



Address of property:
28 Example Avenue
Nottingham
NG6 3ZZ

Prepared on behalf of:
Sarah Smith

Date of inspection:
25th February 2025

LEVEL 3 SURVEY REPORT

‘a detailed report on a property’s condition’



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REPORT CONTENT

1 MAKING THE MOST OF YOUR REPORT

2 INSTRUCTION

Scope of Instructions

3 SUMMARY

Property
Brief Overall Assessment
Environmental Matters
Matters for your Legal Adviser

4 SURVEY REPORT

4.0 Constructional Principles & Structural Risks
4.1 Exterior
4.2 Interior
4.3 Services
4.4 Grounds
4.5 General

5 APPENDIX

1 – General Advice
2 – General Maintenance Notes
3 – Essential Guidance
4 - Terms and Conditions of Engagement

1.0 Making the most of your report

This form of survey report has been designed in line with comments from our customers. Our aim is to provide advice and information on your proposed new home, its construction, the materials used and its condition in a format that is clear and easy to understand.

A plain English style

We try wherever possible to use a plain English style and avoid jargon, but we do need sometimes to use technical terms to describe parts of the building. Before you start to read the report, take a look at the “Example House Illustration” and “Glossary of Building Terms” in the APPENDIX. This will help you understand some of the technical terms in the report. We would of course be pleased to discuss any aspect of the report with you further.

Advice on repairs and faults

The construction style of the building and the defects found by the surveyor are shown in the Survey Report and there are annotated photos where we feel that these are appropriate and helpful.

Extra construction facts

In the APPENDIX we incorporate general advice for each part of the structure. This will give you some background knowledge of main materials and construction used. They have been selected because they are relevant to this property and reading them will give you a better assessment of the repairs recommended in the report.

Useful general maintenance notes are included in APPENDIX 4. You will find Essential Guidance for your Survey Report in APPENDIX 5. Please read your report carefully and feel free to contact our surveyor to discuss any matters.

CONDITION RATINGS 1 2 & 3

What everyone wants to know is how significant any defect is and whether repairs need to be dealt with now, or can the work wait until after occupation-for each repair: we tell you how urgent and significant it is. Where the repair or further investigation is required, the appropriate advice about what action to take is provided.

CONDITION RATINGS DEFINITION

- 1 **Satisfactory Repair:** Considered to be in an acceptable state of repair and condition taking into account the age of the property. No repair is required.
- 2 **Maintenance Required:** Considered by the surveyor to be in a generally acceptable condition but requires some routine maintenance and repair which is considered normal for a property of this age and character. These defects or shortcomings could be taken into account by a reasonable buyer and seller when agreeing a purchase price.
- 3 **Urgent Repair or Further Investigation Needed:** Defects or shortcomings that are an actual or developing threat to the fabric of the building or to personal safety. Repair or further investigation is required immediately. These defects may affect your decision to purchase and the price that you pay for the property.

Remember this is just a guide but it should help you prioritise the repairs listed. Take special note of items with a condition rating 3 as further investigation may be needed by a specialist contractor. You are strongly advised to obtain quotations before exchange of contracts for any item given a rating of 2 or 3.

2.0 Instruction

Weather:

At the time of our inspection the weather was dry and overcast and this was preceded by a period of rain.

Limitations of Inspection:

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

The inspection of the services was limited to those areas which are visible. No comment can be made as to the soundness of any services which are not visible. Services have not been tested but where appropriate, specific advice has been made as to the advisability of having the services inspected by a specialist contractor.

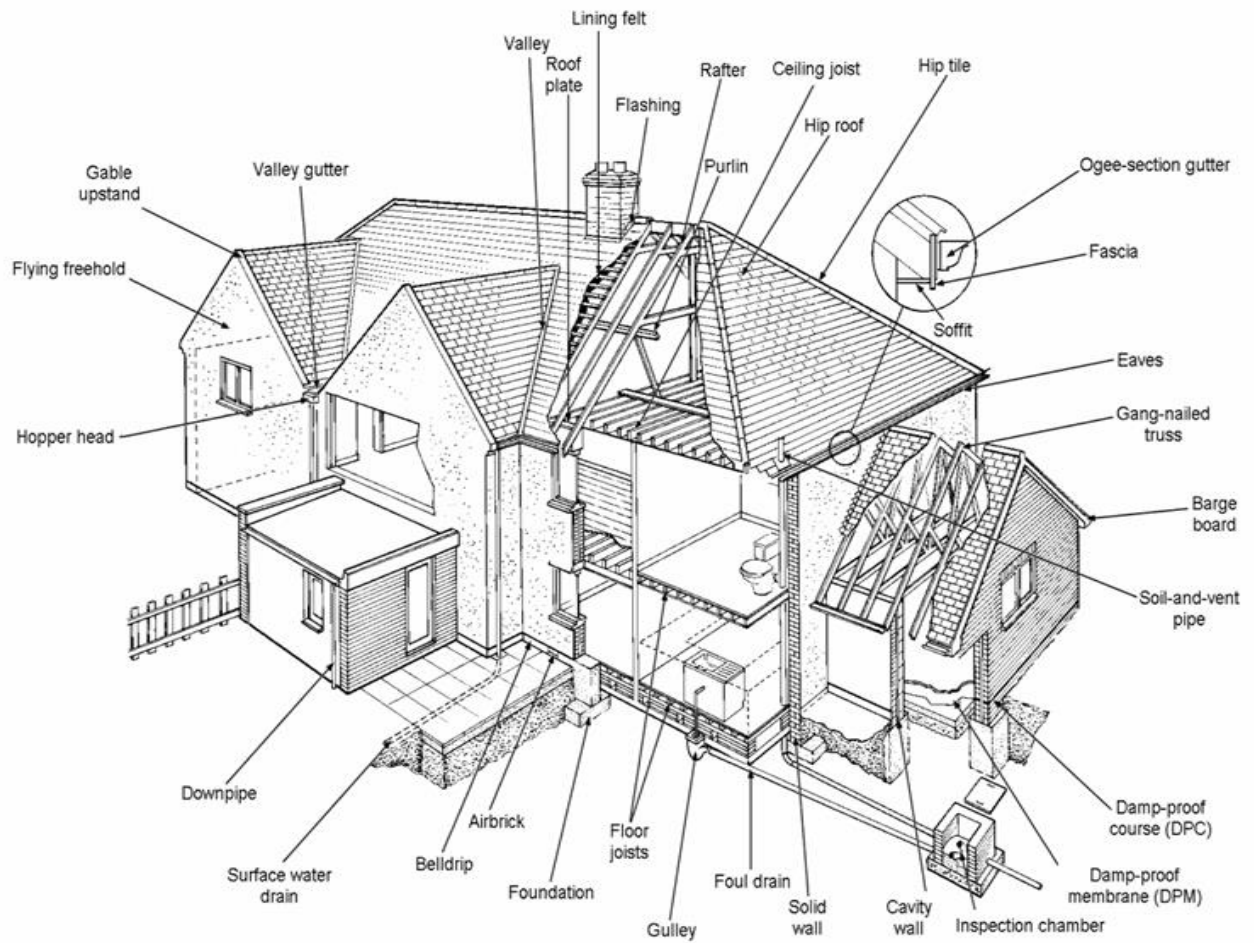
We have not consulted any Geological or Ordnance Survey Maps and have been unable to establish any details as to the previous use of the site. We are unable to comment within the terms of this report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built, nor are we able to comment on the possibility or otherwise of the property being affected by any other matters. Your solicitors should check this aspect.

It must be accepted that this report can only comment on what is visible and reasonably accessible to the Surveyor at the time of inspection.

Information relied upon in this Report

None.

Example House Diagram



GLOSSARY OF BUILDING TERMS

Aggregate	Pebbles, shingle, gravel, etc. used in the manufacture of concrete, and in the construction of "soak ways".
Air Brick	Perforated brick or metal/plastic grille used for ventilation, especially to floor voids (beneath timber floors) and roof spaces.
Architrave	Joinery moulding around window or doorway.
Asbestos	Fibrous mineral used in the past for insulation. Can be a health hazard - specialist advice should be sought if asbestos is found.
Asbestos Cement	Cement with 10-15% asbestos fibre as reinforcement. Fragile - will not bear heavy weights. Hazardous fibres may be released if cut or drilled.
Ashlar	Finely dressed natural stone: the best grade of masonry
Asphalt	Black, tar-like substance, strongly adhesive and impervious to moisture. Used on flat roofs and floors.
Barge Board	See "Verge Board".
Balanced Flue	Common metal device normally serving gas appliances which allows air to be drawn to the appliance whilst also allowing fumes to escape (see also "Fan Assisted Flues").
Batten	Thin lengths of timber used in the fixing of roof tiles or slates.
Beetle Infestation	(Wood-boring insects: eg woodworm) Larvae of various species of beetle which tunnel into timber causing damage. Specialist treatment normally required. Can also affect furniture.
Benching	Smoothly contoured concrete slope beside drainage channel within an inspection chamber. Also known as "Haunching".
Bitumen	Black, sticky substance, related to asphalt. Used in sealants, mineral felts and damp proof courses.
Breeze Block	Originally made from cinders ("breeze") - the term now commonly used to refer to various types of concrete and cement building blocks.
Carbonation	A natural process affecting the outer layer of concrete. Metal reinforcement within that layer is liable to early corrosion, with consequent fracturing of the concrete.
Cavity Wall	Standard modern method of building external walls of houses comprising two leaves of brick or block work separated by a gap ("cavity") of about 50mm (2 inches).
Cavity Wall Insulation	Filling of wall cavities by one of various forms of insulation material: Beads: Polystyrene beads pumped into the cavities. Will easily fall out if the wall is broken open for any reason. Fibreglass: Can lead to problems if becomes damp.

Foam: Urea formaldehyde foam, mixed on site, and pumped into the cavities where it sets. Can lead to problems of dampness and make investigation/replacement of wall ties more difficult.

Rockwool: Inert mineral fibre pumped into the cavity.

