointing to the ridge tiles is missing. There are a several slipped, broken or missing slates on all slopes and holes are visible. The condition of the roof covering is causing high moisture levels in many of the roof timber and this could also be contributing to the sagging ridge.</p> <p>The porch canopy roof has some cracked tiles.</p>
<b>Action Required</b>	<p>It is recommended to have the roof completely recovered, with the same type of natural slate in use at the moment. Concrete tiles are a lot cheaper to buy but are also a lot heavier. Concrete tiles could triple the weight of the roof, which could cause serious damage to the roof structure. Also it may be necessary to replace some of the timbers.</p> <p>You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather. Any missing mortar at the verges and beneath any hip or ridge tiles should be replaced. Any moss or other accumulated plant matter should be cleared</p>
	 <p style="text-align: center;">Roof Elements</p>



Ridge of main roof is sagging



Cracked or missing pointing on ridge tiles and holes in roof



Cracked, broken and displaced slates and missing ridge tile pointing



Broken and displaced slates



Cracked, broken and displaced tiles



Cracked, broken and displaced slates and missing ridge tile pointing



Cracked, broken and displaced slates and missing ridge tile pointing



Cracked, broken and displaced slates and missing ridge tile pointing Arrow shows sagging ridge



### 4.3 Rainwater and Above Ground Drainage Fittings

Condition  
rating

3

<b>Construction &amp; Type</b>	The rainwater gutters and downpipes are a mixture of uPVC and original cast iron. There is a gully to the rear providing drainage from the kitchen. Additional gullies for rainwater are provided around the property. The soilpipe is plastic
<b>Nature of inspection and Limitations</b>	An inspection was carried out from ground level with the aid of a high zoom camera and also a pole camera where necessary to look for possible areas of leakage, misalignment, overflow and other defects. The soil stacks and gulleys were examined for any signs of damage, leakage, correct supports, cracking and evidence of significant wear.
<b>Condition</b>	<p>The gutters are partially blocked on the side elevation and are leaking above the side door. A large amount of staining can be seen to the wall below the leak.</p> <p>The short length of gutter along the rear wall of the main part of the building is cast iron. This gutter has rusted through in several areas, leaving large holes and it is not secured at the left hand side, it is just resting on the roof slope. There is a possibility of this gutter falling off completely in the near future (refer to section 3.2)</p> <p>All gullies were clear at the time of the survey with no evidence of any flooding or other drainage problems. However all gullies require regular clearing of any debris that will accumulate over relatively short periods of time.</p> <p>The soil stack and associated plumbing is in a fair condition with no leakages noted, however it is being affected by the heat from the flue of one of the boilers. Refer to section 3.2</p>
<b>Action Required</b>	<p>Leaking gutters or downpipe joints must be fixed as soon as possible to prevent water penetration to the property and damage to the foundations.</p> <p>Gutters and downpipes should be cleaned and inspected regularly to ensure that they are free from blockages and leaks.</p>



Evidence of leaking guttering



Rusty and unsecured cast iron guttering with large holes in several places



Guttering is partially blocked on side elevation



#### 4.4 Walls

Condition  
rating

3

**Construction  
& Type**

The outside walls are brick-faced and of solid brick construction. The damp proof course at ground level [waterproofing to prevent rising damp] cannot be seen but a retrofit, injected damp proof course has been installed.

The outside walls are solid brick built. These type of walls do not use portland cement for the mortar as this is too hard and impervious and does not allow the wall to 'breathe'. Portland cement mortar would trap moisture in the wall and as it would not be able to evaporate as it is supposed to, it would significantly increase the risk of damp on the inside walls. For these reasons any repointing to the walls should be carried out using the correct type of Lime Mortar.

Sub floor ventilation points (airbricks) around the property, are terracotta

**Nature of  
inspection  
and  
Limitations**

The outside walls were examined from ground level with the aid of a high zoom camera from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork and pointing, cracking, indications of subsidence and land failure and other defects.

<p><b>Condition</b></p>	<p><b>Foundations</b>  I have not undertaken exposure of the foundation structures during the course of my inspection, as this generally proves impractical in a building survey of this type.</p> <p>Whilst I am unable to confirm the depth to which these foundations bear, taking into account the age of the property it is likely that these remain of shallow formation, and as such are unlikely to be considered consistent with current standards. However, this is applicable to a large proportion of the housing stock and the property should not therefore be considered unusual in this respect.</p> <p>The British Geological website indicates the ground is of sandstone which is a solid base and hence not liable to move adversely.</p> <p><b>Movement</b>  There is evidence to suggest that the property has subsided slightly and most of the side elevation wall is bowing outwards at first floor level. This has lead to a diagonal crack in the pointing above the porch canopy and cracks at ground floor ceiling level along the whole side elevation. These cracks are caused by a lack of lateral restraint at first floor level (refer to section 5.3). There are also minor cracks in the pointing at the front door step, beneath some of the rear windows and there is a loose brick on the rear elevation</p> <p>The walls have been re-pointed in some places in the past but it is unknown what type of mortar has been used. It should be lime mortar, as mentioned above.</p> <p><b>Other Aspects</b>  In all external walls there should be a damp proof course (DPC) just above ground level. This is an impervious layer present to prevent dampness rising up the walls from the ground. In modern properties this is often a plastic membrane but in older properties other materials such as bitumen felt or slate are often found. Houses built before 1880, or so, usually have no provision to prevent dampness rising up, or penetrating through, the walls. In this case the the DPC cannot be seen at the base of the walls, but a retrofit, injected damp proof course has been installed.</p> <p>Air bricks are visible at the base of the walls. These are present to ensure adequate ventilation to the under floor voids to minimise the build-up of moisture that can promote the development of rot and other defects in the materials that support the floors. It is essential that a free flow of air is maintained through the air bricks. At the time of the survey all airbricks were free from external obstructions.</p>
<p><b>Action Required</b></p>	<p>It is suspected that the subsidence is historic and therefore not ongoing. However the lack of lateral restraint on the side elevation may allow the wall to continue bowing if it is not rectified. Additional lateral restraint is required along the side elevation to prevent further movement. This involves drilling into the walls to tie the the floor joists to the wall in several places, or alternatively it can be carried out internally by lifting the floorboards and installing tie bars to the joist/wall junction point. There are companies available that specialise in these kind of repairs.</p> <p>The areas of missing and cracked pointing need to be racked out to a depth of 25mm and re-pointed with lime mortar.</p> <p>Walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent.</p>



Side elevation is bowing outwards at first floor level



Crack in wall and the wall has settled along the side elevation



Crack in pointing on front elevation due to bowing of the wall



Evidence of injected damp proof course



Minor cracks in pointing



Loose brick on rear elevation



Minor cracks in pointing



## 4.5 Windows and External Doors

Condition  
rating

2

<b>Construction &amp; Type</b>	<p>The front door and side door are of timber construction with single glazed panels.</p> <p>The windows at the front of the property are single glazed sash windows with timber frames.</p> <p>The windows at the rear of the property are double glazed windows with upvc frames.</p> <p>The double glazed windows were probably installed before 2002. This date is significant because it is when the building regulations were changed to improve efficiency.</p>
<b>Nature of inspection and Limitations</b>	<p>The side door could not be checked for normal operation and signs of failure or damage because it was blocked by a washing machine inside and a security gate on the outside</p> <p>Windows were examined for general signs of degradation and failure including blown double glazing units and worn seals. Opening was attempted to all windows and all checked for normal operation. The condensation levels in certain weather conditions can disguise evidence of blown double glazed units.</p>
<b>Condition</b>	<p><b>Doors</b> No significant defects were noted</p> <p><b>Windows</b> WOOD FRAMES As expected the frames are affected by minor splitting and isolated softening. The frames are in overall serviceable condition but some would not open due to the amount of paint</p> <p>Blown vacuums - SOME</p> <p>There are blown vacuums to at least 3 rear windows. This occurs when the seal around the edge of the window unit fails, allowing moisture laden air to enter between the panes of glass. This is identified by misting of the glass on the inside faces of the sealed unit, and the formation of crystals around the inside of the seal of the unit. Once the seal on a unit has failed it cannot be repaired and the window unit (though not always the frame) needs to be replaced.</p> <p>The condensation levels in certain weather conditions and external dirt can disguise evidence of other blown double glazed units, but no issues were noted. However other weather conditions may highlight the presence of more blown units.</p> <p>Under normal circumstances sealed double glazed units can be expected to last around 20 years before the seals begin to fail. This can occur more quickly where windows are in exposed or vulnerable situations. It is estimated that most of the upvc windows currently fitted are approximately 20 years old.</p> <p>The frames on the rear elevation appear to have pieces missing from the top which will allow water to run inside the frame and silicone sealant around some of the frames is cracked which will also allow the ingress of water.</p> <p>The plastic sill has been removed from one of the windows at the rear elevation.</p>

<b>Action Required</b>	<p>Any future blown double glazing units require replacement. It should also be considered that, where some sealed units within a window have failed, others may also fail in due course.</p> <p>Normal maintenance of frames, hinges and locks is required.</p> <p>Be aware that previous owners may have distributed multiple sets of keys for the windows and doors to individuals not known to you. When purchasing a property, you should consider the cost of replacing all of the door and window locks as soon as possible after you take up occupation. When doing this you should consult your insurers to ensure that you meet their requirements for security, and obtain any discounts that may be available by improving the security of the property.</p>
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Condensation inside double glazing



