SOUTH SURVEYORS

RICS

LEVEL 3

Your survey report

Property address
Sample Report Road
London
BRX XXX

Client's name
Desmond James & Celia Douglas

Consultation date
1st January 2025

Inspection date
1st January 2025

Surveyor's RICS number
5046948

3

Contents

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A

About the inspection

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

A About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use
- To help describe the condition of the home, we give condition ratings to the main parts (the ‘elements’) of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts.

Reminder

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

A

About the inspection

Surveyor's name

Jairzinho EttienneAssocRICS

Surveyor's RICS number

5046948

Company name

South Surveyors

Date of the inspection

1st January 2025

Report reference number

BS/010126/XXXXXX

Related party disclosure

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

Full address and postcode of the property

Sample Report Road, London, BRX XXX

Weather conditions when the inspection took place

The weather at the time of our inspection was Over cast and dryclear and this had been preceded by a period of generally varied conditions.

Status of the property when the inspection took place

The property was occupied and furnished throughout with floor coverings restricting our inspection. Personal effects further limited our inspection of the interior.Generally, the property internal is kept in a good condition, some external defects has affected the internal and these are mentioned within the report.

B

Overall Opinion

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

Important note

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

Summary of condition ratings

Overall opinion of property

B

The property is considered to be a reasonable purchase although there are a number of defects which require immediate attention, and which will require some expenditure at the outset. I would not expect any particular difficulty on resale in normal market conditions, provided that the necessary works are carried out to a satisfactory standard.

You should investigate the cost of these works prior to commitment to purchase. Once known, you may wish to re-negotiate the purchase price to reflect them.

It is very important that you read this report as a whole. In the main body of the report, I have given elements a Condition Rating of 2 or 3, I particularly refer you to the section at the end of the report entitled 'what to do now'. You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase.

B Condition ratings

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

Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received

Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
D2	Roof coverings	
D4	Main walls	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)	
E9	Other	
F1	Electricity	
F2	Gas/oil	
F3	Water	
F4	Heating	
F7	Common services	
G1	Garage	
G3	Other	

B Condition ratings

2 Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
D3	Rainwater pipes and gutters	
D5	Windows	
D6	Outside doors (including patio doors)	
D8	Other joinery and finishes	
E1	Roof structure	
E5	Fireplaces, chimney breasts and flues	
E7	Woodwork (for example, staircase joinery)	
E8	Bathroom fittings	

1 Elements with no current issues

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

Element no.	Element name	Comments (if applicable)

NI Elements not inspected

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

Element no.	Element name	Comments (if applicable)
D7	Conservatory and porches	
D9	Other	
G2	Permanent outbuildings and other structures	

B Condition ratings

Summary or repairs and cost guidance

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

Repairs	Cost guidance (optional)