Cavity Wall Tie	Metal device bedded into the inner and outer leaves of cavity wall. Failure by corrosion can result in the wall becoming unstable - specialist replacement ties are then required.
Cesspool	A simple method of drainage comprising a holding tank which needs frequent emptying. Not to be confused with "Septic Tank".
Chipboard	Also referred to as "Particle Board". Chips of wood compressed and glued into sheet form. Cheap method of decking to flat roofs and (with Formica or melamine surface) furniture, especially kitchen units. Also commonly used on floors. Tends to swell if moisture content increased.
Collar	Horizontal timber member intended to restrain opposing roof slopes. Absence, removal or weakening can lead to roof spread.
Combination Boiler	Modern form of gas boiler which activates on demand. With this form of boiler there is no need for water storage tanks, hot water cylinders, etc. but are complex and more expensive to repair. Water supply rate can be slow.
Coping/Coping Stone	Usually stone or concrete, laid on top of a wall as a decorative finish and to stop rainwater soaking into the wall.
Corbel	Projection of stone, brick, timber or metal jutting out from a wall to support a weight.
Cornice	Ornamental moulded projection around the top of a building or around the wall of a room just below the ceiling.
Coving	Curved junction piece to cover the join between wall and ceiling surfaces.
Dado Rail	Wooden moulding fixed horizontally to a wall, about 1 metre (3ft 4in) above the floor, originally intended to protect the wall against damage by chair backs.
Damp Proof Course	Layer of impervious material (mineral felt, PVC, etc.) incorporated into a wall to prevent dampness around windows, doors, etc. Various proprietary methods are available for damp proofing existing walls including "electro-osmosis" and chemical injection.
Damp Proof Membrane	Usually polythene, incorporated within ground floor slabs to prevent rising dampness.
Death-watch Beetle	Serious insect pest in structural timbers, usually affects old hardwoods with fungal decay already present.
Double Glazing	A method of thermal insulation usually either: Sealed unit: Two panes of glass fixed and hermetically sealed together; or Secondary: In effect a second "window" placed inside the original window.
Dry Rot	A fungus which attacks structural and joinery timbers, often with devastating results. Can flourish in moist, unventilated areas.

Eaves	The overhanging edge of a roof at gutter level.
Efflorescence	Salts crystallised on the surface of a wall as a result of moisture evaporation.
Engineering Brick	Particularly strong and dense type of brick, sometimes used as a damp proof course. Usually blue in colour.
Fan Assisted Flues	Similar to "Balanced Flue" but with fan assistance to move air or gases.
Fibreboard	Cheap, lightweight board material of little strength, used in ceilings or as insulation to attics.
Fillet	Mortar used to seal the junction between two surfaces, ie between a slate roof and a brick chimney stack.
Flashing	Thin sheet material used to prevent leakage at a roof joint. Normally metal (lead, zinc or copper).
Flaunching	Contoured cement around the base of cement pots, to secure the pot and to throw off rain.
Flue	A smoke duct in a chimney, or a proprietary pipe serving a heat producing appliance such as a central heating boiler.
Flue Lining	Metal (usually stainless steel) tube within a flue - essential for high output gas appliances such as boilers. May also be manufactured from clay and built into the flue.
Foundations	Normally concrete, laid underground as a structural base to a wall; in older buildings may be brick or stone.
Frog	A depression imprinted in the upper surface of a brick, to save clay, reduce weight and increase the strength of the wall.
Gable	Upper section of a wall, usually triangular in shape, at either end of a ridged roof.
Ground Heave	Swelling of clay subsoil due to absorption of moisture; can cause an upward movement in foundations.
Gulley	An opening into a drain, normally at ground level, placed to receive water, etc. from downpipes and waste pipes.
Haunching	See "Benching". Also term used to describe the support to an underground drain.
Hip	The external junction between two intersecting roof slopes.
Inspection Chamber	Commonly called "manhole"; provides access to a drain comprising a chamber (of brick, concrete or plastic) with the drainage channel at its base and a removable cover at ground level.
Jamb	Side part of a doorway or window (see also "reveals").
Joist	Horizontal structural timber used in flat roof, ceiling and floor construction. Occasionally also metal.
Landslip	Downhill movement of unstable earth, clay, rock, etc. often following prolonged heavy rain or coastal erosion, but sometimes due entirely to subsoil having little cohesive integrity.

Lath	Thin strip of wood used as a backing to plaster.
Lintel	Horizontal structural beam of timber, stone, steel or concrete placed over window or door openings.
Longhorn Beetle	A serious insect pest mainly confined to the extreme south east of England, which can totally destroy the structural strength of wood.
LPG	Liquid Petroleum Gas (or Propane). Available to serve gas appliances in areas without mains gas. Requires a storage tank.
Mortar	Traditionally a mixture of lime and sand. Modern mortar is a mixture of cement and sand. Used for bonding brickwork, etc.
Mullion	Vertical bar dividing individual lights in a window.
Newel	Stout post supporting a staircase handrail at top and bottom. Also, the central pillar of a winding or spiral staircase.
Oversite	Rough concrete below timber ground floors.
Parapet	Low wall along the edge of a flat roof, balcony, etc.
Pier	A vertical column of brickwork or other material, used to strengthen the wall or to support a weight.
Plasterboard	Stiff "sandwich" of plaster between coarse paper. Now in widespread use for ceilings and walls.
Pointing	Smooth outer edge of mortar joint between bricks, stones, etc.
Powder Post Beetle	A relatively uncommon pest which can, if untreated, cause widespread damage to structural timbers.
Purlin	Horizontal beam in a roof upon which rafters rest.
Quoin	The external angle of a building, or, specifically, bricks or stone blocks forming that angle.
Rafter	A sloping roof beam, usually timber, forming the carcass of a roof.
Random Rubble	Primitive method of stone wall construction with no attempt at bonding or coursing.
Rendering	Vertical covering of a wall either plaster (internally) or cement based (externally), sometimes with pebbledash, stucco or Tyrolean textured finishes.
Reveals	The side faces of a window or door opening (see also "jambs").
Ridge	The apex of a roof.
Riser	The vertical part of a step or stair.
Rising Damp	Moisture soaking up a wall from below ground, by capillary action causing rot in timbers, plaster decay, decoration failure, etc.
Roof Spread	The thrust of a badly restrained roof structure (see "Collar") causing outward bowing of a wall.

Screed	Final, smooth finish of a solid floor; usually mortar, concrete or asphalt.
Septic Tank	Drain installation whereby sewage decomposes through bacteriological action, which can be slowed down or stopped altogether by the use of chemicals such as bleach, biological washing powders, etc.
Settlement	General disturbance in a structure showing as distortion in walls, etc., usually as the result of the initial compacting of the ground due to the loading of the building.
Shakes	Naturally occurring cracks in timber; in building timbers, shakes can appear quite dramatic, but strength is not always impaired.
Shingles	Small rectangular pieces of wood used on roofs instead of tiles, slates, etc.
Soaker	Sheet metal (usually lead, zinc or copper) at the junction of a roof with a vertical surface of a chimney stack, adjoining wall, etc. Associated with flashings which should overlay soakers.
Soffit	The under-surface of eaves, balcony, arch, etc.
Solid Fuel	Heating fuel, normally coal, coke or one of a variety of proprietary fuels.
Spandrel	Space above and to the sides of an arch.
Stud Partition	Lightweight, sometimes non-loadbearing wall construction comprising a framework of timber faced with plaster, plasterboard or other finish.
Subsidence	Ground movement possibly as a result of mining activities, clay shrinkage or drainage problems.
Subsoil	Soil lying immediately below the top soil, upon which foundations usually bear.
Sulphate Attack	Chemical reaction, activated by water, between tricalcium aluminate and soluble sulphates. Can cause deterioration in brick walls, concrete floors and external rendering.
Tie Bar	Heavy metal bar passing through a wall, or walls, to brace a structure suffering from structural instability.
Torching	Mortar applied on the underside of roof tiles or slates to help prevent moisture penetration. Not necessary when a roof is underdrawn with felt.
Transom	Horizontal bar of wood or stone across a window or top of door.
Tread	The horizontal part of a step or stair.
Trussed Rafters	Method of roof construction utilising prefabricated triangular framework of timbers. Now widely used in domestic construction.
Underpinning	Methods of strengthening weak foundations whereby a new, stronger foundation is placed beneath the original.
Valley Gutter	Horizontal or sloping gutter, usually lead or tile lined, at the internal intersection between two roof slopes.
Ventilation	Necessary in all buildings to disperse moisture resulting from bathing, cooking, breathing, etc., and to assist in prevention of condensation.

Floors: Necessary to avoid rot, especially dry rot, achieved by air bricks near to ground level.

Roofs: Necessary to disperse condensation within roof spaces; achieved either by air bricks in gables or ducts at the eaves.

Verge

The edge of a roof, especially over a gable.

Verge Board

Timber, sometimes decorative, placed at the verge of a roof; also known as a "Barge Board".

Wainscot

Wood panelling or boarding on the lower part of an internal wall.

Wall plate

Timber placed at the eaves of a roof to take the weight of the roof timbers.

Wet Rot

Decay of timber due to damp conditions. Not to be confused with the more serious "Dry Rot".

Woodworm

Colloquial term for beetle infestation; usually intended to mean Common Furniture Beetle, by far the most frequently encountered insect attack in structural and joinery timbers.

3.0 Summary

Property Type:

A traditional three storey semi-detached house.

Year Built:

Understood to be circa 1915.

Accommodation:

Ground Floor: Living room, dining room, breakfast room, kitchen.

First Floor: Two bedrooms, WC, en suite bathroom, family bathroom.

Second Floor: Two bedrooms.

Outbuildings: There is a single garage.

External: There are gardens to front and rear. There is off street parking.

Location:

The property is situated in an established residential area amongst similar properties with good local amenities.

The Site and Surrounding Area:

The site slopes from rear to front. The boundaries are clearly denoted on all sides.

Tenure and Occupation:

The property is owner occupied and is thought to be Freehold. This will be verified by your Conveyancer.

Furnished or Unfurnished:

The property was furnished at the time of our inspection. Floors were all covered in carpets and floor coverings.

Environmental Matters:

I am not aware of any adverse environmental factors affecting the property. We have not undertaken any in depth research however.

I am not aware that this area has any flooding problems but your Solicitor will take up this enquiry for you.

The general area may have been undermined for historic coal abstraction and a mining report should be obtained.

Rebuilding cost:

We do not undertake any form of valuation of the property, however, you can calculate the rebuilding cost of the property free of charge using the BCIS web site:

<https://calculator.bcis.co.uk/>

3A Matters for your Legal Advisor

Planning:

Planning permission refers to consent from your local authority for a proposed building, which is in place to deter inappropriate development. It's usually required when building a new dwelling or making extensive changes to an existing one. Further information can be found here: <https://www.gov.uk/planning-permission-england-wales>

There are no planning issues noted at this property.