Sash windows are unlikely to open because of paint



A piece may be missing from above the rear window



Condensation inside double glazing



Condensation inside double glazing



plastic sill has been removed from a rear window

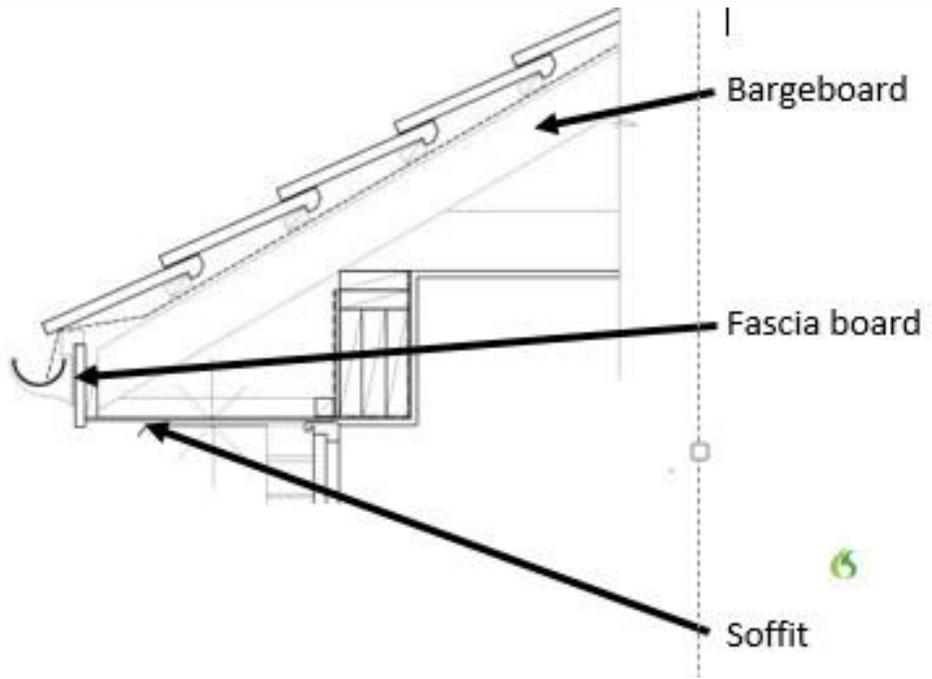


## 4.6 External Joinery and Finishes

Condition  
rating

1

<b>Construction &amp; Type</b>	<p>This includes such items as woodwork at the roof edges, fascias, and trim panels. Decorated areas include such items as windows, doors, walls, timbers at roof edges, porches.</p> <p>There are no soffits, but the fascias are all of timber construction. The bargeboards at the side and rear of the roof verges have been replaced with upvc.</p>
<b>Nature of inspection and Limitations</b>	<p>Fascia boards are the vertical timbers to which the gutters are normally fixed. Soffits are the horizontal timbers joining the fascia boards to the house walls. Barge boards are the diagonal boards at the roof edge on the gable end of the house. All such materials were examined from ground level for indications of poor maintenance, rot and other damage.</p> <p>Decorations were examined from ground level from vantage points within the grounds of the property and suitable public areas around. Decorations were examined for signs of wear and tear, peeling paint, lack of oiling where applicable and other defects.</p>
<b>Condition</b>	<p>The upvc bargeboards on the side elevation are different colours and appear to have been installed in an attempt to hide the broken slates at the roof verge. The workmanship is poor and the materials used are for "a quick fix" rather than a proper repair. Having said that and despite being a quick fix, there are no major defects with the barge boards at the time of the inspection.</p> <p>There are areas where peeling paint is visible to most parts of the gutter boards and the edging boards. Some redecoration is now required or consideration given to replacing all timber boards with modern uPVC equivalents.</p> <p>There are no soffits because the roof does not have any overhanging eaves. This also means that there are no ventilation grilles installed to supply cross ventilation to the roof space. (Refer to Section 5.1).</p> <p>The paint is flaking on the stone window sills</p> <p>The timberwork to the windows and / doors has / have been discussed in section 4.5</p>
<b>Action Required</b>	<p>Ideally the Barge boards should be replaced using the correct materials and methods (E.g Dry Verge Caps) when the roof is recovered. This will ensure a proper, water tight repair.</p> <p>Any flaking paint on the fascia boards and window sills will need scraping off and new paint applying.</p> <p>Regular maintenance will be required especially to the side elevation which faces south-west. This section of the property will receive most of any inclement weather and the heat of the sun.</p>



External joinery detail



This upvc board is different from the rest and is not the best way to repair a verge



Flaking and worn paintwork



	<b>4.7 Conservatories and Porches</b>	<b>Condition rating</b>	<b>NA</b>
<b>Construction &amp; Type</b>	There is no conservatory or formal porch structure at the property.		



## Section 5 - Inside the Property

### Scope of survey

The following was carried out:-

- A visual, non-invasive inspection of all the parts of the property that can be seen without causing damage to the fabric or any fixtures, fittings or furnishings present at the time of inspection.
- Checks for damp using a moisture-measuring meter where possible.
- Inspection of the roof structure from inside the roof space where it was safe to access and move around the roof space, but insulation material, stored goods and other contents were not moved or lifted.
- Floor surfaces were inspected where readily and safely accessible, but fitted floor coverings and heavy furniture were not moved.
- Sound insulation or noise is not commented on.
- Personal possessions, including those within cupboards and wardrobes, for example, pictures, mirrors, furniture, and other items were not moved.

<b>5.1</b>	<b>Roof Spaces</b>
<b>5.2</b>	<b>Ceilings</b>
<b>5.3</b>	<b>Walls</b>
<b>5.4</b>	<b>Floors</b>
<b>5.5</b>	<b>Chimney Breasts, Fireplaces and Flues</b>
<b>5.6</b>	<b>Built-In Fittings</b>
<b>5.7</b>	<b>Internal Joinery</b>
<b>5.8</b>	<b>Bathroom and Sanitary Fittings</b>



## 5.1 Roof Spaces

Condition  
rating

3

### Construction & Type

The main roof is constructed using individual timbers in a traditional manner built in cut timber frame comprising rafters spanning from ridge to eaves supported by purlins. Sarking felt [water proof undercovering] is not installed. The insulation is laid to a depth of about 100mm.

As mentioned in 4.6, there are no vents at the edges of the roof, therefore there will be no ventilation to the roof structure, which could lead to a build up of condensation and eventually rot in the timbers.

Supporting wires have been installed to the front part of the roof to prevent roof spread. No signs of roof spread were observed at the time of the inspection.

There is evidence to suggest that some repairs have been carried out to the valley areas (where the front parts and rear parts of the roofs meet). Newer timber and bitumen sealant can be seen.

There is a column of brickwork supporting one of the purlins in the rear part of the roof which in turn is being supported by a large piece of timber that spans from the external wall approx 2m into the roof space. It is suspected that this is not original construction and has been added for support.

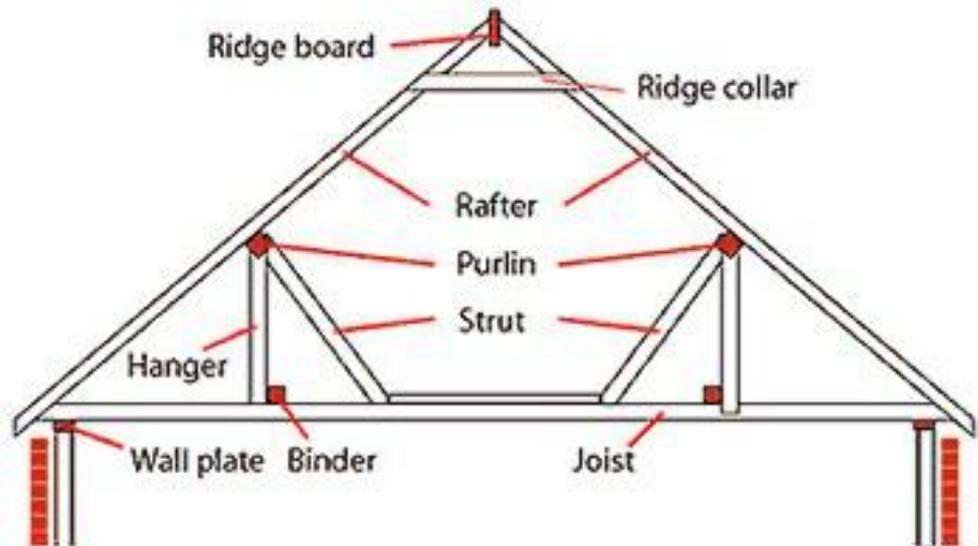
### Nature of inspection and Limitations

The roof space was accessed via a hatch from the first floor bathroom

The roof space was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, insects, animals and beetles (woodworm), and other defects. The roof space was further investigated for any indications of lack of adequate ventilation or suitable fire walls. A representative selection of timbers was examined more closely for infestations by wood boring insects (such as Common Furniture Beetle and Death Watch Beetle), though it must be noted that within a general survey it is not physically possible to inspect every timber in sufficient detail to provide conclusive proof of the presence or absence of such infestations.

Wood Moisture Equivalent readings were taken from timbers in a selection of representative locations to determine whether moisture levels within the roof space were above average. Normally approximately 6-8 readings will be obtained.

<p><b>Condition</b></p>	<p>There is inadequate ventilation in the roof space. This can be seen on several timbers where white mold is beginning to form. The loft insulation has been pushed into the eaves in several places which will restrict ventilation further. There is evidence of water penetration where the chimney meets the roof slopes and in several other areas, where there are excessively high damp readings in many of the roof timbers and some are visibly wet. There are several holes visible in the roof covering that will be contributing to the high moisture content in the roof (refer to sections 4.1 and 4.2). There are holes in Party wall (refer to section 3.2)</p> <p>The piece of timber that is supporting the brick column (which is supporting the purlin) should span from external wall to the load bearing wall of the hallway beneath, but this could not be checked at the time of the inspection due to the storage in that area.</p> <p>Spot lights have been installed in the ceilings of the rooms below and can be seen in the loft. This type of light fitting should have fire retardant covers installed to protect the insulation from the hot fittings.</p> <p>The roof space is laid with about 100mm of wool type insulation at joist level. Increasing the thickness to the current recommendation of 270mm is advised for maximum energy efficiency</p>
<p><b>Action Required</b></p>	<p>Ventilation must be installed to allow the moisture to evaporate and prevent rot in the timbers. Vents can be installed in the gable walls, the roof slopes or at the roof ridge, but it is recommended to provide a selection of all three to maximise the cross ventilation in the roof space. The areas where white mold is forming will need treating with an appropriate fungicide and the support for the additional brick column should be checked to ensure it is resting on a load bearing wall.</p> <p>It is recommended to have the gaps in the Party Wall filled to reduce the chance of fire spread should one occur. This can be done with cement mortar or fire retardant expanding foam. (Normal expanding foam is not suitable for this purpose, it must be fire retardant)</p> <p>Regularly monitor timbers for evidence of wood boring insects and other such infestations.</p> <p>Care should be taken when moving around, or storing heavy objects, in the roof space. The spaces between the floor joists will not support a persons weight, or that of large boxes etc. Where heavy items are to be stored it is important to distribute the weight evenly using fixed boards. Additional structural support may be required if you plan to store large quantities of heavy items in the roof space.</p>



Traditional roof construction



Extremely high damp readings in some rafters



Evidence of roof repairs but timber is still damp



High damp readings in roof timbers



Brickwork added to support roof timbers



High damp readings in roof timbers



Several holes in roof covering in different locations



Evidence of white mold beginning to form in roof



Light fittings should be covered with fire retardant covers



Insulation pushed into eaves



Roof timbers are visibly wet



Cables added to prevent roof spread



New timber and evidence of repairs



## 5.2 Ceilings

Condition  
rating

1

**Construction  
& Type**

The ceilings are a mixture of lath and plaster in some rooms and plasterboard in others.

**Nature of  
inspection  
and  
Limitations**

Ceilings were examined for signs of undue levels of bowing, cracking, staining and other defects. Moisture meter readings were taken at regular intervals.