B Condition ratings

Further investigations

Within the property, several significant matters have been identified that require attention to ensure the ongoing safety, functionality, and preservation of the building. This report outlines the main issues and provides recommendations for the client's consideration.During the inspection, evidence of dampness was noted within the internal ground floor walls, indicating that the existing damp-proof course may not be functioning effectively. It is therefore strongly advised to engage a reputable Property Care Association (PCA) registered specialist to conduct a thorough assessment of the dampness problems and the condition of the current damp-proof course. Based on the specialist's findings, quotations should be obtained for any necessary remedial works, which may include the installation of an upgraded damp-proof course or the implementation of alternative damp-proofing measures. Following such interventions, the affected plaster finishes will likely require replacement or repair. Prior to replastering, it is essential that the walls are fully dried and appropriately prepared to prevent the recurrence of damp issues. The internal walls should be monitored regularly for any signs of returning dampness or cracking, with prompt remedial action taken as required to minimise further deterioration. Additionally, routine maintenance of external rainwater goods and drainage systems should be carried out to reduce the risk of moisture ingress that can contribute to internal dampness.The external walls of the property comprise solid construction and are finished with render. It was noted during the inspection that the render shows signs of breakdown and deterioration in various areas, which may be concealing defects within the underlying masonry. Given this, re-rendering is recommended as part of ongoing maintenance. This process should involve careful removal of all loose, cracked, or damaged render before any repair or replacement work is undertaken. Once exposed, the condition of the underlying walls can be fully assessed and any necessary repairs made to ensure structural soundness and prevent water ingress. Re-rendering should be carried out using materials and methods appropriate to the building's traditional construction to avoid damage caused by incompatible modern materials. The works should be undertaken by contractors experienced in this type of repair, and should be covered by a long-term guarantee.The main roof structure consists of conventional rafters and purlins, with timbers that appear adequately sized for their purpose. However, no comment can be made on the condition of concealed timbers, such as the bottom ends of rafters, wall plates, and purlin ends, due to restricted visibility. The inspection of the roof void was limited, and the absence of an underfelt membrane in some areas reduces the roof's secondary defence against water penetration. It is recommended that a qualified structural engineer or an experienced roofing specialist undertake a detailed inspection of the roof structure, with particular attention paid to concealed timbers and the roof frame's capacity to support the current roofing materials. Where it is safe and practicable, selective opening-up of the roof void should be performed to facilitate a more comprehensive examination. Should any deterioration or defects be identified, remedial works should be implemented without delay to mitigate the risk of further damage. Consideration should also be given to the installation of an appropriate underfelt or secondary waterproof membrane during any future roofing works in order to enhance protection against water ingress.The property is equipped with both battery-operated and mains-operated smoke detectors, which were found to be in good condition, although they were not tested during the inspection. To ensure ongoing fire safety, all smoke detectors and heat alarms must be regularly tested and maintained in accordance with the manufacturer's instructions. Batteries in battery-operated devices should be replaced at least annually, or as recommended, and mains-powered systems should be periodically serviced by a qualified technician. Establishing a routine testing schedule, such as monthly checks, is strongly advised to confirm that all alarms remain operational. Any faults or malfunctions detected should be addressed immediately to maintain effective fire detection coverage. Furthermore, following occupation, consideration should be given

B Condition ratings

to upgrading the fire detection system to include interlinked smoke and heat detectors. Such systems enhance safety by ensuring that when one detector activates, all alarms throughout the property sound simultaneously, providing early warning and greater protection.Regarding security, the property appears to have an intruder alarm system installed, which may be subject to guarantees or service contracts. It is important to confirm that this system is fully operational and to arrange for regular servicing and testing to ensure continued functionality. Any existing monitoring or service contracts should be maintained and updated as necessary. It is also advisable for the client to become familiar with the alarm system's operation, including access to relevant codes or controls. In addition to the alarm system, good general security practices should be adopted, such as keeping doors and windows locked when the property is unoccupied, using security lighting where appropriate, and maintaining external boundaries and fencing to deter unauthorized access.Other observations include the condition of external timber fascias, soffits, and joinery, which require routine maintenance to prevent deterioration. It is recommended that careful preparation and regular redecoration, typically on a three to five-year cycle, be undertaken to preserve these elements. Window and door frames, generally comprising UPVC and timber, are in satisfactory condition; however, verification of compliance with Building Regulations through FENSA certificates is recommended. Internally, some cracking consistent with normal building movement was noted in walls and ceilings, largely cosmetic in nature. These should be monitored and repaired as necessary to maintain the property's aesthetic and structural integrity. The heating system is provided by a combination boiler which is likely to be efficient; however, an assessment of its adequacy is advised, and upgrading should be considered if found insufficient.Finally, due to the age of the property and its construction, effective sound insulation between adjoining properties is unlikely to have been originally provided. It is therefore recommended that the client visit the property at different times, including evenings and weekends, to assess potential noise levels from neighbours. Additionally, formal legal enquiries should be made to determine whether there have been any previous noise complaints or disputes which might impact the quiet enjoyment of the property.In summary, the property presents typical issues for a building of its age and type, with the principal concerns relating to dampness, external render condition, the roof structure, and fire safety systems. It is imperative that the client arranges for specialist assessments and undertakes the recommended maintenance and upgrades prior to legal commitment. Addressing these matters proactively will safeguard the property's condition and the occupant's wellbeing.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a detached house

Approximate year the property was built

Circa 1900's

Approximate year the property was extended

Not applicable

Approximate year the property was converted

Not applicable

Information relevant to flats and maisonettes

Not applicable

Construction

The property is constructed using traditional materials and building techniques. The external walls comprise solid brickwork, which has been finished with render and paint and hanging tile to the side elevation.The flooring system includes a combination of solid floors and suspended timber floors.Internally, the partitions consist of both solid walls and lightweight timber stud walls lined with plasterboard.The windows and doors are predominantly uPVC, while the front entrance door is timber. Traditional timber joinery features throughout the property, and the roof is pitched and covered with tiles.