Building Regulations:

Building Regulations set the required standards for the alteration, design and construction of buildings. If you want to put up a new building, extend or alter an existing one, or provide fittings such as drains or heat-producing appliances, the Building Regulations will probably apply. They may also apply if you wish to put an existing building to a different use. Building Regulation approval is completely separate from planning permission. The regulations made under the Act have been periodically updated, rewritten or consolidated, with the latest and current version being the Building Regulations 2010. Further information can be found here: <https://www.gov.uk/building-regulations-approval>

Your Conveyancer should check that Building Regulation Approval was obtained for the replacement windows and doors.

Roads:

We assume that the road approaching the property is made up and adopted by the local authority.

Rights of Way:

No issues noted.

Drainage:

It is assumed that the property is connected to the mains sewer. A layout drawing may be available from Severn Trent Water.

Flying Freeholds:

N/A.

Servicing and Testing Documentation:

The purchasing Legal Adviser should establish whether there is servicing and testing documentation for the central heating boiler and gas appliances.

Guarantees:

Check for replacement window and door guarantees.

Check for damp proofing guarantees.

Other Matters:

A mining report should be obtained.

4.0 Survey Report

4.0 Constructional Principals & Structural Risks

The constructional principles consider the way in which a property supports vertical and lateral loads through its fabric. It therefore assesses whether the structural parts of the building i.e. walls, floors and roof, will provide adequate strength and rigidity at all times.

Although dwellings can be built in a number of different shapes and sizes, all must satisfy constructional principles which will ensure that the building does not fail when built or when reasonable loads are placed upon it.

The roof is supported on timber rafters and purlins. This loading is transferred down through loadbearing walls to foundations at ground level. Lateral restraint to the structure is likely to be provided by fixed wall plates at roof level and braced by internal floors and loadbearing walls. The floors are in turn supported on the loadbearing internal and external walls. We can expect there to be foundations of a modest depth by modern standards given the age of the property.

Trees:

Tree and tree roots can damage a property and drainage systems. There is a Eucalyptus tree in the front garden. These have a very high water demand and can grow rapidly. The soils in this area are often in clay which can dry out and shrink and affect foundations. This tree should be kept at its current size and not allowed to grow larger.



Structural Movement:

There is no evidence of significant structural movement.

Condition Rating: 1

4.1 The Exterior

Our inspection of the exterior was undertaken from ground level and upper floor windows.

4.1A Chimney Stacks:

The chimneys have been inspected from ground level only. We have not tested or inspected the internal flues. We cannot see the top of the chimney stacks.

Chimneys are naturally exposed to the elements and adversely affected by rain, snow and frost. The brickwork and mortar is particularly susceptible to frost damage which often results in erosion and 'spalling' of the brickwork. Porous brickwork absorbs moisture which freezes and expands in cold weather and forces off the exterior face of the brick. This is known as spalling.

The property has two chimney stacks. The stacks appear to be in generally satisfactory condition with no evidence of significant defect noted. The pots appear to be all be rain capped and vented apart from one to the front stack which has a rotating cowl designed to improve the draw.



The lead flashings are satisfactory with no signs of any internal water penetration. However, lead tends to work loose over time to both chimney and roof flashings due to thermal movement and occasional re-fixing may be needed to minimise the risks of dampness and timber deterioration. Repairs are best undertaken with a flexible sealer, rather than mortar, as it will allow for movement of the lead and will not corrode or stain the metal.

Condition Rating: 1

4.1B Roof Coverings:

The roof has been inspected from ground level only.

The most common types of roof coverings in use are slates and tiles. Tiles can be formed in either clay or concrete with a flat or profiled shape. Slates can either be natural or man made. Flat roofs are usually covered in felt, fibreglass or rubber membranes. Pitched roof

coverings are hung on timber battens. Where the roof is felt lined we cannot see the battens to assess their condition.

The roof is a pitched (sloping) timber-framed structure, covered with clay tiles laid over a felt underlining. It is understood that the roof was re covered around 2002.



Clay tiles come in many different shapes and sizes ranging from flat (plain) tiles to those which overlap at the edges and form vertical rolls on the roof slope. Many tiled roofs reflect local design and style. Clay tiles have been widely used for many years although since the post- Second World War period, concrete tiles have tended to be used in a preference to clay. A clay tile is not impervious to moisture and, as it ages, some water enters into the tile. This can lead to damage of the tiles surface (lamination) when the moisture freezes and breaks off the face of the tiles itself, both internally and externally.

Tiles are either nailed onto roofing battens or hung onto the battens by means of preformed nibs. Most manufacturers' recommend that even tiles with nibs are additionally fixed at regular intervals to prevent them being lifted by the wind, especially in exposed locations or on steeply pitched slopes.

The condition of the roof coverings is considered to be satisfactory with no evidence of significant defect or leakage noted. We cannot inspect the flat roofs over the front bay and rear dormer.

The main roof is lined with felt beneath the roof coverings to provide a secondary defence against wind driven rain or snow and leakages. The felt is in satisfactory order where visible. However, we cannot see all parts of the roofing felt. Roofing felt often breaks down where it is exposed to sunlight (commonly at the roof edge) but as the roofing felt cannot be repaired without stripping off the roof coverings, we do not recommend essential repairs unless we think that leaks are likely to occur as a result.

Condition Rating: 1

4.1C Rainwater Pipes and Gutters:

Inadequate disposal of rainwater can cause serious problems in a building including dampness, timber decay and structural movement. Keeping gutters and downpipes clean and in good order is always important.

Gutters and downpipes are traditionally made in cast iron but with modern property, plastic (of different colours) is generally used. In addition, however, we frequently survey properties with asbestos, lead, tin or aluminium as alternatives. All gutters need to be laid to a slope in order to enable rainwater to run to a downpipe outlet. Guttering should always be fixed so that it catches as much water flow as possible from the roof covering above. With old uneven roofs some water will inevitably not be captured by the guttering and will spill over.

Properties built in areas with trees in the vicinity will need very regular maintenance work and it is always sensible to install a metal or plastic cage in the head of downpipes to prevent them becoming blocked with leaves or other general debris.

Guttering systems on terraced or semi-detached homes are generally run on an inter-property basis and cooperation between neighbours is essential to keep the overall system working effectively. One non-cooperative neighbour can often cause a system to fail.

The gutters and downpipes to this property are constructed from plastic and appear to be generally free from defect or serious leakage. It was not raining during our inspection and we therefore cannot be fully certain that all joints are fully watertight. Annual clearance of accumulated debris to all gutters would be prudent.

Condition Rating: 1

4.1D Main Walls:

The external walls to the property are of traditional solid brickwork circa 230mm thickness. There are rendered sections to the front and side above ground floor level. Solid walls are structurally robust but can sometimes be more prone to condensation and penetrating dampness than cavity walls. Traditionally most domestic property in this country was built in solid construction, which means that the bricks are laid in such a way that they run through the depth of the wall and as a consequence this can permit dampness to travel through the wall from the outside and onto the internal surfaces. Generally a wall that is exposed to heavy driving rain, will be more susceptible to damage than the one that is sheltered. The thicker the wall the better it will perform. It tends to be inevitable that houses with solid wall detail suffer from condensation problems.

In order to minimise the risk of damp penetration, the outside pointing and brickwork should be kept in as good a state as possible. Modern coatings are available to apply to solid brickwork to help to weatherproof them. Heat loss tends to be greater through solid wall construction than it is through modern cavity detail. A solid wall with a rendered finish can perform well if the render is maintained in a sound state. Areas under window sills tend to be more susceptible to water damage than other wall areas.

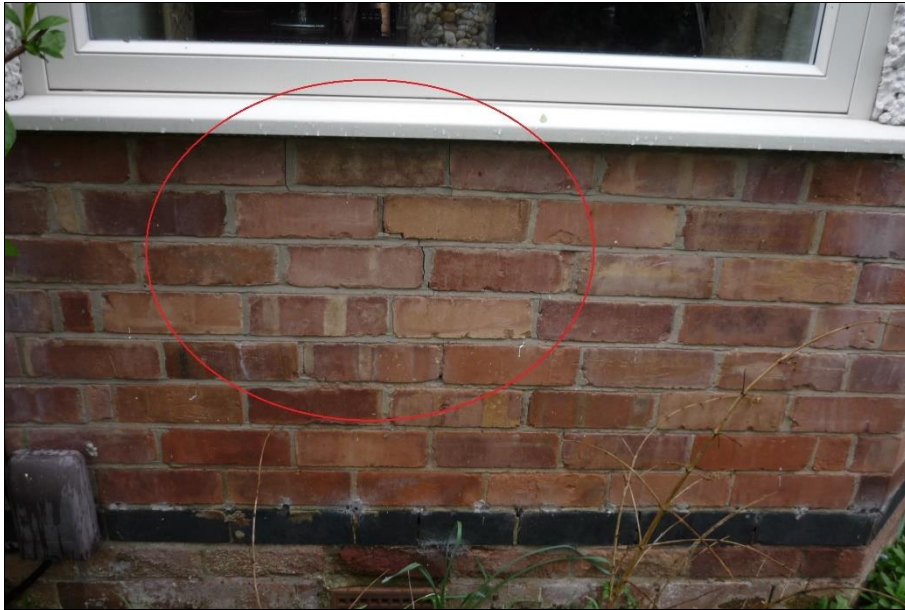
Frost often attacks bricks causing the surface of the brick to break off. This is known as "spalling". Repair work is possible but costly if the job is to be done properly. The best approach is to cut out the failed bricks and replace them. A cheaper job is often done by facing up the affected areas with mortar 'spread'. This is a short-lived approach.

The walls appeared to be generally satisfactory with no evidence of significant structural movement or other defect noted. The render appears to be well bonded with no significant defects noted. There are however some uneven patches to the right side which could indicate that the render has lost its bond. We cannot access these areas to confirm this as they are at height. Occasional checks should be made of the rendering as some future repairs may be required. This is common to this form of finish.



There is a minor crack to the render and to the brickwork under the right side bay window. This is a minor settlement crack where the timber beam over the window has settled slightly but this should not progress further.





The property appears to have a chemical and engineering brick damp proof course at low level to prevent ground water from rising up the walls.



Walls require a damp-proof course to prevent moisture travelling up through the structure which can lead to internal dampness, perished plaster, spoilt decorations and rot in skirting boards and other timbers. Dampness can penetrate if there is no damp-proof course, or if the damp-proof membrane in the flooring is not properly bonded to the wall damp-proof course at the edges. We conclude that the damp proof course is functional as there was no evidence of rising dampness inside the property. We also found no evidence of penetrating dampness.