**Condition**

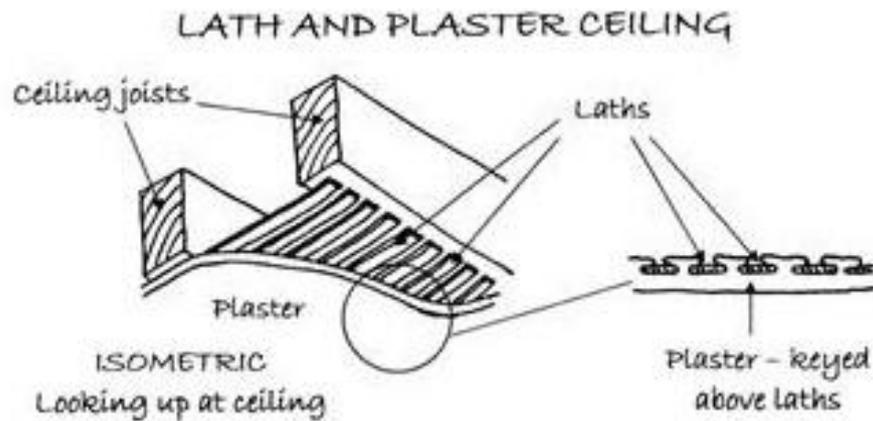
All internal ceilings have been maintained and all surfaces are presented in a fair decorative order, although there is some minor cracking in places (refer to section 5.3) and there are water stains on some ceilings on the first floor (refer to section 4.2 and 5.1)

Whilst the condition and alignment of these ceilings is fair and failure of the ceilings is not considered to be imminent, the presence of minor ridges or cracks suggests some movement. The ridges to the original lathe and plaster ceilings are caused by de-bonding of the plaster away from the timber structure (laths.) This is a normal process, which takes place over the course of many years. Often lath and plaster ceilings incorporate a paper lining, to conceal historic defects or to provide some additional support.

No undue levels of movement or detachment were observed during the survey

**Action  
Required**

Normal future maintenance is required, including filling and redecorating any cracks as necessary.



Lath and plaster ceiling



water stain on ceiling of front bedroom



Water stain on ceiling of bedroom 2



Cracks in plaster in bedroom 2



Crack in plaster on rear elevation



Cracks in ceiling of ground floor front room



### 5.3 Walls

Condition rating

3

<b>Construction &amp; Type</b>	The internal walls are of both solid and timber stud construction.
<b>Nature of inspection and Limitations</b>	<p>Internal walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage. Moisture meter readings were taken at regular intervals where access and wall construction/location permitted.</p> <p>The Building Research Establishment (BRE) Cracking Guide can be used to assess the severity of cracks in walls (see below)</p>
<b>Condition</b>	<p>There are high damp readings at some of the window reveals, specifically in the upstairs bathroom. There are high damp readings and damaged decor along the entire length of the right hand side elevation (on both floors) and most of the rear elevation. There are high damp readings and visible wet patches on the front wall of the front ground floor room and around the bay window.</p> <p>Some cracking of the internal walls can be noted in a variety of locations, primarily along the right hand side elevation, but also in other areas. The cracking is the result of the side elevation bowing outwards at first floor level (refer to 4.4) and this is caused by a lack of lateral restraint. This is common where staircases are positioned against an external wall because where the stairs pass through to the upper level, there are significantly less floor joists and floor joists would normally provide lateral restraint to the wall to hold it in place.</p> <p>A wall may have been removed to create a larger kitchen area in the ground floor kitchen diner</p>
<b>Action Required</b>	<p>Additional lateral restraint is required along the side elevation to prevent further movement. This involves drilling into the walls to tie the the floor joists to the wall in several places, or alternatively it can be carried out internally by lifting the floorboards and installing tie bars to the joist/wall junction point. There are companies available that specialise in these kind of repairs.</p> <p>Regarding The Wall Removal: As part of the legal process, your legal adviser should contact building control at the local council and obtain any records of any notifiable works completed.</p> <p>The dampness in the walls will take a long time to dry out, but first the defects in 4.1, 4.2, 4.3 and 4.4 will need correcting to prevent water entering the property. Once the repairs are carried out a steady routine of heating and ventilating the property, should eventually decrease the moisture levels.</p> <p>Many of the internal walls are likely to be finished with lath and plaster. It is common for the surface plaster to become detached from the lath and plaster base and to fall away when surface treatments such as wallpaper are removed. You should anticipate that some repairs to the plaster surface will be required when walls are disturbed for any reason.</p> <p>Normal maintenance is required, including filling and redecorating cracks as necessary.</p>

Category 0	"negligible"	< 0.1mm
Category 1	"very slight"	0.1 - 1mm
Category 2	"slight"	>1 but < 5mm
Category 3	"moderate"	>5 but < 15mm
Category 4	"severe"	>15 but < 25mm
Category 5	"very severe"	>25 mm

BRE cracking guide



Cracks in plaster of front bedroom



Cracks in side elevation in hallway



Further cracks in side elevation in hallway



There are visible damp patches on walls in ground floor front room



Crack in plaster inside under stairs cupboard also on side elevation

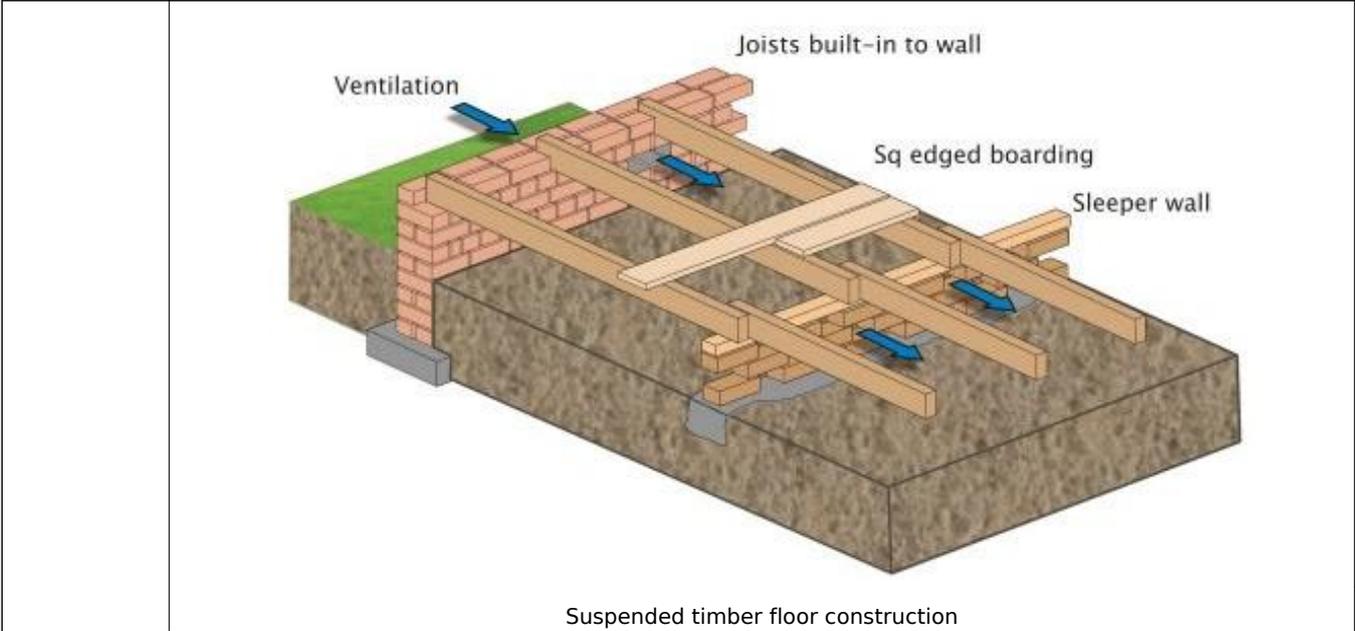


## 5.4 Floors

Condition  
rating

1

<b>Construction &amp; Type</b>	The floors to the ground and upper floors are of suspended timber construction. Upper floor joists within the main building are believed to span from front to rear elevations generally and from side to side in the rear addition.
<b>Nature of inspection and Limitations</b>	Floors were examined for sagging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings in all rooms prevented direct examination of the floor surfaces. Tiled floors were examined for any cracked tiles which could indicate movement of the structure.
<b>Condition</b>	<p><b>Ground Floors</b> As mentioned in 4.4, air bricks are visible at the base of the external walls. These are present to ensure adequate ventilation to the underfloor voids to minimise the build-up of moisture that can promote the development of rot and other defects in the timbers that support the floors. No evidence of any undue flexing of the ground floor structure was noted; this indicates that the ventilation levels are adequate. It is however, essential that a free flow of air is maintained through the air bricks.</p> <p><b>Upper Floors</b> Floors in properties of this age can be uneven and out of level. This type of unevenness is commonly found in properties of this age and type and usually reflects settlement of the structure that has occurred over a long period of time. Where significant movement of the floor structures has occurred recently, it is most commonly identified by separation of the joints from the skirting's, door frames and other associated finishes, exposure of undecorated areas where one surface has moved away from another, and unusual amounts of spring in the floor surfaces. No undue levels of movement were noted at the time of the survey.</p>
<b>Action Required</b>	<p>Where access was possible to the floorboards there was no sign of beetle or worm infestation. However, it was not possible to inspect large areas of the timberwork and I would recommend that should the carpets or coverings be replaced, isolated floorboards should be lifted to assess whether there has been any insect attack to the boards and joists below.</p> <p>Floors should be monitored for any changes that occur in their level or springiness.</p>





## 5.5 Chimney Breasts, Fireplaces and Flues

Condition  
rating

3

<b>Construction &amp; Type</b>	The chimney breasts are of masonry construction. All chimney breasts are still in place. Fireplaces remain in the front first floor room, the front ground floor room and the rear ground floor room, all housing gas fires. The fires were not in operation at the time of the survey. The remaining breasts are all blocked up and are currently unused.
<b>Nature of inspection and Limitations</b>	The chimney breasts were examined for indications of dampness, lack of support, failed lining and other defects. It is not possible to investigate the condition or serviceability of chimney flues for use with fixed or open fires during a survey. The active fireplaces was not tested during the survey. It is recommended that chimneys are swept and carefully checked before they are used in this way.
<b>Condition</b>	There are high damp readings in most of the chimney breasts and visible damp patches on the rear chimney breast on the first floor. Refer to Dampness section, 4.1 and 4.2
<b>Action Required</b>	<p>Capping of the pots is required to prevent water penetration to the flues and any crumbling or cracked pointing should be renewed. Refer to 4.1</p> <p>If the flues are to be used, they should be checked by a reputable heating engineer specialising in flues and chimneys, prior to use. Flues should also be swept clean at this time.</p> <p>If the flues are not to be used, it is important to maintain an adequate airflow, by means of ventilation, through unused chimney flues to prevent the build-up of condensation within the chimney. Ventilation grilles should be fitted to all blocked breasts.</p>



Visible damp patches on chimney breast



High damp readings



High damp readings of ground floor front room



High damp readings in chimney breast in kitchen diner



## 5.6 Built-In Fittings

Condition  
rating

1

<b>Construction &amp; Type</b>	<p>There is a kitchen on the ground floor and also one on the first floor.</p> <p>The kitchen fittings are a modern style. The worktops are of laminated chipboard, units are a mixture of wall-hung and floor standing.</p>
<b>Nature of inspection and Limitations</b>	<p>The kitchen units were examined for general condition. A selection of cupboards and drawers were checked for normal operation. Built in appliances were not checked for operation or safety.</p>
<b>Condition</b>	<p>No Significant Defects are Noted.</p>
<b>Action Required</b>	<p>Carry out normal maintenance as required.</p>