Accommodation

N/A

C

About the property

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	2		1		1			
First		4	1					
Second								
Third								
Other								
Roof space								

Means of escape

There is escape routes via the front entrance door which is the main access egress and additional egress via the rear egress doors.There are a number of battery wired smoke detectors installed. Heat and smoke detectors mains wired and should be maintained at the landing levels to give the earliest possible warning of fire.Further advice can be obtained from the local fire and rescue service.

C Energy efficiency

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

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

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

Energy efficiency rating

EPC Rating: 42 EValid until: 13 March 2033Certificate number: X310-24X4-02X0-20X7-5X31

Issues relating to the energy efficiency rating

ISSUES RELATING TO ENERGY - There are a list of repairs that can be carried out to improve the thermal effiency of this property. These are listed below:1: Internal or external wall insulation2: Improved heating controls3: Improved double glazing

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

☐ Gas ☐ Electric ☐ Water ☐ Drainage

Central heating

☐ Gas ☐ Electric ☐ Solid fuel ☐ Oil ☐ None

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

Not applicable

Other energy matters

Not applicable

C Location and facilities

Grounds

A public paved pathway provides access to the property's driveway, which is bordered by brick boundary walls. No consultation has been made with Geological or Ordnance Survey maps, and therefore, we have been unable to establish any details regarding the previous use of the site.Within the limited scope of this report, we are unable to comment on whether there are any hidden ground-related issues affecting the property. Similarly, we cannot assess the possibility of the property being impacted by any other subsurface or environmental matters.It is strongly recommended that your solicitors investigate these aspects thoroughly as part of the legal due diligence process.

Location

The property is in an established residential area convenient for local amenities. The property is in a mixed residential and commercial area convenient for local amenities.Sample Report Road in Orpington is in the London region of England. The postcode is within the Petts Wood & Knoll ward/ electoral division, which is in the constituency of Orpington.

Facilities

The property located in an area with access to the following facilities.TRANSPORTATIONOrpington half a milePetts Wood 1 mileSt Mary Cray 1.2 milesChelsfield 1.8 milesChislehurst 2.3 milesSCHOOLSPerry Hall Primary School 450 yards Crofton Infant School 0.6 miles Crofton Junior School 0.7 miles Poverest Primary School 0.8 miles Harris Primary Academy Orpington 0.9 milesHEALTHOrpington Hospital 1.2 milesPrincess Royal University Hospital 1.8 milesGreen Parks House 1.9 milesChelsfield Park Hospital 2.2 milesBridgeways Day Hospital 2.2 milesBROADBANDThis postcode has support for Ultrafast broadband at one or more premises. Ultrafast broadband is the latest high-speed standard, generally taken to mean fixed line broadband at a potential speed of 300Mbps or more - more than enough for even the most demanding household gaming, video calling, video and internet browsing needs. Note that occasionally some properties in a postcode may still not be eligible due to conditions on the ground, or the building structure.

C Location and facilities

Local environment

FLOOD RISK: Our desktop survey confirmed the property to be within flood zone 1 where the risk of flooding is minimal although further advice is available through the Environment Agency website and via your local searches. GEOLOGY: Our desktop survey revealed the property to be located on Thanet formation subsoil conditions, where ground conditions are stable given normal conditions. However, the top soil is of type which may be subject to seasonal change and given the property's age and shallow foundation depths it is therefore important to ensure drainage connections are sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible. HIGH RADON: Our desktop survey revealed the property to be located within an area where radon levels may be elevated and further investigations should be completed as a precaution. ASBESTOS: Materials containing asbestos are present in many buildings, often enclosed and unexposed. Asbestos may be present within the building. The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the Local Authority or the Health and Safety Executive. Specialist advice should be sought by way of further investigations and securing quotations for removal if required before carrying out any works to these components. The cost of renewal may be high. INVASIVE SPECIES: No Japanese knotweed is growing within the boundary of the property/just outside the boundary of the property. Further investigations are recommended. Japanese knotweed is an invasive plant that can damage footpaths, driveways, patios and in the worse cases, it can get into the property itself. It is very difficult to get rid of this plant and you should ask an appropriately qualified person to inspect and remove this plant. This can take a number of years and may affect future saleability, mortgageability, and value of the property.

D

Outside the property

D Full details of elements inspected

Limitations on the 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 a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

It should be appreciated that parts of the property are 80 years old.

