

LEVEL 3

# Your survey report

**Property address**  
1 High Street

**Client's name**  
Mr & Mrs Smith

**Inspection date**  
26th January 2024

**Surveyor's RICS number**  
6800578

# 3

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# A

## About the inspection and report

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

## About the inspection and report

As agreed, this report will contain the following:

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

### About the report

We aim to give you professional advice to:

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

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

### About the inspection

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

- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

### **Reminder**

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

## About the inspection

**Surveyor's name**

Tony McKenty

**Surveyor's RICS number**

6800578

**Company name**

3 Counties Surveying Limited

**Date of the inspection**

26th January 2024

**Report reference number****Related party disclosure**

I am not aware that there any conflicts of interest as defined in the RICS Valuation Standards and the RICS Rule of Conduct.

**Full address and postcode of the property**

1 High Street

**Weather conditions when the inspection took place**

At the time of our inspection it was dry following a few weeks of mixed weather.

# A

## About the inspection

### Status of the property when the inspection took place

The property was occupied and furnished. The floors were extensively covered and cupboards were full of stored items at the time of our inspection. This prevented a detailed inspection of some of the areas of the property.



# B

## Overall opinion

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

### Important note

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



## Summary of condition ratings

### Overall opinion of property

We can report that the property is a satisfactory proposition for purchase. If you are prepared to accept the cost and inconvenience of dealing with any repair/improvement works reported below and they are carried out to a satisfactory standard we can see no reason why there should be any difficulty on resale. Unless stated within the report any defects noted are not unusual for this age property. Where any defects are noted you should obtain quotations before purchase so you are aware of your future liabilities.

Within Section I1 - Risks of this report the elements of the building affected by significant defects, indicated by their condition rating '3', are highlighted. We recommend that you review these sections carefully and take action to ensure the issues are addressed. The report should be read in full as other sections may indicate further recommended actions or minor defects that ideally should be addressed. You are advised not to proceed with the purchase until these defects have been fully investigated and you are made aware of your future liabilities.

The purpose of this report is to advise on the structural condition and state of repair of the property. The inspection has been carried out in accordance with the Terms of Engagement. The report should be construed as a comment upon the overall condition of the property and the quality of the structure, but not as an inventory of every single defect, many of which would not significantly affect the value of the property.

Explanation of terms. Short term - within 1-2 years. Medium term - 2-10 years. Long term - more than 10 years. Terms frequently used to describe the condition of elements are defined as follows: Satisfactory: Leaving no room for complaint, meeting expectations. Apart from normal maintenance no significant works of repair will be required in the short or medium term. Adequate: Barely satisfactory / sufficient. Works of repair, upgrading or improvement will likely be required in the medium term. Poor: Inadequate. Repairs are now required.

## Summary of condition ratings

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

**3**

### Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	
D3	Rain water pipes and gutters	
D4	Main walls	
D5	Windows	
D6	Outside doors	
E5	Fireplaces	
F1	Electricity	
F2	Gas/Oil	
F4	Heating	
F5	Water heating	
F6	Drainage	
G1	Garage	
G2	Permanent outbuildings	
G3	Other	

## Summary of condition ratings

2

### Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	
E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
E9	Inside other	
F3	Water	

1

### Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D8	Other joinery and finishes	
D9	Outside other	

NI

### Elements not inspected

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

Element no.	Element name	Comments (if applicable)
D7	Conservatory and porches	

# B

## Summary of condition ratings

F7	Common services	
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## Summary of condition ratings

### Summary of repairs and cost guidance

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

Repairs	Cost guidance (optional)
Roof - Please see Section D2	
Rainwater Goods - Please see Section D3	
Main Walls - Please see Section D4	
Windows - Please see Section D5	
External Doors - Please see Section D6	
Garage - Please see Section G1	
Outbuildings - Please see Section G2	
Other - Please see Section G3	

### Further investigations

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

If there are no recent certificates within the last 10 years from an NICEIC/ECA registered contractor for the electrical installation, we recommend that a full test of the entire property is carried out before purchase and certificates obtained. Please see Section F1 - Electricity and Section I1 - Risks.

If there are no recent certificates within the last 12 months from a Gas Safe registered contractor for the gas installation, we recommend that a full test of the entire property is carried out before purchase and certificates obtained. Please see Section F2 - Gas/Oil and Section I1 - Risks.

If no recent certificate for the boiler is available within the last 12 months' we recommend that the complete heating system is checked by a competent Gas Safe or/and an NICEIC/ECA registered contractor and certificates are provided before purchase. Please see Section F4 - Heating and see Section I1 Risks.

We would recommend that the cracking noted be monitored on a regular basis. In the event of further movement being identified in the future the matter should be referred immediately to a Chartered Structural Engineer, who should undertake a more detailed investigation on your behalf.

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities

## About the property

### Type of property

The property is a Grade II Listed detached house on three floors.

The property has been built originally in four blocks/sections with a modern extension on the right-hand side. For the ease of the report we have called block one, the left-hand 17th Century section, block two, the early 18th Century section, block three, the early 19th Century section, block four, the mid 19th Century and block five, the 21st Century.

The first four blocks dates are taken from Historic England.

All directions were taken facing the front of the property.

### Approximate year the property was built

1650 - We have stated this as circa 1700 as per Historic England with the successive dates constructed as noted above.

### Approximate year the property was extended

2005

### Approximate year the property was converted

### Information relevant to flats and maisonettes

### Construction

The first four blocks are solid stone construction under pitched roofs clad with a variety of slates and Cotswold stone tiles.

The modern extension on the right-hand side we assume is cavity stone construction under a pitched roof clad with slate tiles.

The ground floor is a mixture of solid construction and timber suspended construction. The first and second floors are of timber suspended construction.

The windows and doors are of timber construction.

Given the age of the property it is possible that timber treatment may have been undertaken in the past with materials which are now considered hazardous. Likewise, materials such as lead and asbestos are likely to have been incorporated into some elements of the construction. We would draw your attention to our comments at Section I - Risks.



## About the property

### Accommodation

	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground	1							
Ground								
First								
Second								
Third								
Other								
Roof spaces								

### Means of escape

You should draw up a simple fire escape plan for your property.

The best route is the normal way you come in and out of your home.

Plan a second route in case the first one is blocked - consider windows.

Take a few minutes to practice your escape plan regularly.

Keep door and window keys where everyone you live with can find them - on hooks behind curtains or boxes on windowsills perhaps. Ensure there are escape windows to the floors up to 4. 5m high. Emergency escape windows and external doors. Windows or external doors providing emergency escape should comply with all of the following. a. Windows should have an unobstructed openable area that complies with all of the following. i. A minimum area of 0. 33m<sup>2</sup>. ii. A minimum height of 450mm and a minimum width of 450mm (the route through the window may be at an angle rather than straight through). iii. The bottom of the openable area is a maximum of 1100mm above the floor. b. People escaping should be able to reach a place free from danger from fire. Courtyards or inaccessible back gardens should comply with Diagram 2. 5. of part B of the Building Regulations for Fire Safety DB\_Vol1\_Dwellings\_2019\_edition\_inc\_2020\_amendments. pdfpublishing. service. gov. uk) c. Locks (with or without removable keys) and opening stays (with child-resistant release catches) may be fitted to escape windows. d. Windows should be capable of remaining open without being held.

If you have additional security gates or shutters, make sure they can be easily opened from the inside without a key in a fire.

If you - or anyone you live with - might find it difficult to escape quickly without assistance in an emergency, make extra plans to get them to safety, or seek extra expert advice.

Make sure everyone in your home understands what to do in a fire. Remember to keep visitors in the know, too. Contact <https://www.london-fire.gov.uk/> for further advice.

### Security

You may wish to install security alarms and fittings to windows and doors to comply with your insurance company requirements. Further advice should be sought from your insurance company.

We recommend replacement of all external door locks following completion of the purchase of the property.

## About the property

### Means of escape

**Summary of accommodation** (as per the estate agents details)

Lower Ground Floor - cellar.

Ground Floor - sitting room, utility room, drawing room, dining room, WC room, kitchen/breakfast room and a garden room.

First Floor - four bedrooms, two bathrooms a WC room and a games room,

Second Floor - dressing room, bedroom and a bathroom.



## Energy efficiency

We are advised that the property's current energy performance, as recorded in the EPC, is as stated below.

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

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

### Energy efficiency rating

F35

### Issues relating to the energy efficiency rating

We assume the modern extension contains some insulation. The EPC states there is none in any of the walls. It would not make much of a difference to the rating.

### Mains services

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

☒

Gas

☒

Electric

☒

Water

☒

Drainage

### Central heating

☒

Gas

☐

Electric

☐

Solid fuel

☐

Oil

☐

None

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

The surveyor is not aware of any other energy sources existing to the property.

### Other energy matters

Not Applicable.



## Location and facilities

### Grounds

There is off street parking for three to four small cars plus a double garage.

There is 1.22 acres of garden. This is the estate agents measurements. We have not measured this.

### Location

The property is in an established residential area with properties of similar type and character.

### Facilities

The property is close to the town centre and all local amenities and public services.

### Local environment

The property is adjacent to what sounded to be a children's nursery. There were several cars dropping off first thing in the morning and also there was noise noted from the garden. This may impact on your quiet enjoyment of the property.

The garden also faces a river and a park. This was very quiet at the time of our inspection. We assume this gets busier at the weekends.

The property is located in a Conservation Area. Please see Historic England for more details. Living in a Conservation Area | Historic England.

The property and the stable are Grade II Listed. Please see below the Historic England listing. Historic England contains advice on repair, restoration, addition and alteration works. As the property is Listed you must ensure you are fully aware of the scope of works that are permitted. Failure to follow the rules can result in court action and legal penalties. <https://historicengland.org.uk/>

#### Stable;

Stable, walls and gate piers. Early C18. Limestone rubble with freestone quoins and dressings; double-Roman tile roof coped, with gabled finials and moulded kneelers to gable ends. Rectangular plan.

EXTERIOR: 2 storeys; no windows to the 1st floor. The street front (west) has a semicircular-arched loading bay to the 1st floor with a C20 planked door; to the right of the south gable end is a chamfered freestone architrave to an early C19 6-panel door with flush panels and a timber lintel to a small window opening to the left. The east front, facing the garden has two 2-light stone-mullioned windows with stepped cyma moulding under a continuous hoodmould to the ground floor. The north wall is blank.