## 5.7 Internal Joinery

Condition  
rating

2

<b>Construction &amp; Type</b>	The internal woodwork includes such items as: doors, frames, skirting's, banisters and staircases.
<b>Nature of inspection and Limitations</b>	<p>The internal doors were checked for normal operation and other woodwork examined for a range of defects.</p> <p>Woodwork was also examined for evidence associated with movement of the structure of the property, woodworm and other infestations, and general condition. Moisture meter readings were taken at regular intervals.</p>
<b>Condition</b>	<p>The stair balustrades and hand rails are of softwood construction and of suitable quality. All parts were firm with no undue levels of movement during usage. The gaps between the balustrades, the pitch level and head heights are compliant with current regulations.</p> <p>Several doors will not close. Some were noted to have loose hinges but still would not close when the door was lifted. It is suspected that the movement mentioned in 4.4 has altered the dimensions of the doorframes.</p> <p>The door to the under stairs cupboard is one of the doors that will not close but also the latch mechanism is incorrect for the door.</p>
<b>Action Required</b>	<p>The doors that will not close will need to be removed, altered to suit the frames and refitted. The incorrect latch mechanism should be replaced.</p> <p>Door hinges and locks should be regularly lubricated. Internal timbers should be inspected regularly for evidence of bowing or distortion, woodworm and other defects.</p> <p>Carry out normal maintenance as required.</p>



Several doors will not close



Door for under stairs cupboard will not close and latch is incorrectly fitted



## 5.8 Bathroom and Sanitary Fittings

Condition  
rating

1

<b>Construction &amp; Type</b>	There is a bathroom on the first floor and also on the ground floor. They comprise of a bath with overhead electric shower, WC and basin. There is a second (floor level) WC in the ground floor bathroom
<b>Nature of inspection and Limitations</b>	The fittings were checked for signs of damage, cracks, leaking pipes and other common defects. Sealant joints were checked for undue wear and failure. All fittings were checked for normal operation - WC's were all flushed at least twice to ensure correct drainage and flow.
<b>Condition</b>	<p>There is mechanical ventilation to the bathrooms. These should be kept operational as it reduces the levels of moisture within the room and hence the risk of condensation to the walls and ceiling structures.</p> <p>No significant defects are noted, all fittings operated as required with water pressures at fair levels.</p>
<b>Action Required</b>	Regular maintenance of all seals to the bath and shower to prevent water displacement.



## Section 6 - Services

### Scope of survey

A visual, non-invasive inspection of the services was carried out, but specialist tests were not conducted. If any services (such as the boiler or mains water) were turned off, they were not turned on for safety reasons and the report will state that to be the case.

The reports only comments on the services covered in this section (electricity, gas, oil, water, heating and drainage).

All other services and domestic appliances are not included in the inspection: for example security and door answering systems, smoke alarms, television, cable, wireless and satellite communication systems, cookers, hobs, washing machines and fridges (even where built in).

### Competent Person Schemes

Competent person self certification schemes (commonly referred to as competent person schemes) were introduced by the Government in 2002 to allow registered installers (i.e. businesses, mostly small firms or sole traders), who are competent in their field, to self-certify certain types of building work as compliant with the requirements of the Building Regulations.

These schemes offer benefits to the building industry and consumers:

- scheme members save time by not having to notify in advance and use a building control body (i.e. a local authority or a private sector approved inspector) to check/inspect their work
- consumers benefit from lower prices as building control charges are not payable.

The schemes help to tackle the problem of cowboy builders by raising standards in the industry and enabling consumers to identify competent installers. They also allow building control bodies to concentrate their resources on areas of higher risk.

Any works undertaken to these services should be carried out only by a suitably qualified competent person.

<b>6.1</b>	<b>Electricity</b>
<b>6.2</b>	<b>Gas / Oil</b>
<b>6.3</b>	<b>Water</b>
<b>6.4</b>	<b>Heating and Cooling</b>
<b>6.5</b>	<b>Drainage</b>
<b>6.6</b>	<b>Other Services</b>



## 6.1 Electricity

Condition  
rating

HS

<p><b>Construction &amp; Type</b></p>	<p>There is an underground electrical supply and the meter and consumer units [fuse box] are located in the cupboard under the stairs.</p> <p>The consumer unit is a modern unit with MCB's (miniature circuit breakers). The electric meter is on a single tariff.</p>
<p><b>Nature of inspection and Limitations</b></p>	<p>It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within in the scope of this inspection.</p> <p>The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use.</p>
<p><b>Condition</b></p>	<p>In general the electrical circuits seen are in a fair condition. PVC cabling was observed at the property and the socket face plates and switch plates are of a suitable modern quality. However to some rooms there are an insufficient number of sockets for modern living standards, this means a level of new circuitry or rewiring may be required. There are also some specific observations listed below which require attention.</p> <p><b>Observed Issues</b></p> <p>The wiring in the loft runs along the top of the timbers. There is a possibility of damaging the cables by standing on them when moving around the loft or by storage being inadvertently being placed on top of them.</p> <p>There is a broken fitting hanging from the porch canopy.</p> <p>A current test certificate was not available at the time of the inspection and there was no visible earth bonding to the heating or water pipework, therefore further advice should be obtained to ensure the electrics comply with current standards and are in a safe condition.</p>
<p><b>Action Required</b></p>	<p>Ideally the cables in the loft should not run along the top of the timbers to prevent damage. If it is not feasible to move the cabling care must be taking to avoid them when storing items in the loft.</p> <p>Some services will be obscured by furniture and other objects at the time of the survey. Upon occupation it is strongly advisable to visually check all socket outlets and switch points for any broken housings or loose fascias. Any damage seen should be repaired accordingly, including the loose fitting on the porch canopy.</p> <p>The NICEIC recommends that electrical installations are subjected to an Electrical Installation Condition Report (EICR) by a suitably qualified engineer at least every 10 years.</p>



Location of the Electricity meter and consumer unit under stairs



Electrical cables could be damaged by storage or by foot fall



Broken fitting on porch canopy



## 6.2 Gas / Oil

Condition  
rating

HS

<b>Construction &amp; Type</b>	There is a mains gas supply and the meter and valve are located in an external cabinet to the front of the property.
<b>Nature of inspection and Limitations</b>	The system was inspected for any obvious signs of leakage and damage to the supply pipes where visible.
<b>Condition</b>	No significant defects were noted but see health and safety advice below.
<b>Action Required</b>	<p>Advice: Gas Safe recommends that all gas appliances and boilers are inspected and serviced according to manufacturers' guidance, but at least once a year. At the time of survey, no documentation was seen to verify that an inspection or servicing has been carried out within the last 12 months. From a health and safety perspective, it is recommended that you validate any available certification, or commission an inspection and servicing of the gas installation and ALL gas appliances prior to occupation of the property.</p> <p>As the property is empty, parts of the system may not have been in use for a while. These observations increase the risk of any hidden issues. Further advice should be obtained as to the operational safety of the complete system.</p> <p>The Gas Safe website called 'Buying a new home', it states: 'Homebuyers cannot always be sure when the gas appliances in their new home were last safety checked and serviced. Ask your vendor for an annual gas safety record which shows that a Gas Safe registered engineer has checked the gas appliances. If your vendor cannot supply an up to date annual gas safety record, you should get a Gas Safe registered engineer to check the gas appliances before you move in. This check should include the gas boiler, oven, and hob and gas fire. The registered engineer will give the vendor a gas safety record, which they should handover to you before you move in. Better Gas Safe than sorry. Poorly maintained or badly fitted gas appliances can put you at risk from gas leaks, explosions, fires and carbon monoxide poisoning.'</p> <p>'Safety check' - As a minimum, this must check:</p> <ul style="list-style-type: none"> <li>• Appliances are positioned in the right place;</li> <li>• Any flue or chimney serving appliances are safe and installed correctly;</li> <li>• There is a good supply of combustion air (ventilation) to appliances;</li> <li>• The appliances are on the right setting and are burning correctly; the appliances are operating correctly and are safe to use.</li> </ul>



Location of gas meter



### 6.3 Water

Condition  
rating

1

<b>Construction &amp; Type</b>	<p>There is a mains water supply. The cold water storage tank and heating feed &amp; expansion tank are made of plastic and located in the roof space.</p> <p>The system is a typical gravity fed system – generally only the kitchen sink (and any outside garden tap) have a mains supply. The rest of the cold water draw-off points are probably supplied from the storage tank located in the loft.</p>
<b>Nature of inspection and Limitations</b>	<p>The visible parts of the system were checked for any obvious signs of leaking, damaged pipes, correct covering and insulation, and other evidence of defects. Water taps were operated to check for flow pressure and correct drainage. The water tanks were checked for signs of damage and correct support across a minimum number of joists.</p>
<b>Condition</b>	<p>The cold water tank is adequately supported on a suitable platform across 3 joists.</p> <p>No significant defects are noted, all fittings operated as required with water pressures at fair levels.</p> <p>There were no other apparent faults at the time of the inspection.</p>
<b>Action Required</b>	<p>Check the installation for evidence of leaks or other defects on a regular basis i.e. approximately every 6 months, or sooner. Leaks most often occur at pipe joints and where pipes are subject to movement or physical damage, such as airing cupboards, roof spaces and under sinks.</p>



## 6.4 Heating and Cooling

Condition  
rating

HS

<b>Construction &amp; Type</b>	<p>The heating and hot water is provided by 2 separate gas boilers. The one in the downstairs bathroom is a multi point domestic water heater and therefore does not provide hot water to the radiators. It is assumed that the one near the side door provides hot water to radiators throughout the property. Additional heating is provided by gas fires in some rooms. None of these appliances were not in operation at the time of the survey.</p> <p>Both of these boilers are thought to be over 20 years old and the property would benefit from a modern condensing boiler being installed.</p> <p>There are TRV's (thermostatic radiator valves) on most radiators for individual room temperature control.</p> <p>There is an insulated hot water cylinder in the first floor bathroom</p>
<b>Nature of inspection and Limitations</b>	<p>It is not possible to fully assess the condition and safety of a gas and heating installation on the basis of a visual inspection only. A visual inspection was carried out of the radiators, pipework and boiler to detect leaks, corrosion and other common defects.</p>
<b>Condition</b>	<p>No visible repairs were noted but we would recommend seeing the boiler and radiator system in full operation with radiators becoming warm to the top and bottom. The hot water system should also be tested.</p> <p>No evidence was seen to suggest that an inhibitor has been added to the heating system recently to prevent a build-up of sludge in the pipework and radiators, and it is therefore recommended that the system be flushed through and an inhibitor added.</p> <p>There is no earth bonding to the heating pipework. (refer to 6.1)</p>
<b>Action Required</b>	<p>Flush through radiator system and add inhibitor</p> <p>No visible defects were noted; normal maintenance servicing must be continually undertaken.</p> <p>Health and Safety - See also notes in 6.2 regarding the general safety and servicing of the complete Gas system.</p> <p>Advice: The water temperature in a hot water storage tank should be around 60°C in order to kill legionella bacteria (which can cause Legionnaires Disease), and no more than 50-55°C at taps in the property.</p>