Accordingly, such parts of the structure and fabric should not be expected to be 'as new' and due regard has to be given to natural deterioration due to the elements and usage.

The report has been prepared having due regard to the age and type of the building. This report reflects the condition of the various parts of the property at the time of our inspection.

It is possible that defects could arise between the date of the survey and the date upon which you take occupation and 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.

We have not exposed the foundations of the property. Without exposing all the foundations to the property, you must accept the risk of unseen defects. However, unless noted within this report, we have not noted any above-ground defects which relate to defective foundations or signs of defective foundations.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

As it was not raining at the time of inspection it is not possible to state that gutter joints, roof junctions and flashings etc. are totally watertight.

There is no apparent access to the voids beneath the suspended timber floor at ground level.

An inspection of the exterior was made from ground level with the aid of binoculars, a spirit level and a standard surveyor's ladder. The inspection was also facilitated from readily-accessible windows.

No beams, lintels, or other supporting components were exposed to allow examination.

Consequently, we are unable to comment fully upon the condition of these concealed areas and therefore you must accept the risk of unseen defects should you wish to proceed without further investigation.

D1 Chimney stacks

1 2 3 NI

The tall chimney stacks were inspected from ground level and with aid of a UAV due to their height and the presence of obstructions. The main stack is situated on the left-hand gable end of the property and is of traditional solid brick construction, terminating in multiple clay chimney pots.The visible portions of the

3

D Full details of elements inspected

brickwork are in generally fair condition for the age of the property; however, localised areas of weathering, spalling, and mortar loss were observed. Some bricks show signs of deterioration and should be carefully removed and replaced with matching units to preserve the structural and aesthetic integrity of the stack. In addition, areas of eroded mortar joints should be repointed using an appropriate lime-based mortar to ensure continued stability and breathability of the structure.Lead flashings at the base of the stack were observed and appear to be in good condition at the time of inspection. These should be regularly maintained and monitored to ensure they remain weather-tight. It is important to note that the inspection was carried out during dry conditions, and any issues such as leaks may only become apparent during prolonged periods of heavy rainfall.Due to restricted sight lines and lack of access to roof level, the condition of the cement flaunching at the top of the stack could not be confirmed. A closer inspection is recommended to assess whether the flaunching remains sound. Flaunching is commonly subject to weathering and cracking over time, and defective areas should be removed and replaced with a durable, weather-resistant mortar to ensure the pots remain securely bedded and water ingress is prevented.The clay chimney pots themselves appear to be in satisfactory condition. However, several were observed to be open and uncapped. Open flues present a risk of rainwater ingress, debris accumulation, and nesting by birds or other animals, all of which can cause internal dampness or blockages. It is recommended that all disused flues be fitted with ventilated caps or cowls that allow for adequate air circulation while offering protection from weather and pests.It should also be noted that chimney stacks of this age typically lack an integrated damp-proof course. As such, some damp penetration from wind-driven rain may still occur internally, even where the external elements appear to be in reasonable condition.In summary, while no major structural issues were observed from ground level, localised brickwork repairs and repointing are required to maintain the integrity of the chimney stack. Replacement of deteriorated bricks, repointing with lime mortar, renewal of defective flaunching, and fitting of ventilated caps to open pots are recommended. These works should be undertaken by a suitably experienced roofing or conservation contractor following further high-level inspection.

29/07/2025 09:32 (BST) at 51.381717°, 0.094413°

29/07/2025 08:33 (BST) at 51.381613°, 0.094308°

29/07/2025 08:33 (BST) at 51.381613°, 0.094308°

D Full details of elements inspected

29/07/2025 08:33 (BST) at 51.381613°, 0.094325°

29/07/2025 08:33 (BST) at 51.381672°, 0.094417°

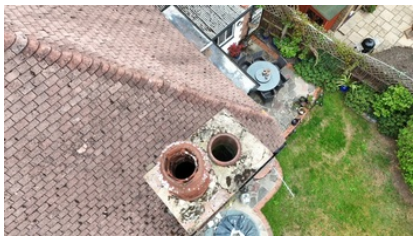
29/07/2025 08:33 (BST) at 51.381675°, 0.09443°