## Location and facilities

### Local environment

INTERIOR: not inspected.

SUBSIDIARY FEATURES: a rubblestone garden wall with freestone capping, approx 2m high, borders the garden onto St Mary Street (west), and extends approx 22m to the north where it is attached to No.55, The Grove (qv). It also extends approx 35m to the south of the stable. Close to the house is an early C18 rusticated stone architrave and broken pediment to a 6-panel door. Close to the south corner of the stable are 2 ashlar gate piers with pyramidal caps to C19 diagonally-planked double gates (restored C20) with spiked tops.

Listing NGR: ST9229173300

#### House;

House at a right angle to the road, facing south, built in 4 blocks. C17, successively extended to right of front in early C18, early and mid C19.

MATERIALS: limestone rubble with freestone quoins to the C17 and C18 blocks, ashlar to the rest; stone slate roof to centre, right and part of rear, Welsh slate to left and part of rear; ashlar stacks to gable ends and rear, brick shafts to some. PLAN: each block is one-unit plan, the C17 block to the left (i) was originally a through-passage plan, probably 2 or more units with rear stair turret; the early C18 central block (ii) has a single-storey rear passage and small rear room; early/mid C19 extension to right (iii).

EXTERIOR: 2 storeys and attic; 7-window range (2 to each block and one to the C19 extension to the right). i). The C17 (left) block is set back with a steeply-pitched Welsh slate roof. The quoins rise to 2 storeys. To the garden front a C18 high parapet has been added with a pedimented dormer to a 2-light casement window behind. To the 1st floor are timber lintels to central paired C19 sash windows and a 6/6-pane sash to the right. An early C19 cast-iron trellis to a former canopy spans this block. To the centre of the ground floor is a moulded architrave to early C19 French windows with margin panes, to the right is a C20 half-glazed door. The rear has moulded architraves to a 6/6-pane sash window. ii). The early C18 block to the centre has a stone slate roof hipped to the front and right, gabled to the left; chamfered rusticated quoins; eaves cornice; moulded architraves to 6/6-pane sash windows with crown glass to the 1st floor over a cornice and blocking course to an early C19 splayed bay of 3 equal facades. The bay has French windows with margin panes and crown glass. The left return has one 6/6-pane sash window to each floor; that to the ground floor (temporarily blocked) in an early C18 moulded architrave with cornice, partly covered by the trellis. iii). The mid C19 stone-slatted wing to the right is lower and cants forward with one 6/6-pane sash window to the 1st floor over a large blind 8/8-pane sash window with painted glazing bars; to the left is a smaller 8/8-pane sash window, all with raised surrounds and bracketed sills; platband between floors. To the far right is an ashlar single-storey lean-to with a 3-light metal casement window. Another smaller windowless lean-to is the the far right stepped down the slope toward the River Avon. To rear: to the 1st-floor right is a 2-light stone-mullioned window with edge-roll moulding and leaded glazing, fixed to the right and with a small-paned metal casement to the left. To the left is a 6/6-pane sash window. The eaves cornice formerly continuing along the right return is stopped above the rear quoin. A brick stack to a rear corner fireplace.

INTERIOR: the west wall (to the street), of the room to the left is approx 1.5m thick and houses an open fire with a C17 cyma-moulded architrave and a segmental, almost semicircular-arched shaft to a window to the right; an ogee-stopped lateral beam is above the fireplace. Early C18 full-height panelling, coved cornice, and to the rear right is a recess with shaped shelves. The entrance hall has raised-and-fielded panelling below a dado rail; to the rear, in the stair turret is a newel stair with an early C18 wide swept rail and turned balusters. The entrance to the central C18 block is pointed-arched. The main room to the front has an early C18 box cornice and full-height raised-and-fielded panelling, wide floor boards and a late C19 fireplace.

Listing NGR: ST9227473325

## Location and facilities

### Other local factors

We strongly advise that prior to exchange of contracts you should return to the property on a number of occasions, particularly in the evening and at weekends, in an attempt to establish who your neighbours are and to establish whether the way in which they use and occupy their property will produce unreasonable levels of sound transmission which could affect your quiet enjoyment, such that this would lead you to reconsider your proposal to purchase the property.

We are not aware of instances of aircraft, rail, road or other noise unduly affecting this property, however, we recommend that your legal adviser makes formal enquiries to the Local Authority prior to purchase to determine whether there is any recorded evidence of noise pollution within the area, which would lead you to reconsider your purchase of the property. In addition, as part of pre-contract search enquiries, your legal adviser should determine whether there are any proposals for adjacent development or alteration to transport facilities (road, rail and air) which could impinge upon your quiet enjoyment of the property.

At the time of our survey we were not aware of any other additional local factors, for example, significant external noise or any other nuisances. We inspected the property during the day and there were no signs of any significant sound from neighbouring properties.

Your legal adviser should make enquiries with the existing vendor to determine whether any previous problems or disputes have occurred with neighbours during the time of their ownership.

# D

**Outside the property**

3 Counties Surveying Ltd



## Outside the property

### Limitations on the inspection

It was not raining at the time of our inspection, we cannot confirm whether any leaks are evident on any rainwater goods or sections of inaccessible roofs.

Inspection of the roof was carried out using our drone. It was quite a bright day which did cause some reflection to the photographs.

### D1 Chimney stacks

There is a stone built chimney stack to the left-hand side of section one. The chimney pots appear to be in a satisfactory condition and both have cowls to the top to prevent birds or rain from entering the flue. The lead was in a satisfactory condition. Pic.1

2

There are two stone built chimney stacks on section two. One to the front and one to the rear. There are two chimney pots on the front elevation. Both of these have cages to the top to prevent birds or foliage from entering the flue and no defects were noted. The lead was in a satisfactory condition. The single pot on the rear chimney stack is open to the elements. We would recommend a cowl is fitted to prevent any rainwater or foliage from entering the flue. Pic.2

The benching around the rear chimney stack is covered in plants, cracked and loose in sections and some repairs and replacements are required. This should be carried out at the same time as the works to the roof whilst at this height. Pic.3

There is a single chimney stack and pot to the rear of section three. The stonework and lead were in a satisfactory condition. There is one open pot where a cowl should be fitted. Pic.4

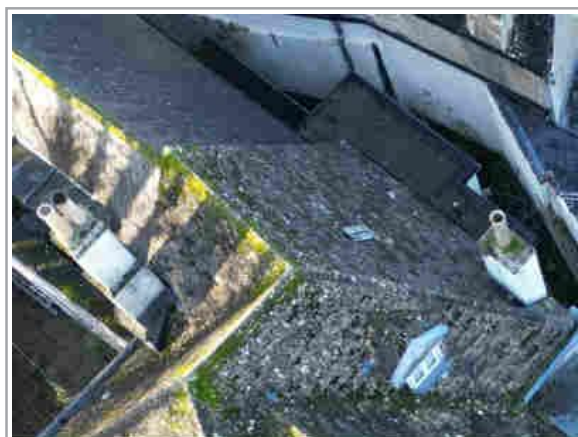
There is a stone built chimney stack to the rear of section four. This also has an open pot where a cowl should be fitted. The stonework and lead were in a satisfactory condition.

Closer inspection to areas not visible due to the line of sight may reveal defects.

Due to the exposed nature of chimney stacks and ever changing weather we would recommend regular inspections and maintenance are carried out to prevent any defects.



Pic.1



Pic.2

## Outside the property



Pic.3



Pic.4

### D2 Roof coverings

The roof above section one is a gabled design clad with slate tiles. (It is possible that these are asbestos tiles - Please see Section I3 - Risks to People). The ridge is stone design.

The roof, where visible, was free from any signs of significant defects. There were no slipped, cracked or missing tiles where visible.

No significant sagging or deflection could be seen from the limited inspection from the ground level and there are no indications to suggest any weakness in the timbers making up the roof frame.

Moss was noted on the ridge. This should be removed along with the rest of the moss and it is possible some repointing may be required.

The roofs over sections two and three are pitched design clad with Cotswold stone tile.

The stone ridge and hip tiles to sections two and three have seriously degraded in sections and there are some sections that are missing. This will be allowing moisture into the roof section which was unseen below. This has possibly caused some damage. Pic.1

There is a considerable amount of moss and foliage on these roofs and there is obvious signs of degradation where the two roofs meet where there are stone valley tiles. Due to the amount of moss and the obvious damage, we strongly recommend that the roof is fully inspected by a competent roofing contractor before purchase and quotations are given for any necessary repairs. Please see Section I1 - Risks to the Building. Pic.2-4.

The roof above section four is also a gabled design clad with slate tiles and this is in the same condition as the section one roof.

The modern 2005 roof is the same design and also clad with slate tiles and no defects were noted to this roof.

To the rear of section four there is a mono-pitched roof clad with slate tiles. There were at least two cracked tiles in this section and this should be inspected by the roofer at the same time and any necessary repairs carried out.

The single storey roofs to the rear over the utility room section are flat roofs clad with a bituminous felt. No significant defects were noted. There is moss on these roofs that should be cleaned to prevent any further blockages to the rainwater goods.

Bituminous felt coverings to flat roofs typically have a life span of 10-15 years. Although no obvious outward signs indicate any issues a defect may exist allowing moisture to build up within the roof

## Outside the property

structure. When this occurs the timber roof support structure can deteriorate without outward sign of a problem and be difficult to detect at the time of the survey. Enquiries should be made regarding the last replacement of the roof covering and decking.

There is a slate mono-pitched roof over the entrance to the street to the rear left-hand side. This appeared to be in a satisfactory condition.

The parapet walls to the front of the property and the rear left-hand side over the entrance gate are covered in moss. Some degradation was noted on the front elevation due to this and the moss should be cleared off and any repointing carried out at the same time as the works to the roof. Pic.5-6

The rear parapet wall has caused damage to the wall below and some further repairs may be required once the moss is removed.