Condition Rating: 1

4.1E Windows:

The windows to the property are of mixed original single and modern double glazed timber construction.

Traditionally, windows and doors in private houses were constructed in wood but increasingly these are being replaced. Whilst at one time aluminium may have been the most popular replacement. Now plastic is more common.

Unfortunately, many double-glazed units suffer from failure causing the glass to mist over and the only solution is to replace the glazing. This type of failure can occur without warning. There are some indications that the average lifespan of a sealed double-glazed unit can be less than ten years.

Since April 2002, replacement windows should have either been installed by a contractor registered under the Government's Competent Person Scheme, such as FENSA, or have Building Regulation approval. Your legal adviser should confirm that these requirements have been met. This does not include replacing broken panes of glass or repairing sections of the frame, but applies to the complete replacement of the frame and glazing. You may wish to enquire about the availability of any guarantees for the installation.

We cannot always see if there is suitable lintol support over window and door openings. Unless cracking or distortion are visible we must assume that the support to the wall above is adequate.

The windows are predominantly considered to be in a generally serviceable condition. The landing window on the right side of the property is however rotten and this will require repair or replacement.



The windows to the right side of the breakfast room and to the rear of the rear reception room have not been opened at the request of the owners as it is understood that these may be difficult to close again as they tend to swell during the winter. We therefore cannot comment on their serviceability however externally there is no sign of any timber decay. You should budget however for some minor adjustments to be undertaken to allow these windows to close easily within their frames.

Condition Rating: 2

4.1F Outside Doors (including patio doors):

The external doors to the property are of timber construction. These are in satisfactory condition with no significant defects noted. The double doors to the rear living room have not been opened at the request of the owners as these are understood to be difficult to shut in the winter as they swell up. The doors are in reasonable condition but we have not seen these in operation. They may well need some adjusting and draught stripping.



Condition Rating: 2

4.1G Conservatory and Porches:

There is no conservatory or enclosed porch at this property.

4.1H Other Joinery and Finishes:

We have inspected the roof edge from ground level.

The exterior joinery to the roof edge appears to be in a generally satisfactory condition.

External decorations are poor to the front roof edge joinery (barge boards) and a quotation should be obtained for redecoration. This may entail a scaffold and therefore could be relatively expensive. It is difficult to assess the quality of the timber however there may well be some localised wet rot requiring further repairs found upon closer inspection. Some of the original windows and doors are at the stage where redecoration is also required.



Condition Rating: 2

4.11 Energy Efficiency and Insulation:

A specialist Energy Assessor will have visited the property to produce an Energy Performance Certificate (EPC). Therefore, we no longer comment on insulation and energy saving issues in detail as these areas are fully covered by the EPC. You should either ask the Estate Agent for the full document or you can download one online at: <https://www.epcregister.com/reportSearchAddressByPostcode.html> You should consider undertaking the various recommended improvements. The property has a current Energy Rating of **E** according to the Energy Performance Certificate. The certificate appears to be generally accurate as far as we can ascertain, however we are not accredited Energy Assessors nor have we undertaken a detailed energy assessment or calculations as part of our inspection. Further advice can be obtained from the Assessor who produced the EPC. For rented properties, the Government are saying that from 2025 a property will need a **C** rating or above to be let.

We cannot access the roof space over the second floor bedroom to check the amount of insulation. The vertical walls of the walk in roof space need to be insulated. Wall insulation (internal or external) can be installed but this is very disruptive and costly. The thermal upgrades possible to an old house are limited. If thermal performance is very important to you, you would need to consider a more modern property.



4.2 The Interior

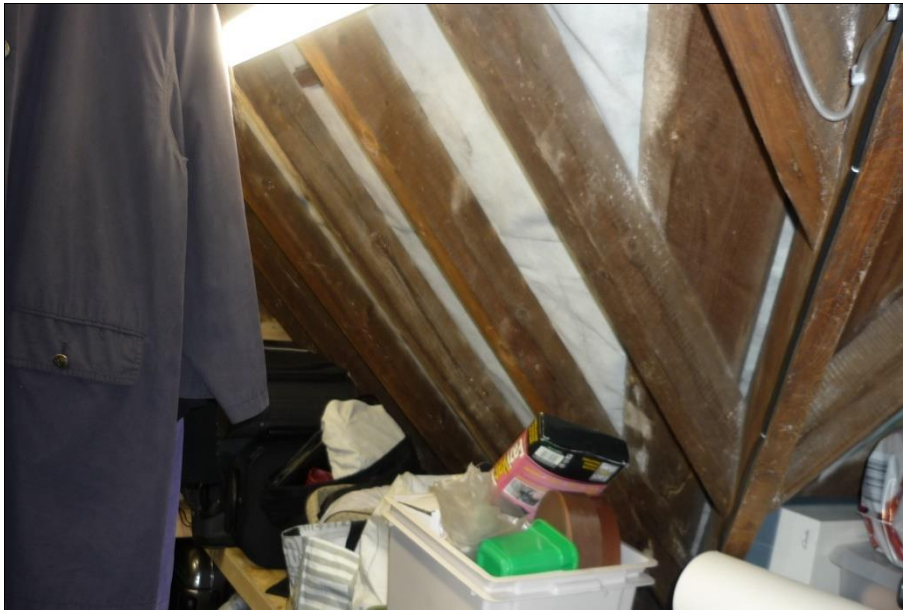
We could not inspect the roof space over the second floor rooms.

4.2A Roof Structure:

The roof space was accessed via the door in the second floor bedroom wall. There is a hatch in the ceiling over the centre of the left side bedroom however this is screw fixed and painted over and we have not attempted to remove this panel to access this part of the room. We cannot assess the levels of insulation present therefore.



The roof is formed with equally spaced timber rafters supported at mid span by horizontal purlins supported on the external walls. The structure appears to be coping with the loading as there was no evidence of bowing or distortion to indicate any weakness with the roof timbers.



Condition Rating: 1

4.2B Ceilings:

The ceilings to the property are of mixed lath and plaster and plasterboard construction covered with a thin skim coat of plaster.

Most modern ceilings are made of plasterboard, but up to World War II a plaster mix was applied onto a backing of thin strips of wood called laths. The strength of this type of ceiling depends on how well the plaster keys into the laths. When the plaster starts to pull loose from the laths the problem often becomes widespread and even the repair of a small crack in this type of ceiling can soon become a large repair. Vibration and noise can often be a cause of lath and plaster ceiling failure and also the installation of centre, heating into a previously poorly heated or unheated property.

For over 50 years now plasterboard has replaced the use of lath and plaster in most ceiling construction. Boards come in a variety of thickness and In general are relatively maintenance free. Joints between boards are most commonly covered by tape. Hairline cracking along the joints, however, is not uncommon although relatively simple to fill and redecorate. Alternatively lining paper can be applied prior to paint being put on.

Dampness is a problem for plasterboard, which is made of a plaster centre covered by heavy paper on both sides. When moist, the paper covering deteriorates and the plaster content generally swells and crumbles and needs to be replaced. Damage can be caused by heavy condensation just as much as by leaks or pipe bursts etc.

The ceilings are considered to be in a generally satisfactory and serviceable condition with no evidence of significant cracking or loosening of the plaster.

Condition Rating: 1

4.2C Walls and Partitions:

The internal face of the external walls and internal partitions have a plastered finish.

The internal walls are of mixed solid and timber studwork construction. These appear to be in a generally acceptable condition with no evidence of significant structural movement, cracking or other significant defect. There are however some minor/localised areas of hollow sounding plaster around the property when tapped which may require repair in the future or if decorations are stripped back.

Condition Rating: 1

4.2D Dampness, Rot and Woodworm:

All accessible parts of the property have been inspected for dampness, timber decay and wood-boring insect infestation. However, we cannot access every part of a building and we are unable to assess whether defects are present in any concealed or covered areas. Some repairs or treatments may be required if these areas (such as under timber floors) are exposed in the future. Dampness in a building is of concern as timbers in contact with damp walls can rot, often out of sight.

We undertook an inspection for dampness using an electronic moisture meter where we were able to access the walls without moving furniture.

Dampness:

Rising dampness is caused by the natural effect of moisture from the ground rising up through a structure by means of capillary action. This will occur where there is failure or lack of a damp-proof course. Rising dampness will inevitably lead to spoilt decorations, defective plaster, and rot to timbers, and creates an unhealthy environment in which to live.

Condensation can be a problem for some occupiers where a large amount of water vapour is produced but the house is not adequately ventilated. Activities such as cooking without lids on pans, bathing without ventilation/extraction and drying clothes in the house without ventilation are all typical causes. A balance of heating and adequate ventilation should prevent any problems. Bedrooms should have some fresh airflow at night and allow a full air change in the mornings to remove moist air.

It should be noted that in older houses, patches of condensation related dampness can come and go seasonally on colder surfaces. This is very common to chimney breasts and on external walls. In older houses a more even temperature should be maintained rather than allowing a warm/cold temperature cycle.

It is important when purchasing any property to ensure you budget adequately to be able to heat the property at levels that will prevent condensation. This often requires the heating to be run for longer periods of times, rather than an hour or two in the morning and an hour or two in the evening. Not maintaining the temperature of a property internally risks allowing condensation to form. Older housing can be less efficient than modern property (unless it has been thermally upgraded) and therefore the costs to run the property at a constant temperature to reduce the risk of significant condensation will be higher.

Penetrating dampness is water coming in the property from the outside. Commonly caused by overflowing gutters, leaking roofs and defective chimney stacks.

We undertook a detailed survey using an electronic moisture meter and found no evidence of dampness in this property.

Timber decay:

Woodworm is a generic description given to the infestation of timber by the wood-eating larvae/grubs of one of many species of beetle found in the UK. Signs of woodworm usually consist of holes in wood, with live infestations showing fresh powder around the holes. Typically the adult beetles lay eggs on, or just under the surface of timber. The resulting grubs then feed on the timber causing damage, before pupating and hatching as beetles which then breed, lay eggs, and repeat the process causing further damage. There is no evidence of any current infestation. There are some minor areas of historic woodworm in the roof space however this is not of concern and no remedial works are required.

Wet rot affects timbers that are in damp conditions for long periods of time. The rot does not travel further than the timber it is affecting and ceases when the timbers dry out.

Dry rot is a fungus which develops in damp timber usually under conditions of dampness and inadequate ventilation. The fungus does not like light and often grows between materials where light is excluded. This characteristic can conceal an outbreak at the development stage. Poorly ventilated, damp sub-floor and roof voids are places at high risk from dry rot attack. This form of rot can travel through a building and is very serious.