Location of domestic hot water boiler



Location of central heating boiler



location of the hot water cylinder in first floor bathroom



## 6.5 Drainage

Condition  
rating

1

<b>Construction &amp; Type</b>	<p>There is a mains underground drainage system.</p> <p>There was one inspection chamber located to the rear of the property. The chamber had a galvanised steel cover, brick rendered chamber walls and salt glazed pipes at the chamber entrance.</p>
<b>Nature of inspection and Limitations</b>	<p>The drains run towards the back of the property</p> <p>Internally, all taps were run and WC's flushed, and water was seen to be running clear from the internal services.</p> <p>It should be noted that the underground drainage network was not inspected with the use of cameras and therefore no assessment could be made of the condition of the drains other than at the inspection chambers described above.</p>
<b>Condition</b>	<p>Without extensive exposure work we cannot confirm the type or layout of the underground drainage system. Nevertheless, we found no signs of flooding or blockages on site.</p> <p>There were no other apparent faults at the time of the inspection.</p>
<b>Action Required</b>	<p>Drains should be regularly inspected to ensure they remain free from blockages, tree root damage or other obstructions.</p>



Drains are clear and free flowing



## 6.6 Other Services

Condition  
rating

1

<b>Construction &amp; Type</b>	<p>There are television aerials mounted to the 2 main chimney stacks.</p> <p>There are 2 satellite dishes mounted to the rear wall.</p>
<b>Nature of inspection and Limitations</b>	<p>A visual inspection was made to locate television aerials and satellite dishes at the property.</p> <p>They were examined for general condition and security of fixing from ground level and with the aid of binoculars where necessary.</p> <p>No specific checks were made to confirm connections to/from the aerials or dishes or their effectiveness of providing a signal.</p> <p>I have not carried out an assessment of broadband speeds for this property. If this is important to you, it is essential you check with your preferred broadband provider or request a speed test at the property when you visit and certainly before you commit to the purchase.</p>
<b>Condition</b>	<p>No significant defects were noted.</p> <p>Ensure TV and Radio reception is possible if these are desired services.</p>
<b>Action Required</b>	<p>Examine all fittings regularly to ensure that they are secure.</p>



Satellite dishes located on the rear of the property



TV aerial attached to chimneys



## Section 7 - External Elements

### Scope of survey

The condition of the boundary walls and fences, outbuildings and areas in common (shared) use was inspected from within the grounds and any public areas, but not from neighbouring private property.

The report provides a summary of the general condition of any garden walls, fences and permanent outbuildings. Buildings containing swimming pools and sports facilities are treated as outbuildings, but the report does not comment on the leisure facilities, such as the pool itself and its equipment.

<b>7.1</b>	<b>Garaging</b>
<b>7.2</b>	<b>Outbuildings and Sheds</b>
<b>7.3</b>	<b>Grounds</b>
<b>7.4</b>	<b>Common and Shared Areas</b>
<b>7.5</b>	<b>Neighbourly Matters</b>



	<b>7.1 Garaging</b>	<b>Condition rating</b>	<b>NA</b>
<b>Construction &amp; Type</b>	There is no garaging to the property.		



## 7.2 Outbuildings and Sheds

Condition  
rating

3

<b>Construction &amp; Type</b>	There is a brick built outhouse in the rear garden. It is unused and has no roof.
<b>Nature of inspection and Limitations</b>	The outhouse was assessed for general condition and was examined externally to identify areas of rot, damage, leaks and other defects.
<b>Condition</b>	The building is completely overgrown by vegetation and the walls have major cracks and displaced brickwork
<b>Action Required</b>	It is recommended to demolish and remove the structure, as the walls are in a dangerous condition. However it could be rebuilt if required. It would require all the vegetation cutting back and a new roof installing plus a new door.
	 <p>Major cracks in outbuilding</p>



### 7.3 Grounds

Condition rating

2

<p><b>Construction &amp; Type</b></p>	<p>There are gardens to the front and rear which are mostly lawned with surrounding borders.</p> <p>There are paths, a patio and other paving around the property which are of concrete slabs.</p> <p>The driveway is to the front of the property and is laid to tarmac and concrete.</p> <p>The boundaries are defined by a mixture of timber panel fencing and brick walls.</p> <p>There are some trees and hedges close to the property</p>
<p><b>Nature of inspection and Limitations</b></p>	<p>The grounds around the house were inspected for any indications of land failure or movement, or other defects that would have a material effect on the property as a whole.</p> <p>It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.</p> <p>Some parts of the grounds are overgrown with foliage and could not, therefore, be examined in detail.</p>
<p><b>Condition</b></p>	<p>There is no evidence of any damage from flooding.</p> <p>The gardens are both presented in a fair condition.</p> <p>The driveway tarmac surface is in a serviceable condition and is reasonably level but the concrete part is cracked.</p> <p>The patio to the rear has several loose and uneven concrete slabs.</p> <p>The garden walls are in poor condition in several areas. Defects include missing/crumbling pointing, loose coping stones, leaning or loose brickwork and the right hand gate post is broken in half but has been cemented back together. This could pose a danger to passers by when the cement fails.</p> <p>Many of the fence panels are damaged or missing. (There is no indication of the ownership of any of the boundary walls, fences or hedges, and in most cases this is not specified by the deeds or title documents. Often, responsibility for boundaries to one side or another has been assumed by subsequent owners. You should ask your conveyancer to advise on any indications of ownership included in the title documents.)</p> <p><b>NOTE:</b>  Tree roots have the potential to cause damage to the drains and foundations of properties. They also remove the moisture from the ground which can cause shrinkage and this has the potential to cause subsidence. Conversely, removing trees completely can also cause damage to buildings by destabilising the ground or by causing ground swell due to excess moisture. There was no evidence of this at the time of the inspection.</p>



<p><b>Action Required</b></p>	<p>General maintenance is required to several areas around the grounds including new fencing, re-pointing the garden walls, re-laying the patio concrete slabs and repairing the cracked concrete to the front.</p> <p>It is recommended to either remove/renew the broken stone gate post or explore the possibilities of having it properly repaired.</p> <p>Trees and large bushes should be maintained and pruned on a regular basis.</p>
	 <p>Missing pointing on garden wall</p>



Crack in stone gate post which may be dangerous



Garden wall in poor condition



Trees close to property



Cracked concrete



Garden wall in poor condition



Fence in poor condition



Uneven patio



	<b>7.4 Common and Shared Areas</b>	<b>Condition rating</b>	<b>NA</b>
<b>Construction &amp; Type</b>	There were no common or shared areas noted at the property.		



## 7.5 Neighbourly Matters

### Observations

A general unspecific overview of the immediate local area was carried out during the course of the survey, to identify issues that might affect the normal enjoyment of the property.

No obvious causes of concern were noted however it cannot be known if issues are present at other times. You are advised to visit the property on a number of occasions at different times of the day and night to form an opinion of any factors that might be relevant

On the neighbour's side of the right hand boundary there is a hedge of trees that could affect the amount of light entering the garden.

Some hedges can be deemed to contravene Section 8 of the Anti-Social Behaviour Act 2003 if of more than 2 trees or shrubs, mostly evergreen or semi-evergreen, over 2 metres tall, and capable of restricting light or views. You may therefore have a valid complaint under the Act if the hedge detracts from your reasonable enjoyment of your home or garden.

Further information and advice is available in Government publications such as Over the hedge, High hedges: Complaining to the Council, and Hedge height and light loss.



## Section 8 Addendum 8.1 - About your Surveyor

Surveyor	Neil Openshaw	
Address	Manchester Home Inspector Services Ltd 19 Vicarage Drive, Dukinfield, Greater Manchester, SK16 5HZ	
Contact Details	Telephone	07759 742423
	Mobile	07759 742423
	Email	info@mhisuk.com
Signed (electronic signature)		Date Finalising Report 



## 8.2 - Maintenance advice

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

### Outside

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

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

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

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

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

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

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

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

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

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

### Grounds

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

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



## 8.2 - Maintenance advice (contd)

### Inside the property

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

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

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

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

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

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

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

**Built-in fittings:** Check for broken fittings.

### Services

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

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

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

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

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



## 8.2 - Maintenance advice (contd)

### **Important information for purchasers of older, listed and historic properties**

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

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

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

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

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

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

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

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

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

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

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

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

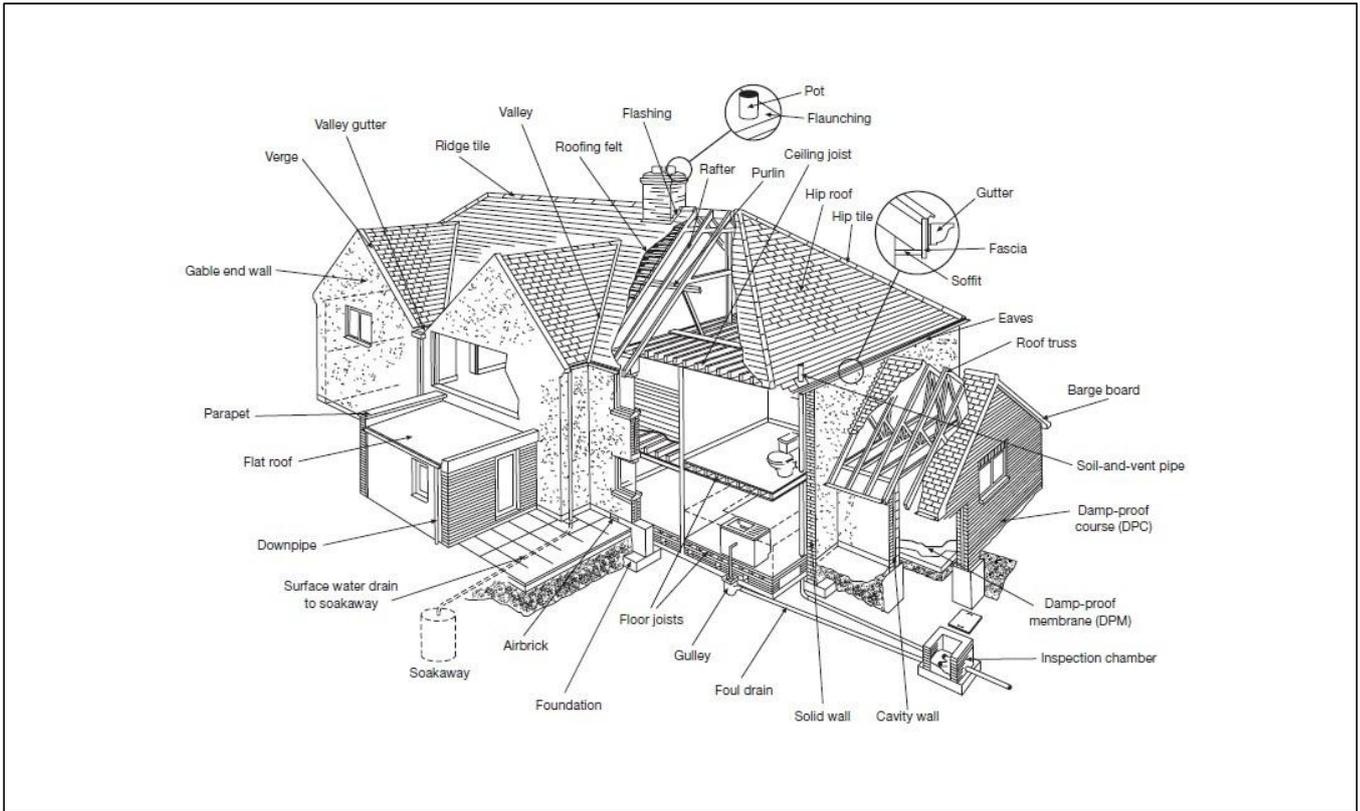
3. Ensure that the guttering and rainwater handling systems are in a well maintained and fully operative condition. Very significant damage can be caused in a very short period of time due to simple leaking gutters, downpipes, hoppers and other elements of the rainwater handling systems. It is therefore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

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

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

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

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





## 8.3 - Complaints Procedure

### **Policy Statement - Our commitment to you**

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

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

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

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

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

### **How to Register a Complaint**

Manchester Home Inspector Services Ltd has published this complaints procedure to ensure that you have access to your rights.