29/07/2025 08:25 (BST) at 51.381848°, 0.094042°

29/07/2025 08:33 (BST) at 51.381672°, 0.09443°

29/07/2025 09:44 (BST) at 51.381671°, 0.094057°

D Full details of elements inspected



29/07/2025 08:25 (BST) at 51.381823°, 0.09406°

29/07/2025 09:44 (BST) at 51.381671°, 0.094057°

29/07/2025 08:25 (BST) at 51.38184°, 0.09405°

29/07/2025 09:56 (BST) at 51.381799°, 0.094068°

29/07/2025 09:56 (BST) at 51.381746°, 0.094051°

29/07/2025 08:25 (BST) at 51.381785°, 0.094101°

29/07/2025 08:25 (BST) at 51.381755°, 0.094154°

D Full details of elements inspected

D2 Roof coverings

3

The main pitched roof slopes are covered with traditional clay tiles. Due to access limitations, the roof was inspected visually from ground level across the street and supplemented by aerial views obtained via a UAV. At the front of the property, where the main roof slopes abut, a sloping tiled-lined valley was noted. This valley appears to require repair or replacement in the near future, as the overall roof coverings are approaching the end of their expected service life.Several clay tiles on the roof are slipped, and there are areas where tiles are missing. Additionally, the lead lining around the bay window above the doors is deteriorated and has reached the end of its serviceable life. This leadwork requires urgent attention and repair to prevent water ingress and further damage to the underlying structure. Prompt remedial action is recommended to maintain the integrity of the roof and protect the property from potential moisture-related issues.Furthermore, the lead and/or zinc flashings above the bay windows show clear signs of deterioration and should be replaced as part of the remedial works to ensure continued weather-tightness and prevent further damage to the property.It is important to highlight that the clay tiles are considerably heavier than the original slate tiles typically used in properties of this age and style. This additional imposed load has not been adequately addressed through strengthening of the roof frame, resulting in visible deflection of the roof slopes and distortion of the ridge line. Such structural movement may reduce the longevity of the roof and increase the risk of future defects.Moreover, there is no apparent method of ventilation within the roof void. Adequate ventilation is crucial to prevent condensation build-up, which can lead to timber decay and accelerate deterioration of roofing materials. It is strongly recommended that a reputable roofing contractor be engaged to carry out a detailed inspection and provide advice on introducing suitable ventilation measures.Moss and lichen growth were observed on the roof surfaces. These biological deposits tend to retain moisture and can accelerate the deterioration of the tiles over time. Removal should be undertaken carefully, using appropriate methods that avoid damaging the roof coverings.The ridge tiles currently appear firmly fixed; however, it is not uncommon for ridge tiles to become dislodged during periods of high wind or severe weather. Therefore, occasional re-fixing should be anticipated as part of ongoing maintenance.The mortar bedding and pointing to the ridge and hip tiles is deteriorating, with some areas showing more advanced decay than others. To reduce the risk of wind uplift and water ingress, it is recommended that the ridge and hip tiles be carefully lifted, cleaned, and re-bedded with fresh mortar. Quotations from experienced roofing contractors should be obtained prior to legal commitment to purchase, and the necessary works carried out as part of a planned maintenance programme.

29/07/2025 09:35 (BST) at

29/07/2025 08:25 (BST) at
51.381827°, 0.094158°

29/07/2025 09:35 (BST) at

D Full details of elements inspected

51.381798°, 0.094285°

29/07/2025 08:25 (BST) at 51.381807°, 0.094142°

29/07/2025 09:35 (BST) at 51.381798°, 0.094285°

51.381798°, 0.094285°

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29/07/2025 09:34 (BST) at 51.381798°, 0.094285°