We did not note any significant timber decay where we could access. It is worth reiterating that we cannot access all parts of a property and areas such as under timber floors can often be susceptible to hidden timber decay.

Condition Rating: **1**

4.2F Flooring:

The ground floors to the property are of mixed solid and suspended timber construction. The floors appear to be generally firm and level underfoot.

Solid floors are made with a concrete slab laid on a hardcore base. This hardcore helps spread the load evenly over the soil beneath and protects the concrete from chemicals in the soil. To achieve a floor that does not settle, hardcore needs to be well compacted. If the floors should subside, repair work is possible but costly. Concrete slabs are typically around 150mm thick and have a thin top layer (screed), which gives a level base for the floor finish (tile, carpet etc).

The solid floors should include a damp-proof membrane (dpm). This is usually either a liquid bitumen coat or a layer of polythene or bitumen sheet. The dpm reduces water coming up through the floor by capillary action, though it does not (as many assume) resist direct water pressure. Poor workmanship on site often means that a dpm is torn or laid with gaps, which become damp spots later.

Suspended timber floors have been used for many years without great design changes. Most problems result from under- sizing of the joists, poor conditions at the end support (or bearing), or poor sub-ground floor ventilation or proximity to a damp wall. Joists bearing into solid walls can rot, particularly if the wall is exposed to prevailing winds and rain soaks through the brickwork into the joist ends. The older the house, the more likely it is to find this problem.

Often joists are cut or notched to allow pipes and wiring to run under floorboards. There are clear regulations, which now restrict what can be done but in the past mistakes have been made, sometimes resulting in the floor being springy.

When surveying any property it is rarely possible to carry out a full check of all floor areas. Sub floor areas are prone to timber decay in older buildings and this is a risk that must be accepted.

There is adequate sub floor ventilation to the timber floors. Sub-floor ventilation is necessary to properties with suspended timber floors at ground level. This is to ensure that there is an adequate flow of air beneath the timbers which is important to reduce the risk of rot.

The upper floors are of suspended timber and are generally firm and level and should be capable of coping with normal domestic loadings.

Condition Rating: **1**

4.2G Cellar:

There is no cellar at this property.

Condition Rating: **N/A**

4.2H Fireplaces, Chimney Breasts and Flues:

The fireplaces in the left side reception rooms appear to be open. No fires were set during our inspection, and whilst there are no signs of any obvious defects, we cannot comment on the practicalities of using these for a fire. This should be tested and swept before first use.

Any disused flues should be provided with a ventilated cap to the chimney pot to prevent rain entering. Any sealed flues or sealed former fireplaces should have an air vent at low level to allow air to circulate within the flue to manage moisture. Old chimney flues can often be affected by salts and other chemicals from years of burning solid fuels. Damp patches can therefore appear on chimney breasts dependent upon levels of humidity in the property and can come and go seasonally.

It is not possible within the limits of this report to assess the internal condition of the flues or flue liners and we can give no assurances as to the practicalities of using the fireplaces. It is recommended that all flues be checked prior to use. A competent chimney sweep would be able to sweep the flues and carry out a smoke test.

Condition Rating: **1**

4.2I Built-in Fittings (kitchen and other fittings; not including appliances):

The kitchen is to a reasonable standard and quality for the property.

Many buyers would wish to open the kitchen up into the breakfast room by removing the internal wall. This is feasible but would need appropriate support as it is loadbearing. A structural Engineer would be required to specify the beam. Building Regulation Approval would also be required.



Condition Rating: 1

4.2J Woodwork (for example; staircase and joinery)

Internal joinery to the property is typical of this type and age and appears to be in generally serviceable condition with no evidence of any significant defect noted.

Condition Rating: 1

4.2K Bathroom Fittings:

We have not exhaustively tested the fittings or removed bath panels as this is not practical. We cannot see under baths or shower trays nor can we test the waste pipes. If we suspect any leaking fittings we will advise upon further investigations.

The bathroom and sanitary fittings appear to be to a reasonable quality with no obvious defects noted.

Sanitary fittings, particularly showers and baths, are often a source of water leakage and periodic attention and renewal to the edge seals is likely to be needed to prevent possible future problems. noted.

Condition Rating: 1

4.2L Other:

N/A

Condition Rating: N/A

4.3 Services

Surveyors are not qualified or legally permitted to undertake tests of the gas or electrical services and we have undertaken a visual inspection only. Where necessary we have recommended that the appropriate specialist contractors inspect the property and undertake their own tests. We are obliged to give these items a precautionary Category 3 rating as we cannot fully assess these areas ourselves.

4.3A Electricity:

The property is connected to mains electricity. The consumer unit is a trip switch device located in the hall cupboard. The meter is located in the outside meter box. The cabling where visible appears to be in plastic covered cable.

We did not note any significant defects to the electrical system, however it must be accepted that it is not possible for a Surveyor to ascertain the condition of the system by a visual inspection only. As a precaution only, you may wish to instruct a NICEIC registered electrician to test the system before exchange of contracts. We recommend Lumelec for this type of testing (Karl Petit) 07970 111916.

We are increasingly being asked about whether solar panels can be installed at a property. If you are considering this, you should ask a Structural Engineer to check that the roof can cope with the additional loading. Building Regulation Approval will be required.

Condition Rating: 3

4.3B Gas/Oil:

The property is connected to the mains gas and the meter is located in the outside meter box. There is no special reason to anticipate a problem but you may wish to arrange a precautionary test of the system by a Gas Safe approved contractor before taking up occupation.

Condition Rating: 3

4.3C Water:

Mains water connects internally to copper plumbing where visible. The internal stop tap is located in the breakfast room and is boxed in with a small access hole. The incoming main cannot be seen from within the access hole however the pipes in a property of this age are often still in lead.

Older properties sometimes still have lead pipes forming the original incoming water main. We understand from the water supply company that there is no hazard to health in this region from lead pipes. Further advice can be obtained from Severn Trent Water.

The sanitary fittings to the property appear to be generally serviceable. There was an adequate pressure to the taps when tried.

Condition Rating: 1

4.3D Heating

Central heating and domestic hot water are provided by the gas fired combi boiler located in the bathroom cupboard. It is connected to hot water radiators around the property. There are no signs of visible defects to the system or leakage and no particular reason to think that the heating system is not effective.

It should be noted that central heating systems require an annual service and unless this has been undertaken with some service documentation available, then the boiler and central heating system should be tested by a Gas Safe approved contractor before exchange of contracts to ensure that it is serviceable.

Condition Rating: 3

4.3E Water Heating:

The combination boiler heats the domestic hot water directly and there are no associated storage tanks with the system. There was adequate hot water to the taps when these were run.

Condition Rating: 1

4.3F Drainage:

We are only able to comment on areas accessible to us at the time of inspection. The hidden nature of drainage systems means that their true serviceability cannot be fully confirmed without a test being carried out. Nevertheless, our opinion is based on a visual inspection of the accessible areas and the Surveyors experience in systems of this type and age.

Below ground drainage systems must fulfil two functions in order to avoid problems:-

- 1) They must discharge waste efficiently into the main sewer
- 2) They must avoid foul smells escaping near to the property.

A correct slope (fall) is required to all drainage runs. Where gradients are too shallow foul matter can build up and drains will need to be rodded on a regular basis. It is for this reason that the Building Regulations used to insist that an inspection chamber was provided wherever drains change direction or gradient. These days access points known as rodding eyes are often used as an alternative to building a traditional chamber.

One of the most common causes of problems in drains is damage caused by tree roots, which get into the drains in search of water. The surveyor will advise you if there are likely problems in this regard, although it is important not to plant shrubs or trees close to drain runs and to cut down or trim any which exist.

Many houses of all ages have drain runs which are not as watertight as they should be, but this can only be determined by the carrying out of a formal test which is not a part of a standard Surveyors inspection.

There is one inspection chamber serving the property. The cover was raised and this was found to be generally clear.

Condition Rating: 1

4.3G Common Services:

Not applicable.

Condition Rating: Not applicable

4.4 Grounds

4.4 Garage, grounds and boundaries:

The garage is formed in brick with a fibreglass flat roof over. The garage is in generally satisfactory condition with no evidence of significant defect noted. There are some areas of minor dampness noted to the roof timbers that appear to be drying out, however this could be a result of atmospheric conditions or potentially a minor roof leak. However, this is very difficult to ascertain from looking at the roof surface and this may need to be monitored.





There is a greenhouse and planters on the garage roof. This additional loading is not ideal however there is no sign of stress or deflection of any of the joists. This was in position prior to the current owners occupation. If this is not to be used we recommend that the roof is cleared and not walked on as this could damage the surface.

We found no significant defects with the boundaries. It is always sensible, when purchasing any property, to be sure about the ownership of individual boundaries and responsibility for their maintenance.

We did not observe the obvious presence of any Japanese Knotweed or any other invasive or hazardous plants during our inspection. However, we are not horticultural experts and cannot comment with any certainty whether there are any such plants hidden within the garden and we cannot inspect every plant. It must be accepted that some of these invasive plants die back completely during the winter months and are not detectable even by experts. We cannot inspect the surrounding gardens for invasive plants. When buying a property, the presence of any known Japanese knotweed should be stated by the current owner in the responses to the TA6 form provided to your Solicitor.

We are not aware of any environmental audit or other environmental legislation 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 but we have not carried out any specific investigations into past or present uses, either of the property or any neighbouring land on this matter. However, should it subsequently be established that contamination, seepage or pollution exists at the property or on the adjoining land or that the property has ever been put to a contamination use, this might have a material effect on the saleability and value of the property.

Condition Rating: 1

4.5 Signature

A handwritten signature in black ink, appearing to read 'R Green', is positioned above the 'Signed:' label.

Signed:

Surveyor: Robert Green BSc MRICS

Address: Proenergis Ltd
3 Park Street
Nottingham
NG7 1RR

Telephone: 0115 882 3867

E-mail: surveys@proenergis.com

Date: 25th February 2025

5.0 Appendices

APPENDIX 1

GENERAL ADVICE

GENERAL ADVICE

MAIN ROOF

Pitched Roofs

- A pitched roof is the name given to any roof with an angle of pitch greater than 10 degrees. Such roofs can be covered with a wide choice of material but, with residential property, tile, slate or thatch are the principle ones.
- The actual angle of the roof slope has to be right for the chosen roof material whilst the roof construction (i.e. the timberwork) must be designed to bear not only the weight of the covering but also the extra weight of rain, snow and wind, etc. If the design of the timberwork is wrong the roof timbers may deflect and water penetration is likely to occur.
- Where the edges of a roof butt up against brickwork or a chimney, etc. it is necessary to insert seals known as soakers or flashings. These are ideally formed in lead but in older properties cement mortar or concrete is often used as a cheaper alternative. These eventually crack and leak.
- Where two roof slopes join (often at right angles), a valley junction is created. These valleys can be formed with tiles or they can be lined in materials such as lead, zinc or glass fibre. The only way valley gutters can work effectively is to have them cleaned out on a regular basis even although access is often difficult. If you do not clean out valley gutters, leaks are very likely.