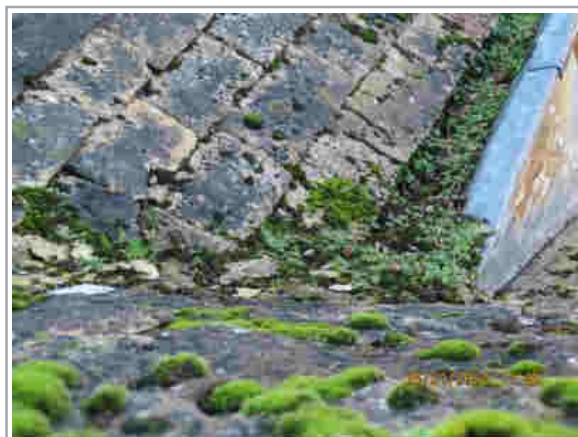
When the roofers carry out an inspection to the middle sections, they should also lift the slates near the gutter sections on sections one and four to ascertain the condition of the felt and if possible along the ridge lines to section two and three where there is some loose sections and the timbers underneath should be inspected as some repairs may be required to these areas.

### Roof cont.

Photos.



Pic.1



Pic.2



## Outside the property



Pic.3



Pic.4

Images for **Roof cont.**



Pic.5



Pic.6

### D3 Rainwater pipes and gutters

The rainwater goods are a mixture of uPVC, cast iron and zinc or steel on the front middle elevation. 3

The gutters, downpipes and hoppers are significantly blocked in places. This is causing issues to the property.

To the right-hand side of the bay window the downpipe is not attached to the hopper. This is causing splash back against the wall.

The metal gutters at the front elevation on section three are leaking around the joints. This has caused damage to the stonework below and damage to the internal surfaces. Please see Section E3 - Walls. Pic.1-2

All of the gulleys on the rear elevation are blocked and overflowing.

On the rear left-hand side to section one there is a cast iron gutter. The end plate is missing and water is cascading onto the stonework above the entrance door from the street and this is causing damage to the stonework below.

## Outside the property

The downpipe on the rear right-hand side to section five finishes directly onto the floor to the rear. We would recommend that this is ideally taken into underground drainage. If not, it should be taken away from the house.

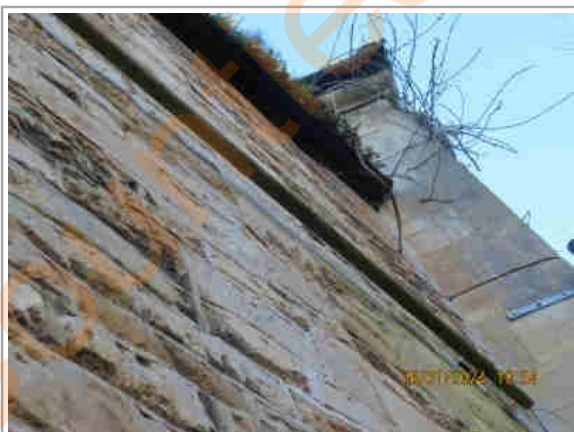
The rainwater goods are in need of urgent maintenance and we would recommend that this is carried out as soon as possible. Please see Section I1 - Risks to the Building.



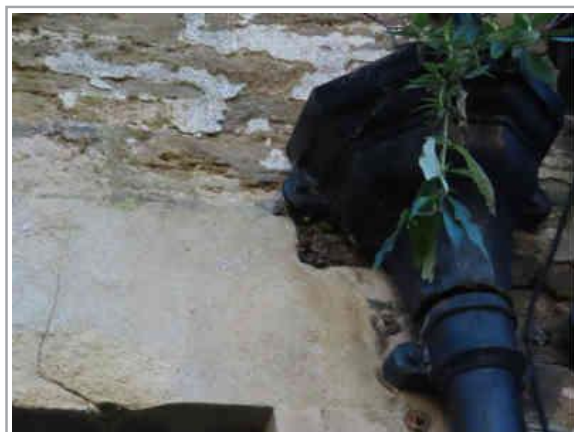
Pic.1



Pic.2



Blocked rear gutter



Blocked rear hopper

### D4 Main walls

The first four blocks of the property are solid stone construction. The single storey modern extension 3 is cavity stone construction.

For a full description of the property, please see the Listed Building description above.

There are a considerable amount of creepers on the front elevation. If you wish to retain these, these do need to be cut back as they are causing damage to the stonework and to the roof and this should be trained away from the wall as soon as possible and regularly maintained.

The foundations have not been inspected and generally speaking are not visible. Your legal adviser

## Outside the property

should make enquires and confirm that the property has not been underpinned as works may have been undertaken in the past which are now not readily apparent. Older properties are likely to have limited foundations which are unlikely to comply with modern requirements.

Section one is showing signs of movement. There is an obvious bulge especially at first floor level to the front elevation. This appears to be an established feature, however based on one visit we cannot confirm whether if this is progressive. No cracking was noted around the surrounding areas, however this should be regularly monitored and again if any movement or cracking appears, a further inspection by a Structural Engineer will be required.

On the section above the bay window the two sash windows above have moved, they are leaning in towards each other. This appears to be historic and was noted on the 1950's Historic England photograph. This does not appear to have become any worse since then, although it should be regularly monitored. If any further movement or cracking appears, a further inspection will be required. Pic.1

Damage to the walls were found in the following sections.

Below the gutter on the third section, there is a section of stonework missing directly under the gutter. It is unsure why this has occurred. Pic.2

Behind section two, around the ground floor window, to the hallway, there is a section of stonework that has fallen out next to the sash window and this is now allowing daylight and rainwater into the building. Pic.3. There is also a minor crack on the lintel and the window sill.

There is a cracked lintel on the left-hand side of the French windows to section three.

Behind section two at low level and high level, there are sections of stonework missing in places and also at low level on section four. Pics.4-5

There is damage to the Ashlar quoins on the section four on the rear elevation and minor cracking noted to the window sill to the kitchen.

The parapet wall above the first entrance doorway on St Mary Street is damaged due to rainwater. This section needs repointing as this has caused damage to the wall below. Please see Section G3 regarding further damage.

Where section two joins section three to the rear, there is a cement fillet. A crack of approximately 2-3mm has occurred against this join. This is more likely due to the sand and cement cracking rather than movement. It will become worse over the years and whilst the other works are being carried out, this section should be removed and repointed with a lime sand and cement. Pic.6

Generally, there is some other minor missing pointing in places, although not as significant.

As the stonework has been badly maintained over the years, this will continue to deteriorate and cause further damage to the property. We strongly recommend that competent masons inspect the property and supply quotations to carry out all the required works. Please see Section I1 - Risks to the Building. Ideally the creepers should be removed and any further damage inspected.

To the rear left of the property there is a single storey extension that has been rendered externally. The render has been taken directly down to the ground. This is bridging the damp proof course. The render should be removed back up to the damp proof course with a bellcast fitted and the underside section repointed.

The paintwork to the rendered sections is peeling in places and this should be redecorated during the external works.

Section five has a plastic damp proof course. No defects were noted to the stonework on section five. When the creepers are cut back or removed, you should budget to carry out some repairs to these sections.

In cavity construction the inner and outer leaves of the walls are bonded together by means of ties.



## Outside the property

The cavities have not been inspected and we cannot comment on the condition of these ties, nor on the presence of waste material, which may block or obstruct the cavity. If you are concerned you will need to instruct a more intrusive inspection, so you are aware of your future liabilities.

We are unsure whether the cavity walls contain any insulation, although, due to its recent construction, we assume they do as Building Regulations for cavity wall insulation began in Approx. 1993. This cannot be confirmed without damaging the wall itself which is beyond the scope of this report. Your legal adviser should have this confirmed during their searches.

There are two dormer windows on the front elevation that are lead lined to the sides. The far left has a lead roof and the right is clad with Cotswold stone tiles. There is a further one to the rear clad with Cotswold tiles and lead sides. Where visible, no significant defects were noted. We were unsure whether there is any insulation in the dormer windows. We assume there is not. These can possibly be upgraded. When the moss is removed from the stones tiles repairs may be required.

Some of the repointing has been carried out with sand and cement. Buildings of this construction should always be repointed with a lime mortar. This allows the walls to dry out after they become wet in the winter months, whereas the sand and cement will trap it and can cause further damage to the stonework and damp internally. Any further repairs should be carried out with lime mortar. As no significant defects were noted due to the sand and cement, it would not be cost effective to remove this at this point. If this becomes an issue in the future it may need to be removed and you should budget for this.

There is a cement plinth at low level on section one. Some minor cracking has occurred to the top. This should be raked out and filled to prevent rain from being trapped between the cement and the stonework.

There is a single storey bay window to section two. There were no signs of any rotation between this and the building. This does have a plastic damp proof course. We assume this is a modern addition although it was noted in the 1950s photo. No significant defects were noted.

The lead roof to the top of the bay window was full of leaves and foliage. This requires clearing as part of the clearing of the gutters and the roofs.

The ground level to the front left-hand side to section one is higher than the internal levels. (sitting room). We would recommend that a trench is excavated across the front of section one and part around the bay window. This should be 150mm below the internal ground level, 150mm wide, back filled with clean pebbles. This will allow water to drain away from the base of the wall and prevent any future damp issues.

Properties of this age contain timbers built into the internal and external walls. External lintels were noted on section one. As the walls to the house are of solid construction and thus more prone to penetrating dampness such timbers are at risk from infestation by wood-boring insects and there is a possibility that some decay may exist which is hidden from view. Without further opening, we are unable to confirm whether such timbers are free from significant defect. At the time of our inspection, however, no evidence of visual decay was noted but may become apparent when work is undertaken to the property, for example, removal of plaster exposing timbers beneath. Remedial work can be both expensive and disruptive.

There is a lack of subfloor ventilation to the front of the property. This will be difficult as the walls are up to half of metre thick in places. They have been vented to the rear in sections, although where the extensions are to the rear, we are unsure whether this carries through underneath. See Section J.

### D4 Main walls cont.

Photos.



## Outside the property



Pic.1



Pic.2



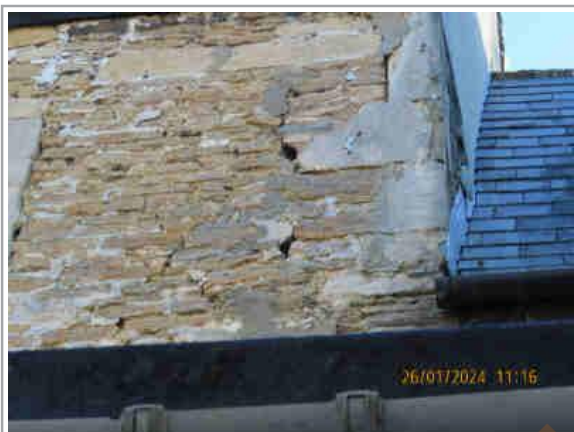
Pic.3



Pic.4

## Outside the property

Images for **D4 Main walls cont.**



Pic.5



Creepers to house



Pic.6

### D5 Windows

The property has a mixture of timber sliding sashes and casement windows. All of the windows are single glazed. 3

Some of the windows have secondary glazing internally, however this is just a cling film type covering which is easily punctured.