29/07/2025 08:25 (BST) at 51.381835°, 0.094088°

29/07/2025 09:34 (BST) at 51.381798°, 0.094285°

D Full details of elements inspected

29/07/2025 08:25 (BST) at 51.381848°, 0.094044°

29/07/2025 08:35 (BST) at 51.381797°, 0.094275°

29/07/2025 09:36 (BST) at 51.381797°, 0.094272°

29/07/2025 08:25 (BST) at 51.381823°, 0.094061°

29/07/2025 08:25 (BST) at 51.381773°, 0.094101°

29/07/2025 08:25 (BST) at 51.381773°, 0.094101°

29/07/2025 08:25 (BST) at 51.381805°, 0.09415°

29/07/2025 08:25 (BST) at 51.381825°, 0.09419°

29/07/2025 08:25 (BST) at 51.381808°, 0.094219°

29/07/2025 08:25 (BST) at

29/07/2025 08:25 (BST) at

29/07/2025 08:25 (BST) at

D Full details of elements inspected

51.381807°, 0.094223°

51.381808°, 0.09422°

51.381747°, 0.094151°

29/07/2025 08:25 (BST) at 51.381748°, 0.094161°

29/07/2025 08:25 (BST) at 51.381893°, 0.094158°

29/07/2025 08:25 (BST) at 51.381768°, 0.094172°

29/07/2025 08:25 (BST) at 51.38185°, 0.094061°

29/07/2025 08:25 (BST) at 51.38186°, 0.09407°

29/07/2025 08:25 (BST) at 51.381873°, 0.094028°

29/07/2025 08:25 (BST) at 51.38185°, 0.094062°

D3 Rainwater pipes and gutters

2

The property is fitted with UPVC rainwater goods, including gutters and downpipes, which generally appear to be in need of some repair. The inspection was carried out from ground level, and during dry weather, so a full assessment of water tightness was not possible. Water staining was observed at some gutter joints, indicating potential leakage, and the gutters and downpipes should be monitored during rainfall to identify any leaking joints that may require resealing or replacement.Several areas exhibit poor alignment, resulting in evident seepage from the rainwater goods. It is recommended that adjustments be made as part of future maintenance to ensure effective drainage and prevent water damage to the building fabric.Moss and debris accumulation was noted within the gutters. This should be cleared promptly to prevent blockages, which could otherwise lead to overflowing and subsequent damage to the timber and structural elements beneath.While UPVC gutters are generally low maintenance, they do require regular cleaning and periodic resealing of joints to maintain their performance. Downpipes should also be inspected routinely to ensure that joints remain secure, as the rubberised gaskets used in these systems are prone to deterioration over time, which can lead to leaks.At the time of inspection, no significant defects were visible; however, due to limitations of access and inspection conditions, the possibility of concealed defects cannot be ruled out.

D Full details of elements inspected

29/07/2025 09:36 (BST) at 51.381755°, 0.094268°

29/07/2025 09:36 (BST) at 51.381755°, 0.094268°

29/07/2025 09:37 (BST) at 51.381802°, 0.094258°

29/07/2025 09:37 (BST) at 51.381802°, 0.094258°

29/07/2025 09:37 (BST) at 51.381802°, 0.094258°

29/07/2025 09:37 (BST) at 51.381802°, 0.094258°

D Full details of elements inspected

29/07/2025 09:37 (BST) at 51.381802°, 0.094258°

29/07/2025 09:44 (BST) at 51.381761°, 0.094071°

29/07/2025 09:44 (BST) at 51.381761°, 0.094071°

29/07/2025 09:44 (BST) at 51.381761°, 0.094071°

29/07/2025 09:45 (BST) at 51.381796°, 0.094041°

29/07/2025 09:45 (BST) at 51.381796°, 0.094041°

D Full details of elements inspected

29/07/2025 09:45 (BST) at 51.381796°, 0.094041°

29/07/2025 09:45 (BST) at 51.381796°, 0.094041°

29/07/2025 09:46 (BST) at 51.381857°, 0.094147°

29/07/2025 09:46 (BST) at 51.381857°, 0.094147°

29/07/2025 09:46 (BST) at 51.381857°, 0.094147°

D4 Main walls

3

The main external walls are of solid brick construction, measuring approximately 230mm in thickness where accessed and measured. The walls are externally finished with a render coating, which shows several defects requiring prompt attention.Cracking is evident in the brickwork above external doors and windows. This cracking, primarily within the mortar joints, suggests movement and potential disturbance of the lintel supports spanning these openings. As a result, sections of brickwork are now bearing directly on the door and window frames, which may compromise their stability and lead to further deterioration if not addressed.In addition, hollow points were identified within the rendered surfaces, indicating areas where the render has become detached or “blown.” These defects are accompanied by cracks in the render, which are allowing moisture ingress. Such conditions increase the risk of damp penetration into the underlying masonry and should be rectified without delay through thorough removal and reapplication of render.Hairline cracking is visible across the rendered surfaces. It should be noted that render can conceal underlying defects such as structural movement cracks or deteriorated brickwork. Confirmation