OTHER ROOFS

Flat Roofs

- It is impossible to predict accurately the life of a flat roof. Even if the external materials appear sound, a minor puncture in the covering material can cause problems beneath (often out of sight). Reports that predict the likely life of a flat roof should be viewed with caution, although we often attempt to give a general guide to be helpful.
- Flat roofs have always been considered a part of residential house design. Traditionally they were used on small or secondary areas. From the 1960's onward, large flat-roofed areas were brought into use but these days we try to minimise flat roof areas and create pitch roofs where possible since most flat roofs are troublesome to some extent or other.
- A flat roof is defined as a roof as having a slope less than 10 degrees. To enable the rainwater to run off its surface, the flat roof must be laid with some slope and if this is too shallow water will collect in puddles on the surface. Such puddles or "ponding" can cause the roof to deteriorate. Damage can also be caused to the substructure under the covering.
- Most flat roofs are not designed for walking on and chippings pressed underfoot can cause punctures in the roofing material. Walkway tiles can, however, be purchased and bedded down when a walkway route is needed.
- Many problems with flat roofs occur on the edges of the roof or in the junctions with walls or nearby roof slopes. Any vertical edging or flashing often indicates a better than average attention to detail. Felt up stands and edge kerbs are very often torn and need careful and regular attention and checking.
- The best designed flat roofs will incorporate modern levels of insulation and will also contain sufficient ventilation to reduce the risk of rot in concealed structural timbers. Being realistic the majority of flat roofs are not built this way and are therefore prone to problems developing out of sight.
- Although felt in one form or another is the most common material found on modern flat roofs, there are others including lead, copper, zinc, fibreglass and asphalt.

COVERINGS

Thatched Coverings

- Thatch is one of the oldest techniques still used in building construction today. There are two main materials used – water reed and wheat straw. Water reed is more durable, lasting up to 80 years approximately. Wheat straw comes as either long straw (lasting up to 25 years approximately) or combed wheat reed (which can last up to 40 years).
- The speed at which a thatch roof deteriorates is difficult to judge. Generally, the further west a property is, the faster its thatch deteriorates due to the wetter climate. The quality of the thatching material and the slope of the roof also affect the life of a thatch.
- The steeper the roof slope, the longer the thatch is likely to last. Thatched roofs should never be less than 45° and sometimes can be steeper. It is common for thatched roofs to need patching or replacement of the ridge which is likely to be needed every 10-15 years.
- Fire is a well-known risk with thatch. Electrical wiring needs to be checked regularly and ideally a spark arrestor should be fitted to the top of the chimney to prevent sparks and materials falling onto the thatch. It is always good practice to have the chimney lined. Smoke detectors and fire extinguishers are essential additions within the property.

Slate Coverings

- Slate can last anything up to 100 years or more depending on quality, source, thickness, and the skill with which it was cut.
- Natural slates are formed by very thin layers of rock being bonded together. Poorer quality slates may contain impurities which react with water and force the layers apart. This “delaminating” is common on the underside of the slates.
- Slates are held by nails fixed via holes drilled either close to one end or at the centre. It is quite common for slates to split when being fixed but then be left in place, only to slip later. Nails inevitably corrode in time and slates start to slip. This is known as “nail sickness”. Take note of this if it is listed in Section 3 Roof, as it will mean that you face on-going maintenance. You can identify where slates have already been re-set as they are usually held in place by lead or copper clips, known as tingles. Old slates often shale to a degree whereby their effectiveness is very limited.
- Problems with slate roofs have led some owners to apply a coating over the whole of the covering. This should never be considered an appropriate repair. It can make the roof watertight for a few years. It will certainly mean that complete renewal of the roof will be necessary, as good slates when over-coated cannot be reused. It is also likely to cause condensation problems as the roof stops breathing.
- Traditionally, slate roofs were not under-felted and, this allows the slates to breathe. This practice still has its supporters, but generally, under-felting is considered as important with a slate roof as with a tiled roof. The under-felt provides a secondary protection against leaks if the slates are breached.
- There are various proprietary coatings available which are applied to the underside of old slate roofs. Whilst these do undoubtedly provide a short term repair, the medium or long term merits of such a system are untested and a lot of surveyors believe these under spraying systems to have a limited life.

Clay Tiles

- Clay tiles come in all shapes and sizes ranging from flat (plain) tiles to those which overlap at the edges and form vertical rolls on the roof slope. Clay Tiles have been used widely for many years, although since the post-second world war period, concrete tiles have tended to have been used as an alternative.
- By nature a clay tile is not impervious to moisture and, as it ages, some water enters into the tile. This can lead to damage of the tile surface (lamination) when the moisture freezes and breaks off the face of the tile itself, both internally and externally. Where this is visible, beware – on-going maintenance is needed.
- Tiles are either nailed onto roofing battens or hung onto the battens by means of nibs which are formed in their upper edge. Most manufacturers recommend that even tiles with nibs are nailed at regular intervals to prevent them being lifted by the wind. Corrosion of nail fixings is commonplace (known as nail sickness) and will mean on-going maintenance. Due to the method of manufacture, tiles are often not flat, which allows water to be blown or drawn up between them and can cause dampness inside, especially if the roof is an unlined one. In time the nibs can shale away.
- Occasionally old wood pegs or aged random nails are found on very elderly roofs.
- If you are considering recovering a roof, do take advice before changing the covering material.
- There are various proprietary coatings available which are applied to the underside of old clay tiled roofs. Whilst these do undoubtedly provide a short term repair, the medium or long term merits of such a system are untested and most surveyors believe these under spraying systems to have a limited life.

Concrete Tiles

- Concrete tiles are reckoned to last at least 50 years. The general performance of concrete tiles is impressive, though they can be prone to lose surface colour which shows up replacement tiles.
- Sometimes a powdery “efflorescence” can be seen under the tiles. This is simply salts contained in some earlier concrete tiles emerging due to heat and dampness over a period of years. Eventually the tiles’ nibs can be eroded away, though this is likely to take many years.
- Certain tile shapes (especially pantiles) have an open void in them which needs sealing at gutter/base level mainly to prevent birds nesting under tiling and causing damage. It is often difficult to tell from ground level whether these seals are in place and it is always sensible to carry out a check whenever a property is being maintained or painted. Modern patent eaves level seals also allow important ventilation.
- In the course of time concrete tiles can become brittle.

RAINWATER GOODS

- Inadequate disposal of rainwater can cause serious problems in a building including damp, timber decay and structural movement. Keeping gutters and downpipes (and the drains to which they connect) clean and in good condition is always important.
- Gutters and downpipes are traditionally made in cast iron but with modern property, plastic is generally used. In addition, however, we frequently survey properties with asbestos, lead, tin or aluminium as alternatives. All gutters need to be laid to a slope in order to enable rainwater to run to a downpipe outlet. Guttering should always be fixed so that it catches as much water flow as possible from the roof above. Guttering systems frequently run on an inter-neighbour basis with semi-detached or terraced homes.

- Metal fittings are particularly prone to corrode and joints often fail. They need regular checks and maintenance if they are to be preserved.
- Traditionally downpipes discharge over open gulleys but today many downpipes are taken directly into the underground drainage system without an access gully. This can cause problems for cleaning.

CHIMNEYS

- Chimney stacks can be built in a variety of shapes heights and sizes, often elaborate for architectural purposes. However, the flues within the stacks are formed in one of two ways. Older houses have flues with a rendered internal face that can often fail and erode, causing smoke and fumes to escape and also causing general inefficiency. More modern properties have continuous liners that are effective for solid fuel and other fuels. Some old properties have flues which are just not adequate for modern use.
- Flue soundness and efficiency in older homes must never be assumed. Proper smoke tests are normally required to check flue soundness. If necessary old flues can be lined in order to bring them up to modern standards.

EXTERNAL WALLS

Stone Walls

- Stone is described according to the manner in which it is prepared and laid. The two main categories are known as ashlar and rubble. When stones are squared to a regular size and have smooth faces, they are known as ashlar. Rubble comprises stones of differing sizes which are either laid at random (a crazy paving appearance) or they can be laid roughly in courses.
- Many of our stone buildings are made of stone which is very aged and may have been re-cycled from previous buildings. Some types of stone are harder and more durable than others
- Frost is a major problem with some stones softening as water penetrates the surface and freezes, causing the surface to break off and at the same time allowing more water to penetrate into the core of the wall causing more damage.
- Poor repairs to stone work and the pointing between the stones can cause on-going problems and it is always sensible to take the advice of a stone mason to ensure that repairs are appropriate.
- Because stone walls are generally thick, there is a popular conception that they are solid from inside to out. This is not always the case and the core of the wall is often filled with rubble and general debris.

Solid Brickwork

- Until the mid-1930's most domestic property in this country was built in solid construction. This means that the bricks are laid in such a way that they run through the depth of the wall from inside to out and as a consequence this can permit damp to travel through the wall onto the internal surfaces. Generally a wall which is exposed to heavy driving rain will be more susceptible to damage than one which is sheltered.
- Areas under window sills tend to be more susceptible to water damage than other wall areas.
- In order to minimise the risk of damp penetration, the outside pointing and brickwork should be kept in as good a state as possible. Modern coatings are available to apply to solid brickwork to help weatherproof them but these do not always look attractive. They can cause problems if damp breaks through the coating and gets behind the weatherproofing.
- Heat loss tends to be greater through solid wall construction than it is through a cavity wall. A solid wall with a rendered finish can perform well if the render is maintained in a sound state.
- It tends to be inevitable that houses with solid wall detail suffer on occasions from condensation problems.
- Many older and inter-war built houses have projecting bays as a feature of the wall design. Often the upper storey bay wall is not built in brick at all but in timber – generally without any insulation.