The windows are in a varying state of repair. The majority of the sash windows are in a satisfactory condition, although decoration is required within the next year. Pic.1

Timber sash windows contain voids and areas of hidden timberwork where defects could exist but could not be inspected. There is a risk of possible concealed defects. The sash cords should be checked regularly and have a limited life expectancy.

The majority of the ground floor French windows are showing some rot on the threshold sections and the decoration is poor in places and some repairs are required. Pics 2.

The window sills to section five on the front elevation have completely rotted. These require repairs or even possibly replacements. Pic.3

## Outside the property

The casement windows to the rear on the left hand utility extension have some rot to the sills. Repairs are required. Pic.4

On section four, on the front far right, there are two cracked panes of glass on the first floor that now require replacing as soon as possible to prevent injury. Please see Section I3 - Risks to People.

On section four to the French windows on the ground floor, there are two cracked panes of glass on the left-hand side window. These now require replacement to prevent injury. Please see Section I3 - Risks to People.

Due to the amount of decay to some of the windows and the cracked panes of glass, we would recommend a general overhaul is carried out to all of the windows as soon as possible to prevent any further damage to the building. Please see Section I1 - Risks to the Building.

There are metal conservation skylights to the rear of section two and three on the second floor. These were both operational.



Pic.1



Pic.2



Pic.3



IMG\_7826.JPG



## Outside the property

### D6 Outside doors (including patio doors)

The French doors on section one to the front have rotted to part of the bottom of the frames and there are two cracked panes of glass.

3

The panes of glass should be replaced as soon as possible to prevent injury. The ground levels externally are high in this area as noted above and reduction of the ground levels should prevent any future issues, although some repairs are now required.

Section five has a timber door that has an open cat flap. You may wish to have this blocked or a new cat flap fitted. The door was in a satisfactory condition.

The timber door from the utility required ease and adjustment.

The majority of the window shutters are painted shut.

The doors are now in need of some overhauling and replacement of glazing and we would recommend that this is carried out as soon as possible to prevent any further damage or injury. Please see Section I1 - Risks to the Building and I3- Risks to People.

### D7 Conservatory and porches

The property does not have a porch or a conservatory.

NI

### D8 Other joinery and finishes

Timber fascia board was noted in places and there are exposed rafter ends on section four. Generally where visible, no significant defects were noted, although these should be more closely inspected when the gutters are cleared.

1

All external joinery should be regularly maintained to help prevent against rot.

### D9 Other

Handrails, coping stones, or steps to the exterior element of the property should be regularly checked to prevent any risk or injury. No significant defects were noted.

1

No other significant areas were of concern to the exterior.

# E

**Inside the property**

3 Counties Surveying Ltd

## Inside the property

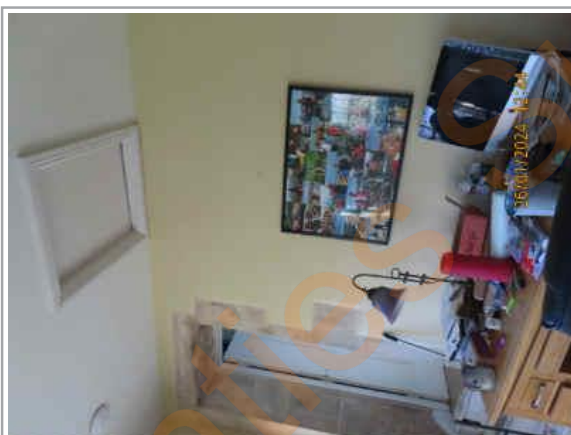
### Limitations on the inspection

There is a loft hatch above section five to the single storey extension, however we were unable to reach this due to furniture. Roofing felt tends to last 20-25 years as long as it has been correctly fitted. As the extension was completed in 2005, there should not be any issues with the roofing felt, although it would be prudent for the roofer to lift the bottom sections of tiles whilst checking the remaining sections of the roof to ensure there are no significant issues.

The remainder of the roof voids are living accommodation and there is no access to the rafters or the felt. Due to the amount of damage noted externally, as noted in Section D2, we do recommend that the roofer carries out a closer inspection of all of the roof elevations to check the condition of the felt.

The carpets and floor coverings were securely fitted. We were therefore unable to lift them and visually inspect any of the floors.

The property was full of stored items which limited our inspection.



Loft hatch in extension



IMG\_8139.JPG

### E1 Roof structure

There some sections to the eaves on the second floor on the left-hand side of the property, however these are fully boarded. There are also two boarded sections on the second floor possibly to the eaves sections, however these were screwed shut and painted, we therefore have not inspected any of these sections. 2

On the first floor to the left-hand side and the second floor to section two, there are exposed 'A' frames and purlins.

There are the normal signs of wear and tear including wood beetle attack, however these did appear to be inactive.

In section two on the second floor, there has been strengthening works and a new collar has been inserted. Your legal adviser should ask the vendor when these works were carried out and whether there are any certificates from a Structural Engineer or Building Control due to the property's Listed status. Pic.1

In section one where the cross beams enter the 'A' frames, there are some obvious signs of movement. Based on one visit we cannot confirm whether this is progressive or historic. The right-hand side 'A' frame where the collar reaches the front section, this has moved considerably. This may require some strengthening works in the future. This should be regularly monitored. If any further movement occurs, you will need to instruct a Structural Engineer immediately. Pic.2

## Inside the property



Pic.1



Pic.2

### E2 Ceilings

The ceilings are a mixture of plasterboard and lath and plaster construction.

2

The roof sections on the second floor have been boarded to the rafters. This appears to be of plasterboard construction. We were unsure whether these sections have been insulated between the rafters. This would need a more intrusive inspection.

There are some exposed large dimensional timbers on the first floor. These were showing signs of wear and tear and wood-boring beetle that appears to be inactive and no immediate repairs are required.

Some previous strengthening repairs have been carried out to the games room to the right-hand side to timber as it enters the wall.

There are lath and plaster ceilings to the principal bedroom on the first floor and lath and plaster to the ground floor sitting room, drawing room and dining room. Although there are sections of lath plaster in other areas, these sections particularly are showing undulation and cracking which is not unusual in properties of this age. Decoration to these areas should be carried out carefully because if sections of ceiling do fall, it is possible that complete ceilings will need to be replaced. You should budget for this.

Lath and plaster construction relies on the adhesion of the plasterwork to the supportive timber lath. Over time this can fail, especially if cracked or damaged. In some instances, failure results in a sudden collapse. There is accordingly a risk to people being injured or items damaged. We recommend regular monitoring of the ceilings for signs of movement. If found, then you should arrange for a competent contractor to inspect them and quote for any necessary repairs or renewal. Please see Section I3 - Risks to People.

There are signs of water damage to the ceiling in the utility room and the cellar below. This is due to a leak on the water cylinder. Please see Section F5. Some stain blocking will be required before decoration.

There is damage to the ceiling in the sitting room and the games room above. This is due to a leak from the blocked parapet gutters. Some replastering will be required in these sections. Pic.1



## Inside the property



Pic.1

### E3 Walls and partitions

Tests were taken with a moisture meter at regular intervals in a structured methodical manner to internal walls, floors and other surfaces. Although you should be aware that bathroom, kitchen units, wall tiles, furniture and floors coverings restricted our ability to test all areas.

2

The rear entrance section is showing damp at low level. There is no provision under the street door to prevent any water from entering this section. This will require a door frame with a weatherboard to prevent this.

There are signs of an older staircase under the sitting room floor from the street door passage that we assume would have carried on up through to the turret staircase to the left-hand side of the property. The bottom stone section of this is damp. The section is underground. No immediate repairs are required, although further treatment to the timbers may be necessary in the future.

In section two, the front elevation to the first floor is showing signs of damp due to blocked gutters, replastering will be required in these sections. Pics 1

There are damp sections and damage to the plasterwork in the ground floor cupboard to the left-hand side of the fireplace and in the games room on the front left-hand side. Again this is due to the issues with the parapet wall and you should budget for some replastering to these sections. Pics 2-3

Please note that once the gutters and parapet walls and any external issues have been rectified, you should remove the sections of damaged lime plaster and it should be allowed a reasonable amount of time for the walls to dry out before reinstatement.

Damp was noted in the hot water cylinder room. There appear to have been a leak. Either a previous leak or a leak that is still continuing. Please see Section F5.

Damage has occurred to the plaster and this has been fixed by using a carlite bonding. Carlite bonding is very porous and will retain any moisture in the walls. This probably will not dry out. If you are concerned about the aesthetic finish in this section, you would need to remove the carlite bonding, allow the wall to dry out and then fix a non porous finish. Pic.4

The ground floor older sections have panelling in some places floor to ceiling. The panelling is possibly concealing defects, especially due to the issues noted externally with blocked gulleys, higher ground levels and gutters and downpipes that are overflowing. No obvious sections of decay were noted, although a full inspection was limited. Once all the external sections are rectified, it may be that some repairs may be required to the panelling. This may become evident later on and you should budget for this.

## Inside the property

The external elements of the property, such as the walls, rainwater fittings and seals around doors and windows should always been maintained to prevent and reduce the amount of rain penetration to the internal areas.

All ground levels should be maintained 150mm below the existing damp proof course to prevent bridging.

Damp can manifest itself in many ways:

- Poor workmanship of the original damp proof course.
- Absence of a damp proof course to the walls.
- Internal plaster being in contact with the solid floor behind the skirtings which will allow bridging of the damp proof course.
- The external ground levels being above the level of the damp proof course and the internal floors causing bridging of the damp proof course.
- The external render can carry down past the damp proof course and allow moisture to rise and bridge the damp proof course.
- A new damp proof course has been inserted but the internal plaster has not been removed and replaced with new plaster to the proper specification.
- Condensation giving the appearance of rising damp.
- Faulty plumbing work.