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

- You can call us by telephone - 07759 742423
- You can email us at [info@mhisuk.com](mailto:info@mhisuk.com)
- You can write to us at our office, Manchester Home Inspector Services Ltd, 19 Vicarage Drive, Dukinfield, Greater Manchester, SK16 5HZ

## Electricity in the Home

### Electricity in the modern home

Electricity has been used in domestic properties since the early 1920s following the invention of a cost effective and reliable lamp in 1907. But from its humble beginnings running a simple light bulb it has wormed its way into the very heart of our homes. It now allows us to mow the lawn, watch television, take a shower, wash clothes, cook and connect to the rest of the world via our personal computers and the internet.

Home owners usually take the electrical system for granted—and why not? Flick a switch and the light or the TV comes alive.

It generally requires very little or no maintenance on a year-on-year basis, never mind day to day. However, although electricity in the home appears to be inherently safe it should be remembered that Official Health and Safety figures show that unsafe electrical installations cause more than 750 serious accidents and 12,500 fires in homes each year.

### Government introduction of Part P of the Building Regulations

Due to the large number of accidents, fires and deaths caused by poor installation, maintenance and general upkeep of electrical systems within domestic houses the government introduced legislation in the form of a document known as PART P of the Building Regulations. These regulations came into effect on 1 January 2005. The overall desired effect of the new regulations is to ensure the health and safety of the occupants and visitors within a domestic dwelling.

### Who is allowed to carry out electrical work in a house?

#### 1. Part P registered electrician—full scope.

As from 1 of January 2005 all electrical installations (including alterations and additions) must be carried out by a competent person. In order to be recognised as a competent person he/she must have received suitable and sufficient training, qualifications and experience and registered in one of the governments 'competent persons' schemes. Being a member of such a scheme allows the electrician to 'self certify' his work. This means he is able to design, install and test any work without notifying the local authority building control department prior to starting the work.

All Part P registered electricians must adhere to the exacting standards laid down in the Institute of Electrical Engineers (IEE) Wiring Regulations **BS7671**.

#### 2. Part P registered electricians—limited scope.

Some kitchen & bathroom fitting companies are deemed competent to carry out electrical work limited to the connection of their primary role, i.e. kitchen and bathrooms only.

#### 3. The home owner is permitted to carry out small repairs and maintenance, generally extending to:

- Replacing existing accessories, such as sockets & switches
- Replacing a single length of damaged cable on a like for like basis.

### What to expect from an electrician?

On completion of all work carried out by an electrician the home owner should be provided with a copy of a test certificate, which come in two forms:

1. **Minor works certificate** covering alterations or additions to the original wiring.

2. **Installation certificate** covering all major installation tasks such as installing a new circuit, maybe a shower or installing a new consumer unit. All installation tasks **and** any minor works carried out in what are deemed as '**special locations**' (outdoors, kitchens, bathrooms or rooms containing a shower) must be notified to the Local Authority Building Control Department.

The electrician is responsible for doing this in conjunction with his Part P scheme provider. Within 6-8 weeks a Building Control Certificate should be received. The certificates will be required by a solicitor upon the sale of the property.



## Why should I have my electrical system tested?

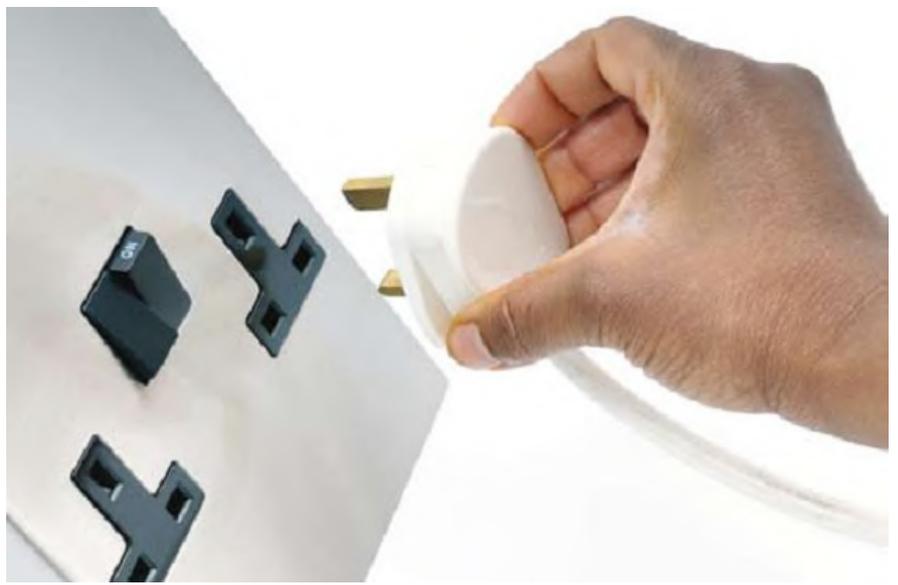
The vast majority of the electrical installation is built deep within the fabric of the building, hidden in the walls, the ceiling, the floors, loft space and even under the bath. The fuse box (now called a consumer unit) will be hidden in a dark cupboard at the bottom of the stairs behind the vacuum cleaner or the ironing board.

These items receive almost no attention from the day they were installed. All elements of the installation will deteriorate over time, nothing lasts forever. Cables become worn due to heat damage, rodents nibble away at the insulation, and screws work themselves loose and create bad joints. If your house was built in the 1970s its wiring is now getting on for 40 years old. As time has passed improvements and safety features have been built into the modern electrical installation. Is your house as safe as it could be?

The recommendation given by the Institute of Electrical and Electronics Engineers is that all domestic dwellings should be tested at a period not exceeding 10 years.

If you are moving home, you need to know about the electrics in your new property. Be extra cautious if the property is old as it runs a higher risk of having faulty wiring. Although the lights may work when you take a look at your new prospective home, it does not by any means ensure it is safe.

How old is the property? Has it been altered in any way since new? Who carried out the work? Did they really understand what they were doing?—It's easy to make an electrical circuit work, it's far more demanding to make the circuit work safely. It would be useful to know of any underlying deficiencies prior to moving in. Rewiring a house is a messy and expensive operation.



If some remedial electrical work is required, budget for it and get the work done before you have the walls skimmed and a new kitchen or bathroom installed. Remember: rewire first—decorate later. Don't put your life or your investment at risk; get an electrical survey of your new home before you sign on the dotted line.

## Who should I contact to test my electrical installation?

Any full scope Part P registered electrician who holds the correct private indemnity insurance to carry out this type of work. The report is known as a Periodic Inspection Report.

## What should I expect to gain from a Periodic Inspection Report?

This type of testing can take anything up to a day to complete. It covers every element of the condition of the installation from the suppliers fuse to the light bulbs. It is primarily concerned with the general condition of the fuse box/consumer unit, fixed cables buried within the walls and floors, main earth bonding arrangements and accessories.

On completion you should be provided with a copy of the test certificate along with written advice explaining what work is required to bring the installation up to the required standard.

## Further Information

Part P registration schemes:  
<http://www.napit.org.uk/>

<http://www.niceic.com/>

Local authority building control:  
<http://www.labc.uk.com>

CLG website:  
<http://www.communities.gov.uk>

Planning portal website:  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

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# FACTSHEET

## Gas in the home



Many people heat their homes and cook using mains gas and thankfully there are only a few accidents involving gas each year. However, while fortunately rare, in 2009-10, there were 223 incidents according to the national independent watchdog for work-related health, safety and illness the Health and Safety Executive (HSE). In many cases these accidents result in fatalities and for this reason the HSE takes issues relating to gas very seriously. There are two specific dangers associated with using gas in the home:

- Explosion and fire, which actually account for very few gas related incidences
- Carbon monoxide poisoning, which accounts for approximately 20 deaths each year

### What is carbon monoxide and why is it a problem?

Carbon monoxide is a deadly poisonous gas, because when it enters the body, it prevents the blood from carrying oxygen to cells, tissues, and organs. The problem with carbon monoxide is that it is colourless, odourless and tasteless. Excess carbon monoxide is produced when normally safe-to-use carbon-based fuels including gas, oil, wood and coal do not burn properly.

Because you cannot see it, taste it or smell it, carbon monoxide can kill quickly without warning. Sadly, each year there are news reports recounting such tragedies. People die from carbon monoxide poisoning which is caused by appliances and flues that have not been properly installed, maintained or that are poorly ventilated.

Even if the level of carbon monoxide is too low to actually kill, it can still cause serious harm to health if breathed in over a long period. In extreme cases prolonged exposure can result in paralysis and brain damage.

### How to keep safe

The HSE recommends that all gas appliances, including gas boilers, ovens, hobs and gas fires, should be regularly serviced in accordance with the manufacturer's guidelines at least once a year. Testing should be undertaken by a Gas Safe Registered Engineer.

A free gas safety check may apply to home owners on means tested benefits who:

- Are of pensionable age, disabled or chronically sick and either live alone or with others who are all of pensionable age, disabled, chronically sick or under 18
- Are living with others where at least one is under 5 years old



- Have not had a gas safety check carried out at the premises in the last 12 months
- Do not occupy premises where a landlord is responsible for arranging a check under regulations made under the Health and Safety at Work Act

You should contact your gas supplier for more information and to find out if you are eligible. They may be able to provide you with a free of charge gas safety check upon request.

You could consider installing an audible carbon monoxide alarm. They are cheap, easy to fit and are a good way to ensure you're immediately alerted to any carbon monoxide in your home.



### Gas and rented accommodation

Landlords have specific responsibility when it comes to gas safety and they have legal obligations in relation to any gas supply and appliances at their rented property. Under the Gas Regulations the landlords must:

- Repair and maintain gas pipe work, flues and appliances so that they are kept in a good condition
- Carry out a gas safety check every year on each appliance to be done by a Gas Safe Register approved installer (you must give your tenants a copy of the gas safety record within 28 days of it being carried out or before they move in)

The landlord must also keep proper records. As a minimum, the record of a gas safety check must contain:

- A description of the location of each appliance or flue checked
- The name, registration number and signature of the individual carrying out the check
- The date on which the appliance or flue was checked
- The address of the property at which the appliance or flue is installed
- The name and address of the landlord (or his agent where appropriate)
- Any defect identified and any remedial action taken
- A statement confirming that the safety check completed complies with the requirements of the Gas Safety (Installation and Use) Regulations 1998

You are also obliged to show your tenants how they can turn off the gas supply in the event of a gas leak.