Cavity Walls

- This is the normal form of construction found on houses from the mid-1930's to the present day, although many older houses have a variation of the same form of wall detail.
- As the name implies, cavity walls are constructed with two leaves of brick or block work – with a cavity between. The benefits of the cavity are that the wall cannot let water through its depth whilst the air in the cavity offers improved insulation standards.
- The outer and inner leaves of a cavity wall are usually stabilised with ties made of galvanised steel or plastic.
- In some cases, the ties which hold the outer and inner leaves together begin to rust. At first, they expand causing the outer leaf to bow and eventually may collapse. Cavity wall tie failure is more common in older houses (prior to 1980) and is often known to be a problem in particular areas. We will alert you to potential maintenance regarding cavity wall ties if there are visible signs of problems or if we are aware of previous problems in nearby properties.
- Even though cavity construction is effective, water can sometimes penetrate the outer skin of the wall. Cavity trays should be inserted over window and door openings to catch this water. There should be drainage channels left through the mortar joints from these trays although they are frequently omitted.

- Brick is the most common form of outside finish on a cavity wall. Frost often attacks older bricks causing the surface to break off. This is known as “spalling”. Repair work is possible but costly if the job is to be done properly and the best approach is to cut out the failed bricks and replace them.
- It is common to see salty stains, particularly on new brickwork. They are of no structural significance and can be brushed off or left to be dispersed by weather action over a period of time.
- A rendered finish or some form of cladding applied to the outside of a modern cavity wall often indicates that both leaves of the wall are of block without any brick content.

Rendering

- Modern cement render can be inappropriate for old buildings because it is incompatible with the construction of most old buildings and can cause or accelerate serious decay. Modern buildings generally depend on an impervious outer layer and cavities to keep out moisture. By contrast, old buildings tend to rely on their porous nature ('breathability') to allow water absorbed by the fabric to evaporate back out
- The use of an impervious Portland cement render in place of a traditional lime-based covering restricts evaporation. Hairline cracks form due to the mortar being more rigid than the wall. These then draw in water that becomes trapped in the fabric. Timber-framed and earth constructed buildings in particular can suffer major structural damage if moisture builds up behind a cement rendering.
- It is generally a mistake not to replace render. There is a good chance that the building was rendered originally. Even if it was not, the rendering may have been applied at a later date as necessary protection against the weather.
- When a cement render has been removed, re-rendering should be delayed for a short period to allow drying out if the underlying fabric is saturated. Additionally, any areas of decayed backing must be made sound before the new render is applied to prevent its early failure.

WINDOWS, DOORS AND EXTERNAL JOINERY

Windows

- Traditionally windows were constructed in wood and generally old timber tends to be better than new timber and hardwood is more long lived than softwood.
- Increasingly wooden windows are being replaced with man made materials. During the 1970's and early 1980's aluminium units set in hardwood frames were very popular. Many of these windows, however, have become temperamental in the way they open and close. These days uPVC is the most commonly used material for replacement units and if looked after and if of a good standard these windows perform well.
- With PVC windows it is important to keep the material as clean and dry as possible and to maintain the mastic seals around the frames in a good state to help prevent any damp penetration. Regular maintenance of the window mechanisms tends to be necessary. Failure of the rubber seals and bushes tends to occur. It is vital to check whether any current guarantees are in force.
- With increased importance being paid within the building industry to insulation standards the quality of glazing has improved over the years, but many houses still have comparatively “ordinary” single glazed windows whilst some high quality triple glazed units are sometimes found.
- Unfortunately many double glazed windows suffer from failure causing the glass to mist over and the only solution is to replace the glazing. This type of failure can occur without warning. There are some indications that the average life of a sealed double glazing unit is some ten years only.
- Some houses built between 1920 and 1960 had steel framed windows. These are prone to rusting and as the metal corrodes and expands, the windows can become twisted or buckled and panes crack or break. This type of material also creates a cold surface which can lead to a high level of condensation.
- Lead light windows may look pretty, but they are troublesome to clean and do weaken with age.

Doors

- External softwood doors are the cheapest to fit, but the least durable. Unless very regularly decorated they will decay. Hardwood doors are better. Aluminium or uPVC replacement units are claimed to be the most efficient of all.
- The raised sill sections used with uPVC doors are vulnerable to foot damage.

DAMP PROOF COURSES

- A damp-proof course (DPC) is a waterproof layer built into, or formed within, the walls to prevent ground dampness from rising.
- Virtually every urban property built in the last 120 years or so will have some sort of damp proof course in its wall. Many materials are in use, some being better and longer lived than others. The majority of the houses built in the last 60 years or so has a felt or pitch based damp proof course along with blue brickwork. Before then slate or bitumen were frequently used. Many older houses have no built-in anti-damp protection.

- In order that a DPC can perform properly its line ought always to be at least two clear courses of brick above paths or garden surfaces. Whenever a lesser distance exists, the DPC can become ineffective and internal dampness can occur.
- Many older buildings suffer dampness due to inadequate damp proofing measures. The installation of a modern injection system (often identified by a series of drill holes in the brickwork) together with associated internal re-plastering can remedy such dampness. All damp proofing work ought to be dealt with by a competent and recognized specialist firm who can issue a valid guarantee. Internal re-plastering is an essential part of most damp proofing schemes.

INTERNAL WALLS AND PARTITIONS

- Traditional, internal walls have always been built in solid materials (brick or block), or timber. Contrary to popular belief, timber walls can be load bearing.
- Modern houses often have lightweight non-load bearing thin partition walls especially at first floor level.
- All these different wall types give differing standards of noise and thermal insulation.
- Many wooden or partition walls are difficult to use to support heavy fixings or pictures. Special fixings are generally available for most wall types.
- Many modern homes have a dry lined (plasterboard type) finish to walls which may not easily accept heavy fixtures, but the system is effective and plaster shrinkage problems are minimised.
- In older properties, the walls are often lined with board to disguise or overcome problems of poor plaster, damp and insulation. This can be effective but long term problems can still arise.

FLOORS

Solid Floors

- Solid floors are normally made up with a concrete slab laid on a hard-core base. The hard-core helps spread the load evenly over the soil beneath and protects the concrete from chemicals in the soil. To achieve a floor that does not settle, hard-core needs to be well compacted. If the floors should subside, repair work is possible but can be costly.
- Concrete slabs are typically around 150mm thick and have a thin top layer (screed) which gives a level base for the floor finish (tile, carpet etc.). Sometimes the slab is just smoothed off to provide a finishing surface without a screed.
- Solid floors should include a damp proof membrane (dpm). This is usually either a liquid bitumen coat or a layer of polythene or bitumen sheet. The dpm reduces moisture coming up through the floor by capillary action, though it does not resist direct water pressure. Poor workmanship on site often means that a dpm is torn or laid with gaps or laid with gaps which become damp spots later.
- In older properties original floors tend not to have a dpm and often suffer from dampness. These floors are often an important feature of the property and if the level of dampness is felt not sufficient to warrant lifting and re-laying the floor surface to include a dpm, these floors tend to be left and the damp lived with. However these floors should not be surfaced with any impermeable covering such as vinyl or rubber-backed carpet (and ideally should be left exposed).

Timber Floors

- Suspended timber floors have been used for many years without great design changes. Most problems result from under-sizing of the joists or poor conditions at the end support (bearing), or poor sub-ground ventilation.
- Joists bearing into solid walls (usually pre-World War II) can rot, particularly if the wall is exposed to prevailing winds and rain soaks through the brick or stonework.
- Very often, joists are cut or notched, to allow pipes and wiring to run under floorboards. There are clear regulations which now restrict what can be done, but all too often mistakes are made, sometimes resulting in the floor becoming springy. If the surveyor suspects this fault we will suggest further investigation is made.
- To prevent joists twisting, strutting is inserted usually some halfway along its length. Strutting is usually made with pieces of timber which are nailed between two joists at right angles to their length. When they are omitted the floor can become uneven or springy.
- When surveying a building it is rarely possible to carry out a full level of sub-floor checks and the surveyor will base their view on such inspection as is readily possible.
- More recent properties often have sheet chipboard/man made board flooring in place of more traditional floorboards. Because these materials can be laid in large panels, removal to access services can result in a very squeaky floor developing since the sheets are rarely properly re-fixed. The material tends to disintegrate on prolonged exposure to moisture and problems often occur near showers or washing machines in particular.

CEILINGS

Lath and Plaster Ceilings

- Most modern ceilings are made of plasterboard, but up to World War II a plaster mix was applied onto thin strips of wood called laths. (In very old properties reeds or straw were often used to strengthen the material). The strength of this type of ceiling depends on how well the plaster keys into the laths. When the plaster starts to pull loose from the laths, it often becomes widespread and repair of a small crack can soon become a large repair. Vibration and noise can often be a cause of a lath and plaster ceiling to fail. The installation of central heating can also cause old plaster to simply dry out so much that it cracks and fails.
- It is not uncommon for old lathed ceilings to be covered over with a variety of materials and finishes. Over boarding in modern plasterboard is a common solution to a troublesome ceiling.
- Lathed ceilings are heavy and can fall unexpectedly if damaged!

Plasterboard Ceilings

- For nearly 50 years now plasterboard has replaced the use of lath and plaster in most ceiling construction. Boards come in a variety of thickness and in general are relatively maintenance free.
- Joints between boards are most commonly covered by tape. Hairline cracking along the joints, however, is not uncommon though relatively simple to fill and redecorate or lining paper can be applied prior to a decorative finish.
- Dampness is a problem for plasterboard which is made up of a plaster centre covered by heavy paper on both sides. When moist, the paper covering deteriorates and the plaster content generally swells and crumbles. Replacement is then normally necessary.
- Artex or similar textured finishes are popular but these are not easy to repair to a good standard.

DAMPNESS

Damp & Timber Treatment – Guarantees

- Very often in older properties we find that previous damp and timber treatments have been carried out and are subject to guarantees.
- Particular care needs to be exercised in respect of wood-rot, woodworm/beetle and damp guarantees.
- A guarantee will normally only cover those areas specifically treated, and this is normally identified in the original report, specification and plan.
- It is important that such documents are made available to you and your Legal Adviser.
- Insurance protection is sometimes available for un-treated areas.

TIMBER DEFECTS

Timber Defects

- As a general word of caution, in older properties of this type, it is our experience that there are likely to be timbers within the structure which have deteriorated over the years due to possible wood-worm/beetle infestation, damp or other reasons, and may be decayed and a cause of potential problems in the future.