The walls are a mixture of stud and solid construction. Some of the walls are possibly lath and plaster construction such as the first floor small box bedroom. Please see Section E2 regarding the durability of the lath and plaster.

It is possible that asbestos may have been used in the make up or lining of some walls. We would refer you to our later comments under Section I3 - Risks to People, in this respect.

Given the age of the property you should expect that some of the wall plaster will need repairs or replacement when redecorated.

Settlement or subsidence appears to have affected the internal sections of the property with some internal distortion and cracking occurring to walls and door openings. The movement appears to be an established feature and is not considered unusual in buildings of this age and type. If further movement occurs we recommend you immediately instruct a Structural Engineer to inspect the property, although you should be aware that monitoring over a period of time is likely to be required to fully assess if movement is on-going. These sections should be regularly monitored.

Bubbling of paint and salting was noted in section five. This is on the wall between the garden room and the kitchen/breakfast room. The kitchen is higher and we assume that when the property was constructed that some form of tanking was incorporated into the build. The wall did test dry at the time of our inspection and it is possible there has been a leak and enquiries should be made with the vendor if they are aware of why this has happened. Some rubbing down and making good will be required as long as there are no further issues. It is imperative not to puncture these sections as if the walls are tanked, this could cause damp problems.

The extensions to the rear alleyway are approx. 100mm thick, the walls internally are drylined. This is possibly concealing defects as access was limited. We were unsure if the drylined walls are insulated or if any damp proofing has been added.

The property has been greatly extended and changed over the years with the most recent addition being the garden room which was completed in 2005. There are no plans for the works and we were unsure of the actual works, however the proposed works were for an extension, drainage and dormer alterations.

Due to the property's age, it is difficult to consider any other further structural alterations internally and your legal adviser should confirm that if any alterations have been carried out that full Planning Permissions due its Listed status and Building Control certificates are in place. We understand that the property was greatly overhauled approximately 20 years ago. There are no records of this. Your

## Inside the property

legal adviser should try and find the specification of the works carried out to ensure that they are all passed and signed off as they may affect future resale.



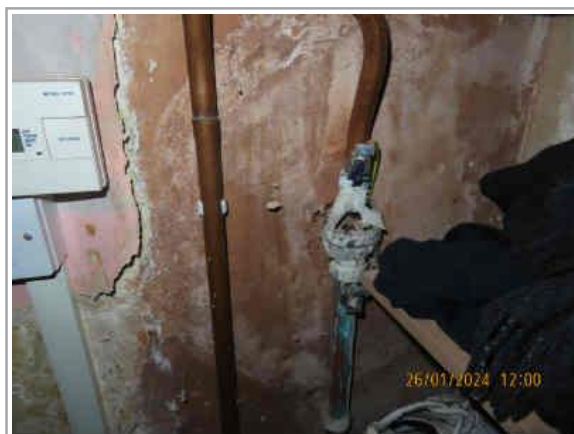
Pic.1



Pic.4



Pic.3



Pic.4

### E4 Floors

A full inspection of the floors was restricted due to floor coverings, furniture or stored items and we cannot categorically confirm that they are free from defects.

2

In the modern extension, we assume the floor is solid construction. A laminate floor has been laid to the top, however there are obvious signs of movement. It is possible that this is due to a leak due to the staining noted on the difference in the walls or more likely that the floor was not allowed to acclimatise before it was laid. It is very difficult to repair this to a flat and level surface. If this is an issue, then you would need to budget to replace the flooring in its entirety, although it may be possible that a carpenter can cut sections at the edges to allow some expansion.

The floor tiles in the utility room are lifting. This is probably not an issue due to the floor and possibly due to previous water leaks or the tiles have been badly laid. Some refixing will be required.

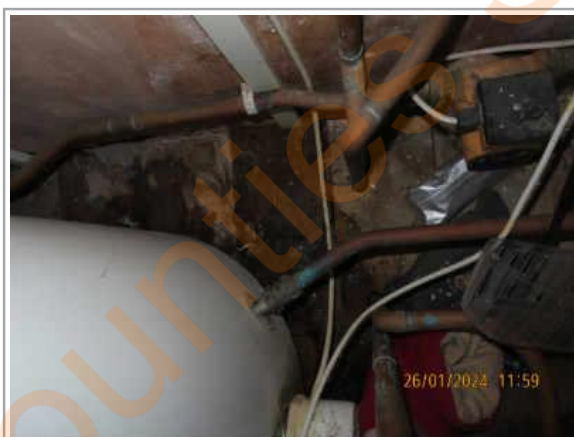
## Inside the property

The floor under the water cylinder appears to be a modern construction. We were unsure when this was replaced. This is on the landing from the entrance hall staircase. The cylinder does appear to be leaking and the floor beneath is still wet. Once these areas have dried out, some preservation treatment may be required. Pics 1-2. See Section F5.

The passageway from the utility room that exits onto St Mary Street has a set of a timber stairs as noted above. The floor above this is part of the sitting room floor in section one. The section above the stairs is a new construction. This is probably just where this area has boarded over the stair entrance, however it is possible that all of the ground floor has been replaced and without lifting any carpets, we cannot confirm this.

The timber floors to the remaining sections are showing obvious signs of undulation. This is more obvious on the first and second floor. Without removing the carpets we cannot confirm whether this is an ongoing issue, although in properties of this age this is not unusual. The floors generally felt sound underfoot.

It is possible that some decay has occurred due to wood-boring beetle and when floor coverings are next replaced or lifted you should budget to carry out some repairs. We would recommend a more intrusive inspection is carried out especially to the timbers on the ground floor where there was a lack of ventilation on the front sections.



Pic.1



Pic.2

### E5 Fireplaces, chimney breasts and flues

There is a wood burning stove in the left-hand side living room. There is a crack on the hearth but the stone surrounds were in a satisfactory condition. There is an open grate fireplace that is in use in the drawing room. There is some wear and tear to the surrounds but generally it was in a satisfactory condition. 3

These are the only two fireplaces that appear to be in use.

Please be aware of the Environmental Improvement Plan 2023 regarding wood burning stoves which explains the new smoke emission laws. This does not form part of our survey.

Any solid fuel appliance fitted since April 2005 will require a document called a Certificate of Compliance. We recommend checking that the chimney has been swept and the appliance serviced. If not you should have both done by a HETAS Approved servicing engineer and/or chimney sweep. The Certificate of Compliance is normally provided by your solicitor, from the homeowner, during the purchasing/conveyancing process. The fireplace should not be used unless this is in place. See

## Inside the property

www.hetas.co.uk for more information. Please see Section I1 - Risks to the Building.

The remainder of the fireplaces are open grate. None of these are in use. The surrounds generally were in a satisfactory condition. In the games rooms to the first left-hand side there is a removed and blocked fireplace and there is a further blocked fireplace which is vented in the main bathroom on the first floor.

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

The kitchen and utility room fittings were modern in design. Some wear and tear was noted but generally the kitchens are in a useable condition. 2

The seals were in a satisfactory condition. They should be maintained to prevent any water ingress to the rear of the units and causing any swelling of the carcasses.

It has been noted that due to poor ventilation and overheating, the electrical parts of some appliances have been known to fail prematurely. This can lead to the appliance catching on fire. It is important that your vendor obtains all the documentation of the appliances which should state the age, make, and model and then check with the corresponding manufacturers whether any recalls have been notified.

None of the appliances have been tested or checked. These should be checked by a NICEIC registered electrician before use.

The wardrobes appeared to be in a generally satisfactory condition. There is some wear and tear in places. The far right-hand side front bedroom requires some adjustment to the doors.

### E7 Woodwork (for example staircase joinery)

The general condition of the doors, stairs and other joinery is satisfactory with the usual signs of wear and tear. Ease and adjustment is required to some of the doors. 2

Glazing to all of the glazed doors do not appear to comprise safety glass and although it appeared satisfactory there are obvious safety implications. You should replace the glass with toughened safety glass carrying the BS Kitemark. (Please see Section I3 - Risks to People).

Internal decorations are generally satisfactory but you may wish to redecorate to your own taste. Some repairs may prove necessary to wall and ceiling plaster work as part of the redecoration process.

The spiral staircase to the left-hand side is uneven on the risers and you should be aware of this. Generally no significant defects were noted any of the staircases. There are three in total.



## Inside the property



Timber steps from rear alley

### E8 Bathroom fittings

There is an en-suite bathroom on the second floor, there is a Jack and Jill bathroom on the first floor, a main bathroom and a WC and there is a WC on the ground floor. 2

The sanitary fittings are of modern design and appear satisfactory, although some minor wear and tear was noted.

The seals between the sanitary fittings, walls and floors should be maintained to prevent any water reaching adjacent timbers or ceiling surfaces.

There was no evidence of significant condensation within the bathroom, however, many properties are affected to some degree by condensation. In order to minimise the problem, it is necessary to achieve a balance between insulation, ventilation and heating.

No mechanical fans were noted in the bathrooms or the WC. We strongly recommend that they are fitted by a registered electrician with a run-off timer from the light switch.

The ground floor WC right-hand side tap is loose and requires fixing.

The taps were tested. The cold tap showed satisfactory pressure and the sink was free from any sign of leaks.

The tiling was securely fixed and free from any signs of cracking or missing grout.

### E9 Other

There is a cellar beneath the entrance hall and part of the inner hall and drawing room. 2

The cellar is damp which you would expect but not considerably damp. Some stored items were noted in the cellar and these are covered in condensation and mould, therefore you will need to be careful what you store in this area.

You may wish to install some dehumidification.

The stone steps leading down to the cellar are uneven and care should be taken.

There is what appears to be a part brick staircase which we assume originally led up to an opening in the ground externally which was not visible. The brick staircases were in a satisfactory condition.

## Inside the property

There is a timber lintel above the stairs that does have wood-boring beetle in. This does not appear to be active.

There are some wine boxes stored in there which were showing signs of active wood-boring beetle and when these are removed the infestation should be removed.

Damp was noted to the ceiling of the entrance of the stone steps down to the cellar and as noted above this was due to the leak from the water cylinder.

The walls have been painted. The paint is flaking as the damp tries to evaporate from the walls.

The floors appear to be the original pennant flooring. Signs of wear and tear were noted.

Battery operated smoke alarms were present. You should look to upgrade these to mains connected especially as the property is over three floors.