## Gas Safe and Gas Safe Registered Engineer

The Gas Safe Register is the official gas registration body for the UK, Isle of Man and Guernsey appointed by the relevant Health and Safety Authority for each area. It is run by Capita Gas Registration which ensures that all their members are appropriately qualified to work with gas. The sole focus of the register is on improving and maintaining gas safety to the highest standards. There are around 120,000 gas engineers on the register.

Gas Safe Register replaced CORGI as the gas registration body in the UK and the Isle of Man on 1 April 2009 and Northern Ireland and Guernsey on 1 April 2010



Remember that before you let your gas engineer into your home to work on your gas appliances you should check their Gas Safe ID card. If they don't show this to you when they turn up at your door then don't be afraid to ask to see it. You can also check that your engineer is Gas Safe registered by calling the Gas Safe Register on 0800 408 5500 or using their 'check an engineer service' online.

## Buying a new home

In most cases, if you commission an independent surveyor to undertake an inspection and to report on the condition of a property prior to purchase, he/she will not be able to comment in detail on the gas appliances. This is because:

- The inspection will be visual only (the property belongs to the seller

and an invasive inspection would not be tolerated)

- The gas appliances are rarely running at the time of the inspection and if they are, it is unlikely that the surveyor will be in the property long enough to get a clear impression of how well they are running
- The surveyor is unlikely to be a Gas Safe Registered Engineer.

For this reason it is sensible if you are selling a property to have a gas safety report on all the appliances you intend to leave in order to show copies to the potential purchasers, their surveyor and their conveyancer/solicitor.

If you are buying, ask the sellers to provide a gas safety report on the appliances and make sure the report is provided by a Gas Safe Registered Engineer.

## Useful websites

- [www.hse.gov.uk/gas/index.htm](http://www.hse.gov.uk/gas/index.htm)
- [www.gassaferegister.co.uk/](http://www.gassaferegister.co.uk/)



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## Guttering

Rainwater goods, i.e. guttering and down pipes are often overlooked because, on the face of it, what they do is so straightforward—taking rainwater from the roof and disposing of it somewhere. But guttering and down pipes play an important role and serious problems can occur when they are badly fitted or poorly maintained.

### What is the purpose of guttering?

The purpose of guttering is to prevent the rain which falls on the roof from wetting the wall surfaces and the ground too close to the building. The need to shed rainwater away from the walls is not new. Our historic buildings, such as medieval churches and cathedrals, are often admired for their decorative gargoyles and impressive water spouts, simple yet effective ways of deflecting water away from the building.

Water is the main agent of decay in buildings. Blocked, cracked or badly designed rainwater goods can allow water into the main fabric, i.e. the walls and roofs. If water does run down the walls, the resulting problems will depend on the quality of the construction and the general condition of the wall. If it was well built and the brickwork of modern construction quality it is quite likely that the wall will suffer no more than algae or moss growth. However, if the walls are not so well constructed or the materials have deteriorated over time, then water can soak into the walls and the resulting damp can encourage timber decay through fungal attack and insect infestation.

In the winter months water that has soaked into the surface of masonry can freeze and cause brick and stone work to crumble, particularly where the brickwork is older, softer and more porous, and where the mortar is 'weak' because it is of the incorrect mix or is old.



If the water washes into the soil too close to the building this can have the same result as a broken drain under the soil, with the fine particles in the soil being washed away leaving 'voids' (or gaps in the soil) which can collapse when the soil dries out. In severe cases, the bearing capacity of the ground will be reduced and the property could be in danger of subsidence.

The water collected by the guttering is directed to an area where it can do no damage, either to a soak-away or storm drain.



In older buildings, it is allowed to enter the 'foul sewer', but this is no longer permitted in new dwellings. Guttering and down pipes are therefore an important element to a property. However, not all properties need guttering. Some buildings, notably thatched cottages, are designed to function without guttering.

Where this is the case a broad 'roof overhang' (called the 'eave') is designed so that the roof edges are a good distance from the face of the walls. The depth of the eaves is normally at least 300 mm.



### What prevents gutters from working properly?

Gutters at roof level intercept water as it runs off the roof slopes and channels it away from the walls. Where gutters fail to do this it can usually be attributed to the following:

- Inappropriate sizing—the gutter is too small to cope with the amount of water shed by the roof in heavy rain
- Leaves in autumn, which can quickly block gutters
- Stray rubbish, which can vary from children's balls, beer cans and plastic bags to wildlife such as dead birds or bird nests which cause blockages
- Fragments of tile, slate, fallen stonework and other mineral matter can 'silt' up guttering

- Self-seeded plants (e.g. *Buddleia*)
- Natural wear and tear over time (corrosion if the rainwater goods are cast iron or brittleness if they are plastic)
- Damage from repair work (ladders etc.)
- Poor installation

## Types of guttering

The main styles of guttering materials are:

- PVC
  - Cast-iron
  - Pressed metal (normally galvanized steel)
  - Extruded metal (normally aluminium)
- Asbestos cement

It is also possible to find cement gutters on some post WWII houses, and lead guttering, usually associated with historic buildings.

## Metal or plastic?

More recently, plastic in the form of PVC has become a popular material for guttering and down pipes. The major advantage of PVC is that it is lightweight and can be installed by one person, although two are preferable. (The weight of cast iron or galvanised guttering is such that it precludes a one-man job). Because it is lightweight, the lengths of a piece of guttering can be longer than cast iron and therefore requires fewer joints and supports. Installation is relatively quick and the material is comparatively cheap. However, PVC guttering does present some problems.



Cast iron

Firstly there are environmental concerns about the material itself. Secondly, a major disadvantage of the PVC guttering is that the material does not have a very long life span. It is affected by ultra-violet light and will fade and can become brittle with age. Also, plastic rainwater goods are not inherently rigid and can be affected by thermal movement, thus reducing their effectiveness. The PVC does not take paint very easily and, therefore, the choice of colours is limited.



## Cast iron

This was the most common material for guttering and down pipes for older houses, but in many cases it may have since been replaced. It is strong, durable and relatively easily maintained. Cast iron gutters can be of varying shapes but the most common profiles are 'ogee' sections, half-round and hexagonal profiles. Cast iron gutters should be painted on both surfaces, even though the inner surface is less likely to receive the paint well.

The most frequent problems associated with cast iron gutters result from joint failure (where the gutter lengths join one another or the down pipes), and impact damage (for instance where vehicles hit unprotected down pipes or ladders are banged against the gutters). Sometimes, maintenance can cause the damage if, for example, the bolts securing a joint are rusted and have been incorrectly removed; also the gutter itself can be cracked or broken.

If the property is listed or in a conservation area and the rainwater goods need replacing or repairing, then often the local planning office will demand that the same style is retained for aesthetic reasons. Finding replacement cast iron parts is very difficult. New replacement cast iron can be obtained from specialist foundries but is expensive.

Sometimes replacement parts can be obtained from demolition sites but these may be damaged and must be very carefully inspected. (Some plastic guttering systems offer 'imitation cast iron' rainwater goods that may be acceptable to local planning authorities).

Another point is the cost of installation, as the lengths are so heavy that one person cannot manage them on their own. Replacement is awkward and further damage can be done to remaining parts as attempts are made to release well-rusted bolts.

## Pressed metal

The most common defect of pressed metal guttering is simply age. The zinc in the galvanised coating oxidises over the years and eventually completely disappears. This exposes the metal to normal weathering and oxidation (rusting) and eventually the deterioration is complete and the gutter needs to be replaced.

This type of guttering has been used for many years and was always more popular than cast iron on the simple basis of cost. Like cast-iron guttering, pressed steel needs to be painted on both the inside and the outside.

Some modern steel guttering systems do offer significant advantages over PVC systems. PVC tends to discolour and become brittle with age. It is not inherently rigid (therefore needs a large number of fixings) and can be affected by heat and cold—expanding and contracting accordingly.

Steel guttering systems are rigid and durable. They can easily be recycled without any loss of quality and 50% of all world steel comes from recycled sources. In comparison with other alternatives to PVC guttering, such as cast iron or aluminium, steel guttering can be competitively priced and is relatively lightweight and consequently not difficult to install.



Pressed steel

## Concrete and asbestos

With the shortage of steel in the immediate years after WWII, other materials became popular for guttering and down pipes and on houses from this period you may find concrete gutters (known as 'Finlock' gutters) or asbestos gutters, where the asbestos is used as a bonded material in cement.

Asbestos cement guttering is durable, virtually everlasting, never rusts and requires little maintenance. It will not accept paint easily and sometimes therefore was not painted. Cement 'Finlock' gutters are slightly different. Instead of being 'attached' to the property they are an integral building component, capping the cavity of the outer brickwork and kept in place by the weight of the roof. Unfortunately, there can be severe maintenance problems relating to these gutters. The points where the concrete gutters meet/abut each other were commonly 'made good' with a mixture of bitumen and mortar. Over the years this can crack and split and moisture then seeps through the gap. A tell-tail sign is the presence of damp patches at the junction of the top of the wall and the ceiling; particularly if it is a regularly spaced pattern of patches.

With Finlock gutters the least expensive method of repair is to paint the interior of the guttering with a thick bitumastic liner but it is never very long lasting and problems invariably recur. Alternatively, the gutter can be lined with reinforced fibreglass felt which can also be taken up to the roof beneath the first few rows of tiles. This has slightly better longevity but still has a limited life. It is sometimes possible to install modern gutter systems but because the gutter is integral with the building usually specialist firms are needed to maintain or repair them.



## Aluminium

Aluminium guttering is a modern innovation and is generally durable and corrosion resistant. As with PVC, aluminium is lightweight, and it can be 'shaped' more easily and is often used on older properties where there is the need to replicate the shape and look of the original cast iron gutters (for aesthetic or planning reasons). Aluminium gutters can be produced in long single lengths, reducing the number of joints and therefore the risk of leakage due to joint failure.

The aluminium guttering may be left 'unfinished' or may be painted or powder coated, therefore a wide variety of finishes and colours is available from different manufactures. If unfinished, the aluminium will slowly oxidize over time to a dull grey colour. The oxide then protects the material from further corrosion. If a finish is applied then the manufacturers maintenance instructions will have to be followed in order to maintain the finish; for example harsh abrasives may remove some paint or powder coatings.

## Gutter maintenance

Gutters should be:

- Regularly cleaned out
- Down pipes should be checked for blockages
- Brackets and fixings should be inspected to ensure they are secure
- Where appropriate and in line with manufacturers instructions some coated finishes may need regular washing using a warm mild detergent (non-toxic) solution

## Gutter repair

All gutters deteriorate in time but the damage may differ depending on the material and the level of maintenance over the years. Replacement costs also vary depending on whether the replacement is to be 'like for like' or a different material is to be used.

An important feature for all guttering is the actual support for the gutters and the down pipes: the fixtures holding the guttering to the roof or wall.

Weakening of the supports/brackets can be as serious as damage to the gutters and pipes themselves. Also, even if the supports themselves are sound, the timbers to which they are screwed can often be far too rotten to do the job properly so these must also be periodically inspected.

When carrying out repairs, it should also be noted that from the mid 1970s the lowest part of the roofing under-felt (which sits behind the tiles/slates etc. but over the timber framework) was designed to drape into the gutter to help facilitate water run off if water does get under the top covering. If this has disintegrated it should also be repaired at the same time as the guttering, because if not corrected there can be problems with dampness at high levels in upper rooms.