GAS

- As with electricity, defects can be life-threatening and are even harder to detect. We can form some impression of the attention given to the gas installation by the appearance of the fittings and will note concerns in Section 4. That apart it is essential that every property which is provided with gas has a test and service every year. If a test is overdue, arrange one immediately. Make sure that the contractor you instruct on any gas matters has a current registration with Gas Safe. If the surveyor considers that further investigations are needed he will say so.
- All gas appliances and flues must be subject to an annual check and test.
- Surface run gas pipes both inside and out must be treated with care to avoid damage.

WATER SUPPLY AND PLUMBING

Pipework & Tanks

- Most pipework in a building is concealed within the structure and fabric and we can only form an opinion based on the exposed parts of the installation.
- Copper tube is the most popular material used but in many new installations plastic is becoming increasingly popular as a cost effective alternative.
- In many older houses we still find old lead or galvanised piping, especially on the underground supply pipe. Some homeowners consider lead pipes to be a health risk. Old underground pipes can leak for many years undetected or suddenly burst unexpectedly. Replacing underground/floor pipes can be costly and disruptive.
- Water tanks come in a variety of shapes and sizes but plastic is the preferred modern material. In older properties we find older galvanised steel or cement asbestos tanks and ideally these should now be replaced.

HOT WATER INSTALLATION, BOILERS, CONTROL EQUIPMENT, SPACE HEATING, ETC.

- The ability of any central heating system to sufficiently heat all areas required depends on the efficiency of the boiler and the size and efficiency of the pipe runs and radiators. In order to tell accurately whether a central heating system is adequate, Heating Engineers have to carry out a series of calculations involving size of radiators, room and window sizes, capacity of the boiler etc. For this degree of assessment, a Heating Engineers' involvement is essential.
- Modern combination boilers are increasingly popular, but they may produce limited amounts of hot water for bathing with poor levels of pressure.

FOUL AND SURFACE WATER

Drains

- Foul drains are those taking waste from inside the building – WC, bath, kitchen, etc.
- Below ground drainage systems must fulfil two functions in order to avoid problems:
 1. they must discharge waste efficiently into the main sewer
 2. they must avoid foul smells escaping near to the property
- A correct slope (fall) is required to all drainage runs. Where gradients are too shallow, matter can build up and drains will need to be rodded on a regular basis. It is for this reason that the building regulations insist that an inspection chamber is provided where ever drains change direction or gradient. In some cases, small access gullies known as rodding eyes are provided.
- One of the most common causes of problems in drains is damage caused by tree roots which get into drains in search of water. We will advise you if there are likely problems in this regard, though it is important not to plant shrubs or trees close to drainage runs.
- Many houses of all ages have drain runs which are not as watertight as they should be. This can only be determined by the carrying out of a formal test which is not part of a Building Survey inspection.
- It is a good practice to regularly flush through drains with hot soapy water.

APPENDIX 2

***GENERAL MAINTENANCE
NOTES***

GENERAL MAINTENANCE NOTES

These notes are provided as a guide to enable you to inspect your property on a regular basis, to help keep it in good order. They must not be considered to be definitive or fully comprehensive. Regular maintenance inspections and prompt repair of any defects noticed will help keep your repair costs to a minimum. If neglected they may lead to more expensive repairs.

You should look at:

The Roofs

1. Check that all the tiles and slates are in good order and replace any that are cracked, slipped or damaged. Ensure that the mortar pointing at the roof edges is kept in good condition.

Flat Roofs

2. Make sure that the chippings remain evenly laid. If cracked or bubbled areas are noticed, have these repaired immediately.

Lead and Mortar Flashings

3. Lead flashing should lay properly; mortar fillets should be free from cracks. Mortar fillets are not fully satisfactory and are best replaced with lead.

Guttering

4. Should run to the downpipe heads at an even slope and be free from splits and cracks. Replace or repair missing or defective sections immediately to protect the property. Clean out the gutters regularly to remove weeds, leaves and granite chippings. Gutter joints do deteriorate with age and the need for resealing must be anticipated from time to time.

Downpipes

5. Check that the junctions of the gutters to the downpipes are in good order and also the joints between the downpipes and the underground piping at ground level. If any downpipes discharge over gulley grids, clear and maintain brick surrounds to stop debris blocking the gulleys.
6. Replace or repair missing or defective sections immediately.

Chimneys

7. Keep chimney pots in good order and ensure they are securely joined to the top of the chimney. Keep the brickwork mortar joints in good condition. If you notice any cracking of the brickwork have it repaired at once.
8. If television aerials have been fixed to the chimney ensure that they are properly secured.

External Joinery (incl. Gutter and Barge Boards, Verge Cappings and Snow Boards)

9. Keep in good repair and well decorated.

Outside Walls

10. Keep the brickwork, mortar joints in good order. Poor maintenance of brick pointing leads to damp penetration and damage to the brick surface.
11. Make sure the mortar joint protecting the damp proof course is keep in good condition.
12. Keep the joints between the window and door frames and the brickwork in good watertight condition with pliable mastic sealant.
13. Make sure that the mortar around the waste pipes is in good condition.
14. Keep soil and paths at least 150mm below the level of the floors inside to prevent penetrating dampness.
15. If there are air bricks, make sure they are in good order and free from blockage.
16. If the walls are mortar rendered, make sure it is not cracked or loose. Water will get behind poor rendering leading to dampness. All cracked or loose areas should be repaired or replaced.
17. Regularly redecorate any painted walls or timber boarded areas.

Windows and Doors

18. Periodically inspect the frames and repair any timbers affected by wet rot. Regular painting helps avoid timber going rotten.
19. Replace cracked and broken panes of glass and renew loose or missing putties before redecoration to avoid wet rot in the frames.
20. Replace broken sash cords and window catches.

Inside the Loft

21. Make a regular inspection to check for signs of leaks which can lead to wet or dry rot taking hold. Carry out any necessary repairs immediately.
22. Check the chimney brickwork for heat cracks.
23. Make sure the roof timbers are not broken, split or affected by rot.
24. Clean out water tanks, maintain ball valves and keep tanks and pipes properly insulated and covered.
25. Insulate the loft if this has not been done. Do not insulate right up to the eaves or below the water tanks. Make sure the electrical cables are not covered by the insulation.
26. Look for wood-boring beetle flight holes and if in any doubt have a specialist firm make an inspection.
27. Check ceilings under flat roofs for any signs of leaks and repair affected areas immediately.

Plumbing, Heating and Electrics

28. Ensure that the external and internal stopcocks are readily available in an emergency.
29. Keep the plumbing pipework in good condition and periodically clean out the traps to baths, sinks and wash basins.
30. Have the central heating appliances annually serviced by a Gas Safe registered contractor.
31. Do not make any alterations to the electrical wiring without qualified advice. Amateur repairs and additions can lead to failure of the circuits, fire and risk of electric shock.

32. It is advised that the electrical installation is checked by the Electricity Board at least every five years as cables and fittings deteriorate with age.

Decorations

33. Internally, keep the ceilings, walls and woodwork in good decorative condition.
34. External paintwork should not be left more than four years without redecoration.

Drainage

35. Periodically lift the manhole covers and have the drains cleaned out if necessary. Keep manhole covers and surrounding mortar in good condition.
36. If you have a septic tank; have it pumped out at least once a year.

In the Garden

37. Keep the hedges, walls, fences, gates, paths and driveways in good order.
38. Keep soil, shrubs and trees away from outside walls. Shrubs and trees can break drainage pipes and potentially cause subsidence.
39. Cut back wall creepers regularly as they can destroy the mortar joints between brickwork, stonework, etc. encourage dampness and insects and block gutters.

Outbuildings/Garages

40. Check the roofs, gutters, downpipes and walls as suggested for the house.
41. Regularly redecorate timber surfaces.
42. Keep door hinges and locks well oiled. Regularly clean out sliding door channels.

APPENDIX 3
ESSENTIAL GUIDANCE

ESSENTIAL GUIDANCE FOR YOUR SURVEY REPORT

- If you have any questions about this report please contact me.
- It is important that you discuss the contents of this report with your conveyancer.
- To make sure you are properly covered tell your conveyancer to check existing guarantees and maintenance contracts e.g. central heating, damp and timber treatments, double glazing etc. Remember I have not tested any services.
- If I have mentioned such things as planning permissions, building regulations, listed building consents, freeholder consents, title restrictions, road and sewer bonds etc. tell your conveyancer to advise you further.
- If I have mentioned contaminated land tell your conveyancer to check what steps have been taken to deal with any possible contamination.
- If you are going to extend, alter or improve the property you should get advice from the Local Authority.
- Defects or issues may have been highlighted and you should now get your own independent advice. You may require reports and estimates and I suggest you use a contractor with an insurance backed guarantee and who is preferably a member of a trade organisation.
- When investigating the full extent of any defects I have reported, your contractor may go beyond the scope of the standard inspection e.g. by lifting carpets or floorboards and this may reveal more serious problems. Repairs or maintenance to the upper parts of the building may involve the use of expensive scaffolding.
- Central heating systems and heating appliances should be tested before you buy the property and then on a regular basis.
- Information and testing of electrical systems can be obtained from a qualified member of N.I.C.E.I.C on 020 7564 2323 or the ECA on 020 7313 4800.
- Testing of gas appliances can only be carried out by a Gas Safe registered specialist. For further advice and names telephone 01256 372200.
- Advice on asbestos can be obtained from the Environmental Health Department at your Local Authority. You should be aware public perception of the possible health risks of asbestos may affect the value and future saleability of the property.
- For your own safety, smoke alarms, carbon monoxide detectors etc. should be fitted and regularly tested.
- Advice on radon can be obtained from the National Radiological Protection Board (NRPB) telephone 0800 614529. Advice on high voltage electrical supply apparatus or telecommunication masts can be obtained from NRPB on 01235 831600.
- If I have mentioned flooding, advice can be obtained on 0845 9881188 (England, Wales & Scotland) and 02890 253430 (Northern Ireland).
- No responsibility whatsoever is accepted by Proenergis Chartered Surveyors to any third party and this report should not be relied upon for any commercial purposes or any other use without Proenergis Chartered Surveyors written authority.
- It is important to accept that whilst we make every effort to inspect a property thoroughly, there are always some parts of a property that simply cannot be inspected without damage being caused or clearing the property completely of carpets and furniture etc.
- A copy of this report can be made available in large print, Braille or audio.

BUILDING SURVEY TERMS AND CONDITIONS OF ENGAGEMENT

The terms of business relating to this survey will have been sent to you and agreed by you before the Survey has taken place. This will normally be attached to the quotation email sent to you when you requested a quotation. A copy can be provided on request.