Mains wired smoke detectors are recommended in all properties. Please see the following link which we recommend you read. Advice and costings can be sought from a qualified electrician.  
<https://www.fireservice.co.uk/safety/smoke-alarms/>



Cellar



Cellar



Cellar



Cellar

# F

## Services

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



## Services

### Limitations on the inspection

No services were tested as we are not specialists in this field. Therefore we recommend that you seek specialist advice on all service matters. Any comments below should be regarded as helpful suggestions only. They are not a full complete assessment of any problems that may exist.

Services such as electric, gas and central heating systems require an inspection and report by a specialist competent person.

### F1 Electricity

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

There is a consumer unit in the hot water cylinder room and there is a further one to the rear of block one in the passage to the street. This is also where the electric meter is. 3

Any recessed light fittings should be checked to ensure that fire hoods are fitted above them.

Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (or on change of occupancy). If a recent test certificate is not supplied you should have the entire system, including, but not limited to boilers, immersion heaters, electric fires, electric radiators, electrics in the garage and external electrics, if they exist, checked by a competent electrician (NICEIC/ECA registered) prior to purchase. (Please see Section I1- Risks).

### F2 Gas/oil

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

The gas meter was located on the rear elevation. The box appeared to be securely fixed at the time of our inspection. 3

We have not carried out any test at all or inspection to the gas. This must be tested. If a 12 month gas check certificate is not in place then you must ensure one is carried out before use. Please see Section I1- Risks.

### F3 Water

We assume cold water is supplied from the mains. 2

We were unable to locate an internal or external stopcock. If these do not exist, you should have at least one fitted. Enquiries should be made with the vendor.

We cannot comment on the condition of the water service pipe into the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

Much of the internal pipework was hidden either below subfloors, ceilings or behind walls. We are

## Services

therefore unable to comment on the integrity of the pipework.

Due to the age of the property, if the water main has not been replaced recently, you should budget for its replacement.

The WCs and taps were turned on. These appeared to operate satisfactorily within the limitations of our inspection.

For your information only, there is a reasonably foreseeable legionella risk in your water system if:

- Water is stored or re-circulated;
- The water temperature in some part of the system is between 20-45 °C;
- There are sources of nutrients such as rust, sludge, scale and organic matters; and
- It is possible for water droplets to be produced (for example, in showers).
- Water temperatures in the boiler must reach at least 60°C and the cold water in the system must stay below 20°C. The tanks may have to be moved or better insulated;
- Water outlets (for example, taps and showers) in parts of the buildings remote from the heating appliances that are not frequently used could also be at risk. In certain circumstances, these may have to be used weekly to remove stagnant water. Where outlets are no longer required, the 'dead-leg' pipework should be cutback.
- The property has been empty for some time.
- All shower heads should be removed, cleaned, descaled (if necessary) and disinfected every three months.

### F4 Heating

Central heating is provided by two gas boilers located in the utility room serving pressed steel radiators within the property. There appears to be underfloor heating at least to the second floor bathroom. 3

You should be aware that boilers and systems of this type require yearly servicing and any replacing of components must only be carried out by approved installers. You should ensure that you are familiar with the instruction manual for the system. If a recent certificate for the heating is not provided you should instruct a suitably qualified heating engineer to carry out a thorough inspection and fully test the heating system and carry out any necessary improvements or upgrading to ensure that a certificate can be provided. Please see Section I1 - Risks. This should be carried out before use.

The central heating was not in use at the time of our inspection. Your legal adviser should enquire with existing vendor about the maintenance records for the installation.

We have not made any calculations to check that radiators are of adequate size and we did not test the system and therefore cannot comment upon its efficiency.

The radiators were securely fixed and no significant defects were noted.

### F5 Water heating

Water heating is provided by a stainless-steel cylinder which is located in the airing cupboard on the ground floor rear landing. The system is pressurised by the cold water mains and it is important to have the cylinder, the pressure release valve and pipework inspected on a regular basis. Your legal adviser should enquire that this has been recently carried out. This should form part of the yearly heating test. 3

As noted above, there is a leak on the water cylinder. We were unsure whether this has been fixed. However, the floorboards were still wet. Your legal adviser should seek confirmation that this is fixed

## Services

before purchase. Please see Section I1 - Risks to the Building.

Furring was also noted around one of the immersion heaters on the front of the cylinder. This is possibly due to the leak. The cylinder is a modern design.



Furring on heating element



Leak on cylinder

### F6 Drainage

Without extensive exposure works, we cannot confirm the layout of the underground drainage system. We assume the property is connected to the mains drainage. Your legal adviser should make the usual checks in respect of the drainage system and any liabilities regarding any shared drainage with the neighbouring properties.

3

There are two drainage inspections chambers to the rear. These were lifted and free from blockages. Pics 1-2

There are two soil and vent pipes to the rear of the property. One is cast iron and one is plastic. These are behind sections two and three and no defects were noted.

All of the rainwater gully pipes and ground drainage gulleys are blocked and over spilling and these should be cleared as soon as possible to prevent any damp issues or damage to the property. Please see Section I1 - Risks to the Building.

Rainwater is taken to soakaways or the mains drainage system as far as we can tell but we are unable to confirm that proper connections have been made. You should be aware that soakaways do silt up from time to time but there was no evidence of this at the time of inspection.

Please see Wessex water for an explanation of the drains and sewers. Your legal adviser should confirm any restrictions. What is a public sewer ([wessexwater.co.uk](http://wessexwater.co.uk))



Pic.1



Pic.2



Blocked gully

**F7 Common services**

Not Applicable.

NI

# G

## **Grounds**

**(including shared areas for flats)**



## Grounds (including shared areas for flats)

### Limitations on the inspection

We were unable to fully inspect the left-hand side of the garage as this section of the garden is overgrown. This made this difficult.

We were unable to inspect the jetty to the river as the gates to this section were locked.

### G1 Garage

The property has a detached garage near the entrance of the property constructed from single skin blockwork under a flat roof clad with a bituminous felt. 3

The garage was full of stored items which restricted our inspection.

On the far left-hand side corner internally one of the joists has rotted and has fallen and there is also a crack possibly 20mm wide. Pic.1

The roof is full of debris and the gutter is hanging off on the left-hand side and the outlet from the roof is blocked. Pic.2

We were unsure why the movement has occurred and whether this is progressive or historic. This will require some strengthening work to the walls to prevent any further movement and the roof requires cleaning and the joist repairing. Bituminous felt roofs tend to have a lifespan of 10-15 years. On closer inspection this may require replacing.

The timber door to the front was working, however some rotten timbers were noted at low level and some repairs are required.

Some overhauling is required to the garage now that the joist has rotted and movement has occurred. Please see Section I1 - Risks to the Building.

There is a timber and polycarbonate roof carport in front of the garage. The polycarbonate roof has a limited lifespan and the edge of the timbers are wet due to no proper drainage from the roof. The roof has a limited lifespan and it should be fixed or replaced within the next year to prevent any unnecessary damage to the timbers.



Garage



Pic.1

## Grounds (including shared areas for flats)



Pic.2

### G2 Permanent outbuildings and other structures

The property has a two storey stable near the entrance constructed from stone under a pitched roof clad with clay overlapping tiles. 3

There is a considerable amount of damage noted to the outbuilding.

There is a large crack to the rear elevation. This is the elevation on the opposite side of the door. This is approximately 2.5 metres high and 15mm wide. Pic.1

The gutters are hanging off, the felt has rotted, the first floor timbers have rotted and we were unable to access the first floor because of this. Pic.2

The stone lintel above the front door has dropped with a metal plate holding it up beneath but the metal plate has no bearing either side, therefore is not acting as a support. Pic.3

There is a considerable amount of ivy to the rear that is probably concealing defects.

Due to the amount of movement on the outbuilding, this should be inspected at the same time as the garage by a Structural Engineer or a competent builder as some strengthening works will be required to both areas to prevent any further movement.

Depending on your designs for the outbuilding, there is a considerable amount of work that is required and you should obtain quotations from a competent builder to bring the building up to a dry useable state. Please see Section I1 - Risks to the Building.

**Please note as the building and the stable are Listed it is important to maintain them to prevent unnecessary damage.**

## Grounds (including shared areas for flats)



Pic.1



Pic.2



Pic.3

### G3 Other

There is a large Listed stone wall to the front of the property onto the pedestrian pavement.

The stone wall has moved considerably. This due to the trees directly behind it. Ongoing movement will occur over the years and you should budget to carry out repairs or replacements in the future. There is ivy covering the wall in places, especially on the internal sections and this should be removed and any damage repaired. Pic.1

The first gate on St Mary Street which leads to the utility room is showing sections of damage to the door surrounds and arch. There is a stone block wall at low level that has moved and there are sections missing on the right-hand side. This now requires repairs to prevent any further damage. Pics 2-3

The timber entrance gate works manually. It does appear to be an electric gate. We were unsure whether this works. Your legal adviser will need to ask the vendor.

There are a considerable amount of trees surrounding the property. Unless you are use to the costs of maintaining trees, you should obtain an arborist report before purchase so you are aware of your financial liabilities. There is a large tree at the back of the car park which is leaning heavily over the garden. This requires attention we would have thought within the next year to prevent any possible injury. Pic.4

3



## Grounds (including shared areas for flats)

### G3 Other

Some of the trees near the outbuilding require cutting back within the short term.

It is important that trees are regularly maintained as they can cause damage to properties as this is evident on the wall on the front elevation.

Trees Preservation Orders may be in place and your legal adviser will need to advise you on the extent of any works that can be carried out and whether Planning Permission is required.

On section three of the main property, there are stone steps leading from the French windows. The stone steps have dropped probably due to some land subsidence beneath or poor footings when they were constructed. These will probably continue to move over the years and you should look to carry out some strengthening works or replacements to this area. Pic.5

The passageway behind the property is covered in moss and undergrowth as well as rubbish from the house. This should all be cleaned and kept clear especially due to the blockages noted in the gulleys. Your legal adviser should seek confirmation the rubbish will be removed before purchase.

There is a large stone wall behind the property. This carries on down as it exits the back of the property, this then turns into a brick wall.