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HOMEOWNER

# Cut your energy costs

A homeowner's guide to energy performance improvements

## refurbishing living spaces



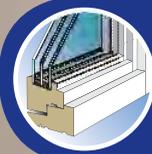
energy saving trust®

# Energy saving benefits when



## Lighting **Save 3%**

Take the opportunity to install the latest lighting technology to suit your needs, tastes and tasks. See page 5.



## Doors and windows **Save 4%**

A lot of unwanted draughts occur around doors and windows. Updating as well as draught proofing will significantly reduce heat loss. See page 6.



## Draught proofing **Save 5%**

Ensure all gaps are filled where cold air can enter, especially around water and waste pipes. See page 4.



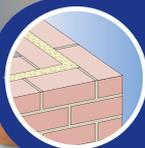
## Floor **Save 5%**

Up to 15% of heat can be lost through the floor. If you're reflooring, get the best level of insulation possible. See page 4.

**Assumptions:** % savings are the maximum savings that can be achieved. Savings are based on the fuel bill saving for a single living space, not the whole house. All figures are based on a 3-bed semi-detached house.

# When refurbishing living spaces

It is financially beneficial to consider energy performance at the same time as you are carrying out home improvements. It also prevents further disruptions following the refurbishment. This guide focuses on living spaces such as lounge, dining room and bedrooms. You may notice some rooms are colder than others, or susceptible to unwanted draughts. This makes it very difficult to maintain temperatures in the winter. The measures highlighted in this guide will save you money on your bills, help reduce the carbon emissions of your home and improve its quality and comfort.



## Walls Save 15%

Typically up to 35% of heat is lost through walls. Internal wall insulation can be fitted to the inside face of external walls. This also minimises the need for re-plastering. See page 6.



## Products

For all your electronic needs there are energy efficient options, including TVs, computers, radios and set top boxes. The Energy Saving Trust Recommended scheme tells you which ones are the most efficient. See page 5.



## Overall carbon savings Save 31%

Your total carbon emissions could decrease by up to 4% for bedrooms and up to 14% for living room or dining room respectively.



## Overall savings Save 29%

The savings from installing all these measures will vary depending on the shape and size of your rooms. They could be approximately £102 per year for a typical mid-terrace house and around £218 for a typical detached house.

# Add energy efficient measures



## Draught proofing

This is one of the cheapest and most efficient ways you can save energy. You may be aware of cold areas or rooms in your home and draught proofing is an easy way to help tackle them.

It's important to minimise unnecessary heat loss from draughts coming in through floors, walls, around service pipes and cables, and around windows and doors. Once work has been completed, it is difficult and inconvenient to tackle unwanted draughts – so ensure your builder is blocking even the smallest of gaps.

At the same time, you must maintain the right levels of ventilation in the home, especially if you have rooms with open fires or open flues. Discuss arrangements that best suit your home with your builder.



## Floor

Few people consider the option of floor insulation – even though it is an ideal opportunity to prevent your feet getting cold in winter.



About 15% of a home's heat loss is through the floor. If your living area is on the ground floor, or above a garage it is definitely worth considering. It can make a huge impact, eliminating draughts and heat loss which can occur between the floor timbers and around the edges of the floor.

Depending on what work you are having done, Building Regulations may require you to make changes. For example, where more than 50% of the floor is undergoing significant work (e.g. replacement of timber floor boards, or relaying solid floor surfaces), Building Regulations require that it is rebuilt to achieve a specified level of thermal performance. This requirement however, is not triggered by work on cosmetic finishes, e.g. laying carpets.

### How easy is it to insulate the floor?

If you have a timber floor, the most efficient option is for your builder to lift floorboards and install insulation between the floor joists. This also gives your builder the opportunity to repair any damaged or creaky timbers. However, if this option is not possible, you should insulate gaps in the floorboards and around the perimeter.

Floorboards and skirting boards often contract, expand or move slightly with everyday use, so a filler that can tolerate movement should be used, such as a silicon-based filler. Fillers block gaps permanently, so once applied, excess should be wiped off with a damp cloth before it dries. Fillers may break down over time, but can easily be reapplied.

If you have a solid floor, insulated floorboards are laid on top of your existing floor, slightly raising the floor level. If you're having more extensive work carried out, the top layer of the floor can be removed and insulation added to preserve the existing floor level.

# es as you improve your home

## Lighting

Your lighting needs will vary from room to room. For example, your lighting needs in your dining room or lounge will be very different for your bedroom. The advice is to opt for low energy lighting.

Low energy compact fluorescent lights (CFLs) save power, whilst performing as well as traditional bulbs. High-powered LEDs are now widely available, have improved dramatically in recent years, and are particularly suited to task lighting and spotlights.

If you intend to install new lighting, Building Regulations require 75% of all bulbs to be low energy.



## Recommended products



There are now many energy efficient products on the market. But the best of the best are those which carry the Energy Saving Trust Recommended logo – your assurance that these products meet the strictest criteria and deliver the biggest energy savings. Look for the logo on a wide range of products including:

- Light fittings and bulbs
- Insulation materials
- Windows
- Consumer electronics
- Computing
- Smart meters





## Walls

Up to 35% of heat escapes through walls – so adding insulation will be a big factor in making your home much more cosy. Internal walls can be insulated on a room-by-room basis.

You should be aware that 2010 Building Regulations may require you to upgrade your insulation if old plaster needs removing, or if dry lining is being applied. Find out more from your builder or local building control.

### What materials will be used?

It comes down to cost and space. As technology improves, the range of insulation materials is increasing. Because insulation only needs to be fixed to the inside face of the external walls, it will take up a small amount of room space.

### Anything else?

If your home was built after 1920, the chances are it has cavity walls made of two layers with a small gap between them. They can easily be filled with insulation.

If your cavities have not already been filled, you may be able to treat the whole house for around £250 and save up to £110 per year on heating bills. There could be financial help available. For information on grants see [energysavingtrust.org.uk/gid](http://energysavingtrust.org.uk/gid)

Houses with solid walls have no gap. So even more heat escapes than through cavity walls. External wall insulation and/or internal wall insulation can be applied to the whole house but the total cost is higher than for a house with cavity walls.



## Doors and windows

Here is a major source of heat loss. You may choose to replace your windows or doors because they need updating. However, if you are having more extensive work done, you may be required to replace them to meet certain specifications set down by 2010 Building Regulations.

### What are the best windows available?

Options include replacement double or triple glazing, and secondary double glazing. As well as cutting draughts and condensation, outside noise can be reduced – and the overall appearance of your room will be enhanced.

Your builder should be able to advise on your individual situation. If you want to do some research, the British Fenestration Rating Council is a good place to start [www.bfrc.org](http://www.bfrc.org)

Just like appliances and houses, windows are rated on an A to G scale. C-rated windows are now a minimum requirement in Building Regulations, but windows with a higher rating will perform even better.

### And doors?

New doors now feature insulated cores for additional insulation. There are security benefits too – look for 'Secured by Design' doors and windows to ensure your house remains safe.



# Steps to an energy efficient home

The information in this guide may have already prompted you to consider various energy efficient measures to have done when you are refurbishing living spaces such as your lounge, dining room and bedrooms. Of course, you will need to factor additional costs into your budget. However, by adding measures at the same time other work is being done allows you to future proof your home against energy price increases.



Adding energy efficient measures as you refurbish each room will increase its overall efficiency – making it more comfortable and gradually reducing your energy bills. In addition, you will also improve the overall EPC rating of your home, making it more attractive to a future buyer. Guides for the bathroom and kitchen will help you achieve this. Other guides in the pipeline include loft conversions, and heating and hot water systems.



The [bathroom](#) guide will help you plan refurbishment work to your bathroom. It will provide information associated with water consumption and factors that need to be considered when replacing showers, baths, taps, and WCs.

The [kitchen](#) guide will help you plan your refurbishment work. If you are replacing units, it is the best opportunity to install internal wall insulation before the units are fixed. It will also give you advice on other measures such as lighting, water and of course appliances.



## Useful sources of information

Energy Saving Trust advisers can help you with grants and offers available in your area, as well as providing a wide range of advice. See back page for more information. Other useful sources include:

- Find a Builder or tradesperson through the Federation of Master Builders. [fmb.org.uk/fab](http://fmb.org.uk/fab)
- The Planning Portal is the UK Government's online planning and building regulations resource for England and Wales. [planningportal.gov.uk](http://planningportal.gov.uk)
- Be inspired by Old Home SuperHome, a network of existing homes that have undergone an energy-efficiency retrofit. [sustainable-energyacademy.org.uk](http://sustainable-energyacademy.org.uk)

# Rooms for improvement

This illustration gives you an idea of what can be achieved throughout your whole house if you were to make energy efficiency improvements in every room.

The measures outlined in this guide show the maximum cost savings. All recommended measures need to be installed to achieve

these savings but attention to detail is vital to attaining maximum performance.



\* Loft conversions  
\*\* Heating and hot water system

Assumptions: % savings are the maximum £ savings that can be achieved. All figures are based on a 3-bed semi-detached house.

# The energy performance of your home

	Current	Potential
Very energy efficient – lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>37</b>	
(1-20) <b>G</b>		
Not energy efficient – higher running costs		

Many of the homes in the UK are old and inefficient. This means wasted energy and high fuel bills. Our homes also contribute to around 25% of the UK's carbon dioxide emissions.

To help homeowners understand the energy efficiency of their homes, and the impact on the environment, Energy Performance Certificates (EPCs) were developed.

The EPC provides an energy efficiency rating for the home on an A to G scale, just like the rating you find on fridges and other household appliances. The most energy efficient home will have an A rating, with the least efficient having a rating of G.

A qualified energy assessor will carry out an inspection of your home and creates the EPC, which will show the rating for your home and some recommendations.

There is a legal requirement to have an EPC when selling a property, even though Home Information Packs are no longer required.

A poor EPC may start to affect the value of properties, so it is worth considering taking steps to make even small improvements.



## How will upgrading my living spaces help my EPC?

Although the EPC rating is based on the whole property, a lot of energy is used in all the living spaces combined. Carrying out all or some of the recommendations in this guide could help improve the overall energy rating for the home. In certain circumstances, a change from one band to another is possible. For example, moving from an EPC band E to an EPC band D.

The Energy Saving Trust provides free and impartial advice on how to stop wasting energy. Our advisors can help you with grants and offers available in your area, as well as providing a wide range of advice.

Freephone helpline: 0800 512 012

Grants and offers database: [energysavingtrust.org.uk/gid](http://energysavingtrust.org.uk/gid)

Compare products at  
[energysavingtrust.org.uk/Recommended](http://energysavingtrust.org.uk/Recommended)

### Guides for builders

There is an accompanying guide for builders that contains more detailed information on achieving the measures set out in this guide. The full series will also be developed for the builder.



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Energy Saving Trust, 21 Dartmouth Street, London SW1H 9BP Tel: 020 7222 0101  
[energysavingtrust.org.uk](http://energysavingtrust.org.uk)

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**Assumptions:** any costs and savings in this guide are based on a 3-bed semi-detached house. All savings are the maximum that can be achieved and relies all recommended measures installed, and attention to detail is vital.

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