There is a significant amount of movement noted on the top of the brick wall to the right-hand side of the stone columns. This will require some strengthening work depending on who owns this section. If it belongs to the subject property, you should obtain quotations for rebuilding or strengthening work as this may prove to be costly. Pic.7

You should ask your legal adviser to confirm who owns the boundaries and who is responsible for maintaining them. (Please also see Section H - Issues for Your legal adviser).

The stone wall is also showing signs of movement, however there was no obvious signs of any recent cracking although some sections are covered in ivy. The ivy should be removed and if any further defects are noted, then this should be addressed at the same time as the brick wall.

There is composite decking to the front right-hand side of the property. This appeared to be in a satisfactory condition. This will need constant cleaning to prevent slippages.

There is a raised patio. This was free from any significant defects.

The stone pillars and the pagoda to the rear right-hand side were securely fixed and no movement was noted.

There are metal railings and gates surrounding the driveway. Some minor damage was noted to the railings, although generally they were in a satisfactory condition and securely fixed. The metal gate has fallen off of its hinges as the hinges are now loose. Repairs are required before the gate can be used.

There is timber fencing in places especially on the right-hand side. The rear section nearest the river is falling and this now requires replacement.

There is wire fencing onto the river. Where accessible, this was tested and no defects were noted, although some areas were overgrown and we were unable to fully inspect this. You should ensure that this is always kept secure of young children or animals and from a security point of view. There are sections on the right-hand side by the garage which were not accessible.

There are trees on the river bank that are overhanging the subject property. Your legal adviser should ask who is responsible for maintaining these.

We were unable to test the jetty to the river, however it did appear to be timber or composite. This was covered in mud and we assume that this will be slippery and care should be taken.

A hot tub was noted to the right-hand side. We are unsure whether this forms part of the sale and has not been inspected.

## Grounds (including shared areas for flats)

### G3 Other

The garden generally slopes down towards the river.

The gravel driveway is in an adequate condition. It is in need of some repair and cleaning. You should be aware that it was tight to reverse a car into the garage section, although not impossible. Due to the fact that the wall and pillars are Listed, you would not be able to widen this section without Planning Permission, which is unlikely to be given.

We have not carried out a detailed inspection of the complete garden. Sometimes asbestos cement sheeting may be used within a garden and we would draw your attention to comments in Section I3 - Risks to People.

We did not notice the ground to be significantly wet underfoot. It had been raining within the last few days. However, if wet ground conditions do continue, you should have the garden re-inspected by a specialist and it is possible that further works may be required, such as land drainage.



Pic.1



Pic.2



Pic.3



Pic.4

# H

## Issues for your legal advisers

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

# Issues for your legal advisers

## H1 Regulation

We assume that St Mary Street is adopted and maintained by the Local Authority.

Your legal adviser should make you aware of any development or road widening proposals that are likely to affect the property.

Your legal adviser should confirm if there are any Statutory Approvals for any alterations or construction work and obtain copies of pre-plans for any alterations or extensions to the property.

Where any jointly used services are in place such as drainage, your legal adviser should check any obligations that you have for the maintenance and upkeep of these.

Your legal adviser should confirm if you or your neighbours' have any rights to enter each other's property to maintain any boundaries, fences or parts of the structure.

Any responsibilities to maintain access roads and driveways which may not be adopted by the Local Authority should be established by your legal adviser.

Where there are trees growing in adjacent gardens which are growing sufficiently close to the property that could cause possible damage, your solicitor should bring this to the attention of the owners.

The defined physical boundaries to the site should all be checked by the solicitors.

We assume the property is Freehold. Your legal adviser should confirm this.

Your legal adviser should obtain confirmation that all main services are connected.

Service documentation confirming when the electrical and gas installations were last tested should be obtained.

Energy Performance Certificate - your solicitor should ensure that a current Energy Performance Certificate is produced as part of the marketing process.



Pic.5



Pic.6



## Issues for your legal advisers



Pic.7



Pic.8

### H2 Guarantees

Your legal adviser should ensure that any guarantees relevant to the property such as repair works to the property, servicing records and any reports or specifications are transferred to you on purchase.

Your legal adviser should ensure that any planning permissions or building control completion certificates for the structural works are in place before purchase as stipulations may have been made that have not been carried out. This can affect any resale.

Your legal adviser should confirm there are no outstanding issues with planning due to the property's Listed status.

### H3 Other matters

Your proposed building insurer should confirm how any future climatic changes or adverse weather conditions that may affect the subsoil, structure or stability of the property would affect the insurance premiums. We can only advise on the condition of the property at the date of our inspection and cannot guarantee any changes which occur due to adverse conditions.

Your legal adviser should confirm the property is fully insured at present and that your insurance is in place at exchange of contracts.

## Risks

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



# Risks

## I1 Risks to the building

We would recommend that you treat the following matters as risks to the building which should be investigated as soon as possible:

- Roof - Please see Section D2
- Rainwater Goods - Please see Section D3
- Main Walls - Please see Section D4
- Windows - Please see Section D5
- External Doors - Please see Section D6
- Garage - Please see Section G1
- Outbuildings - Please see Section G2
- Other - Please see Section G3

If recent test certificates are not available, the following should be tested before purchase:

- Fireplaces - Please see Section E5
- Electricity - Please see Section F1
- Gas - Please see Section F2
- Heating - Please see Section F4
- Water Heating - Please see Section F5
- Drainage - Please see Section F6

You are most strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts for any defects noted within the entire report. As soon as you receive the quotations and reports for the work specified and also the responses from your legal advisers, we will be pleased to advise you whether or not they would cause us to change the advice or valuation which we give in this report. We must advise you, however, that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors and costs may come to light in the future.

There are a significant number of trees in and close to the property. Although not provided with a condition rating, they can have a serious effect on the structural integrity of the foundations of a building particularly when in an area of clay subsoils.

## I2 Risks to the grounds

Radon is a colourless, odourless radioactive gas. It is formed by the radioactive decay of small amounts of uranium that occur naturally in all rocks and soils. We have not tested for radon during our inspection, however, our investigations show that your house is in an area of medium radon levels.

Public Health England (PHE) is the UK's primary expert on Radon gas and you should refer to their website at [www.ukradon.org](http://www.ukradon.org).

It is not possible during an inspection to determine whether radon gas is present in any given building as the gas is colourless and odourless. Tests can be carried out to assess the level of radon in a building. For a small charge, test instruments and results are available by post from Public Health England and other approved laboratories. The minimum testing period is three months. Public Health England strongly advises against using shorter term testing instruments as they can give misleading results.

We are aware that mining activity has taken place in parts of this county and it would be prudent for your legal adviser to advise you about the need to undertake a mining search prior to your purchase. In addition, some houses in the area may be built on contaminated or infilled land, or liable to subsidence and advice should be sought from your legal adviser on the merits or otherwise of a local environmental search being undertaken prior to exchange of contracts.

We found no evidence that the property has been affected by flooding or is in a flood risk area but your legal adviser should make enquiries at the Environmental Agency.

# Risks

## I2 Risks to the grounds

We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the subject property or nearby and which may draw attention to any contamination or the possibility of such contamination. We are not aware of any factors which might suggest that the subject property has been affected by contamination, and we have not carried out any specific investigations into past or present uses, either of this property or of any neighbouring land on this matter. This report therefore assumes that no contamination exists. However, should it subsequently be established that contamination or pollution exists at the property or on adjoining land or that the property has ever been put to a contaminative use, this might have a material effect on the saleability and value of the property.

It is documented that electromagnetic fields from both natural and artificial sources can cause a range of illnesses. Artificial sources commonly comprise of overhead or subterranean high voltage electric power cables. Although no overhead cables were noted, we cannot comment on whether any subterranean electric cables exist. Your legal adviser can advise to this.

Whilst no evidence of Japanese Knotweed or Himalayan Balsam was present at the time of inspection, we cannot rule out its presence. For example: it could be that the vendor has removed all visible signs prior to inspection. Consequently, we recommend that you obtain a report from an accredited member of an industry recognised trade association such as the Property Care Association ([www.property-care.org/invasive-species](http://www.property-care.org/invasive-species)) or the Invasive Non-Native Specialists Association ([www.innsa.org/](http://www.innsa.org/)) to confirm that it is not present, is hidden below the surface or has re-emerged since our visual inspection as part of our survey of the property.

Trees were identified as possibly being within the NHBC guidelines for the influencing distance to the property. Although no obvious damage to the building was noted during the inspection attributable to the trees you should be aware that they can negatively impact the foundations and above ground structure. We recommend undertaking cyclical management of the trees by pruning or in some cases removal. Your legal adviser should be asked to confirm if any of the trees are subject to a Tree Preservation Order.

Please see our attached searches. You may have paid your legal adviser to carry out more in-depth searches which you should ensure you fully read and understand before purchase.

## I3 Risks to people

None of the glazing to the internal doors appear to comprise safety glass and there are obvious safety implications because of this. We would strongly urge you to replace the glass with a permanently marked safety mark.

There are several cracked panes of glass to the doors and windows. These should be replaced to prevent injury.

Safety glass, according to Section 7 of BS6262-4 2005, should be permanently marked so that it is clearly visible after installation.

We have not undertaken an asbestos survey to the property, and it is important to note that any property up to the year 2000 may have within it asbestos containing materials of ACMs within textured ceilings. Other areas of the property, such as downpipes, soffits boards, tanks in the loft, fire surrounds, roof tiles and a list of others, may contained possible ACMs and they may be covered up within ducting or hidden by decorative finishes.

If you intend on carrying out any alterations or improvements to the property we would strongly recommend that a survey is carried out by an appropriately qualified asbestos surveyor before the work so there is an Asbestos register for the tradespeople, The HCE provides a helpful website on where asbestos can be found and how to manage it. This is <http://www.hce.gov.uk/asbestos/index.htm>

Pre-1965 paints contained significant lead content. Lead was used to make some kinds of paint - for

## Risks

### I3 Risks to people

windows, doors and other woodwork as well as for some metal items, like radiators. A few minor uses continued until the 1980s. Rubbing or sanding down these finishes can create lead latent dust, which, once breathed in, is harmful to health. We recommend you take safety precautions during any such works. Further information can be found at <https://www.hce.gov.uk>

Part J of the Building Regulations require that carbon monoxide alarms are fitted alongside the installations of fixed combustion appliances of any fuel type. We strongly recommend that you install at least one smoke alarm and a Carbon Monoxide (CO) detector in your home. Although ideally you should look to have them installed in every room. Carbon monoxide alarms detect and warn of the presence of dangerous levels of the gas.

Over time Lath and plaster can fail, especially if cracked or damaged, which can result in a sudden collapse. This can cause injury. We recommend regular monitoring of the ceilings for signs of movement. If found, you should arrange for a competent contractor to inspect them and quote for any necessary repairs or renewal.

The stairs to the left-hand side are uneven in places and care should be taken.

Care should be taken when entering the outbuilding as the timber first floor has rotted and decayed in places and could collapse.

The riverside appears to be well protected although some fence sections were not accessible to test.

### I4 Other risks or hazards

No other risks were noted.

If after reading and considering this report you intend to proceed with the purchase, we advise you send a copy of it as soon as possible to your legal adviser. Please draw their attention to the areas in the report where there is a recommendation for their action, and particularly the whole of Section I - Risks, and the whole of Section H.

# J

## Energy matters

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

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

## Energy matters

### J1 Insulation

We were unsure of the extent of any insulation in the right-hand side 2005 extension. We assume that it met regulations at the time of construction for any insulation to the roof void, floors and the walls. 270mm is the recommended amount for the roof void. When access is available, you may wish to upgrade this.

We were unsure whether any of the loft rooms contained any insulation behind the plasterboard. We assume that some insulation was installed if the property was overhauled 20 years ago but we are not sure whether this formed part of the works. This would need either the original specification or a more intrusive inspection. The property was very cold at the time of our inspection. The heating was off and you should be aware of costs to heating. You may wish to look at upgrading the insulation as soon as possible.

The single glazed windows are losing heat. These can possibly be upgraded with secondary glazing, although permission will be required due to the property's Listed status.

It was noted that a cling film or such has been used on some of the rooms, so we assume that there is a draught.

Properties of solid walls result in a poor thermal performance if compared to a modern cavity wall construction.

### J2 Heating

The property is centrally heated by two gas boilers to steel press radiators throughout property and underfloor heating on the second floor bathroom at least. We were unsure whether this is electric or part of the wet system. The vendor would need to confirm this with your legal adviser.

See Section F4 - Heating.

There are energy saving sustainable alternatives that can be installed in your home. Please see the link below from Evergreen Energy.

<https://www.evergreenenergy.co.uk/category/sustainable-home/>

### J3 Lighting

The property appears to be generally provided with a satisfactory level of both natural and artificial lighting. We would recommend the purchase of energy efficient bulbs in the future.

### J4 Ventilation

We were unsure how the modern extension has been vented to the roof. It is possible there is a breathable felt in this section.

We cannot comment on any cross ventilation in the loft rooms. There is nothing obvious. There was a small section of plastic felt noted on the far left-hand side to section one. Plastic felt does tend to sweat and decay, however there was no obvious signs of any condensation or dripping to the plaster

## Energy matters

boarded sections, however we cannot rule out that this is not causing an issue. This should form part of the inspection externally by the roofer.

There is a lack of subfloor ventilation to the front of the property. This will be difficult as the walls are up to half of metre thick in places. They have been vented to the rear in sections, although where the extensions are to the rear, we are unsure whether this carries through underneath.

When the floor coverings are next removed, we would recommend that an inspection is carried out to the subfloors as some repairs may be required. If there is a considerable amount of condensation or mould, you will need to increase the ventilation to the front sections and you should budget for this.

No other condensation was noted to the property. Some minor areas of mould were noted.

The control of condensation is important to prevent any wetness or mould throughout the property and the following notes are provided for assistance:

- Ventilate rooms to the outside during and immediately after cooking, washing or bathing, or whenever the window shows signs of misting.
- Avoid the use of flueless oil and gas heaters.
- Restrict the drying of clothes indoors only to rooms with openings windows and keep internal doors closed.
- Adequate insulation should be provided to help prevent the occurrence of condensation on cold internal surfaces.
- Adequate ventilation will help remove to the outside air the water vapour being produced, particularly in kitchens and bathroom areas and the installation of electrical extractor fans that are wired directly to the light switch are recommended.
- Adequately heating your home can help to reduce condensation and damp, so keep temperature levels consistent, especially in those rooms that you may not use often. A heating thermostat can be useful for this.
- Any mechanical extractor fans should be used during cooking.
- Internal walls and ceiling surfaces should be made as airtight as possible to reduce the passage of water vapour into the walls and roof spaces.

### J5 General

The surveyor was not aware of any other energy sources.



# K

## Surveyor's declaration



## Surveyor's declaration

**Surveyor's RICS number**

6800578

**Phone number**

07792 638402

**Company**

3 Counties Surveying Limited

**Surveyor's address**

Squirrels Drey, Kingsdown Grove, Kingsdown, Corsham, Wiltshire, SN13 8BN

**Qualifications**

AssocRICS

**Email**

tonymckenty@gmail.com

**Website**

www.3countiesurveyorslimited.com

**Property address**

1 High Street

**Client's name**

Mr & Mrs Smith

**Date this report was produced**

29 January 2024

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

**Signature**

Security Print Code

# L

**What to do now**

3 Counties Surveying Ltd

## Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

### Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

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

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

### Further investigations and what they involve

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

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

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

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

### Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

# M

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

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

## The service

The RICS Home Survey – Level 3 service includes:

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

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

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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

## The inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

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

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.



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

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

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

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

### Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests 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. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal condition of any chimney, boiler or other flue.

### Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

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

### Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly

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

to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

### Dangerous materials, contamination and environmental issues

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

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within *The Control of Asbestos Regulations 2012* ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

### The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

### Condition ratings

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

- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.

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

- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

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

### Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

### Issues for legal advisers

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

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

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

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

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

### Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

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

## Standard terms of engagement

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

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

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

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

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

**4 Terms of payment** – You agree to pay the surveyor's fee and any other charges agreed in writing.

**5 Cancelling this contract** – You should seek advice on your obligations under *The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013* ('the Regulations') and/or the *Consumer Rights Act 2015*, in accordance with section 2.6 of the current edition of the *Home survey standard* RICS professional statement.

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

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

This report is for use in the UK.

## Description of the RICS Home Survey – Level 3 (survey and valuation) service and terms of engagement

### Complaints handling procedure

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

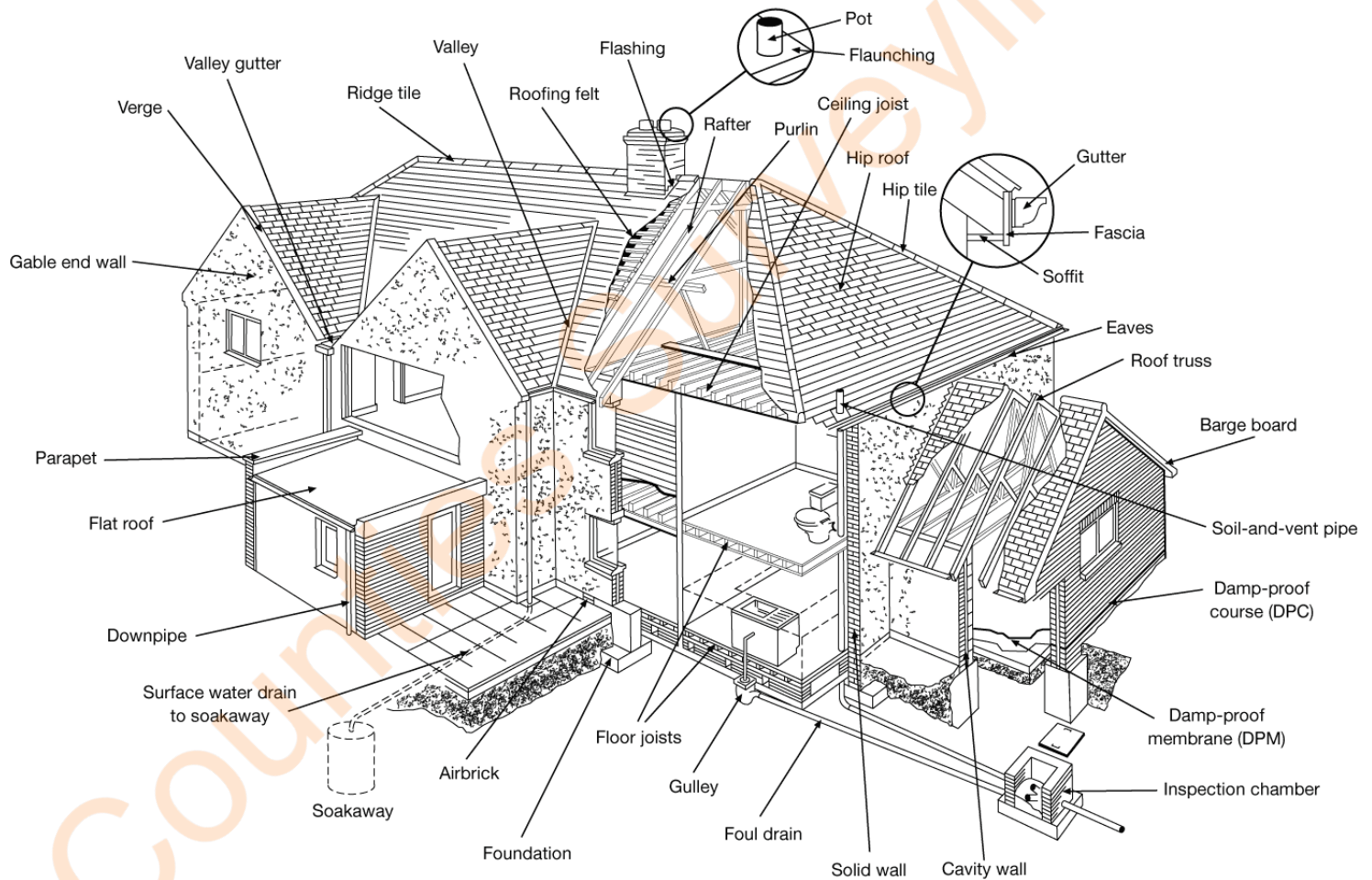


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**Typical house diagram**

## Typical house diagram

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



## RICS disclaimer

### ! You should know...

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This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted into the document, or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

# Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

## Outside the property

You should check the condition of your property at least once a year and after unusual storms. Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.  
Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.
- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- **Other woodwork and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

# Maintenance tips

## 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 an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris.

## Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.