D Full details of elements inspected

of these issues would require “hacking back” of the render to expose the masonry beneath, which is beyond the scope of this survey. Consequently, there remains an inherent risk of concealed defects within the wall fabric.It is also important to highlight that the render has been applied down to ground level. This is considered poor practice as it facilitates moisture conduction from the ground into the wall, bypassing the damp-proof course (DPC). This condition increases the likelihood of rising damp and related problems within the property. It is recommended that this be addressed as part of the repair programme.Contractors should be engaged to provide detailed quotations for the necessary repairs, including the removal and reapplication of render, repair or replacement of lintels as required, and any associated brickwork restoration.**Note:** The building’s foundations have not been exposed or inspected during this survey. While there are no visible above-ground signs of foundation defects, it should be understood that the property is likely constructed on subsoil subject to seasonal shrinkage and expansion. This can result in structural movement over time.

29/07/2025 09:37 (BST) at 51.381727°, 0.094208°

29/07/2025 09:37 (BST) at 51.381727°, 0.094208°

29/07/2025 09:38 (BST) at 51.381727°, 0.094208°

29/07/2025 09:38 (BST) at 51.381727°, 0.094208°

29/07/2025 09:38 (BST) at 51.381763°, 0.094255°

29/07/2025 09:38 (BST) at 51.381763°, 0.094255°

D Full details of elements inspected

29/07/2025 09:38 (BST) at 51.381763°, 0.094255°

29/07/2025 09:38 (BST) at 51.381763°, 0.094255°

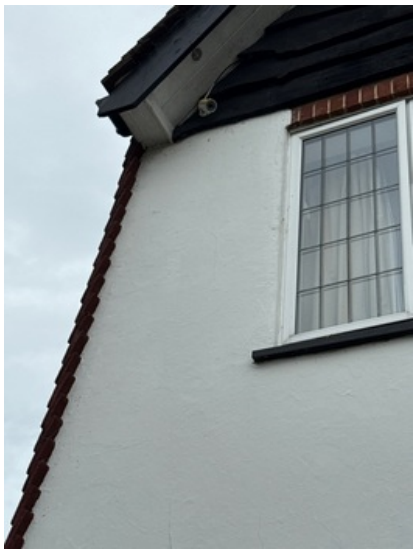
29/07/2025 09:38 (BST) at 51.381763°, 0.094255°

29/07/2025 09:39 (BST) at 51.381682°, 0.094291°

29/07/2025 09:39 (BST) at 51.381719°, 0.094213°

29/07/2025 09:40 (BST) at 51.381755°, 0.094269°

D Full details of elements inspected



29/07/2025 09:40 (BST) at 51.381755°, 0.094269°

29/07/2025 09:40 (BST) at 51.381755°, 0.094269°

29/07/2025 09:40 (BST) at 51.381755°, 0.094269°

29/07/2025 09:40 (BST) at 51.381801°, 0.094283°

29/07/2025 09:46 (BST) at 51.381857°, 0.094147°

29/07/2025 09:46 (BST) at 51.381857°, 0.094147°

D Full details of elements inspected

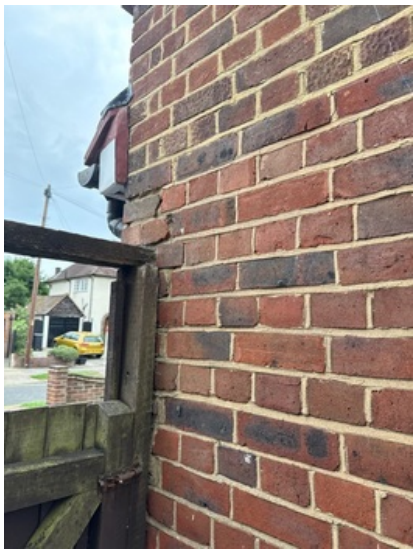
29/07/2025 09:46 (BST) at 51.381857°, 0.094147°

29/07/2025 09:46 (BST) at 51.381857°, 0.094147°

29/07/2025 09:46 (BST) at 51.381857°, 0.094147°

29/07/2025 09:46 (BST) at 51.381857°, 0.094147°

29/07/2025 09:47 (BST) at 51.381842°, 0.094215°



29/07/2025 09:47 (BST) at 51.381842°, 0.094215°

D Full details of elements inspected

29/07/2025 09:47 (BST) at 51.381842°, 0.094215°

29/07/2025 09:47 (BST) at 51.381842°, 0.094215°

29/07/2025 09:47 (BST) at 51.38186°, 0.09414°

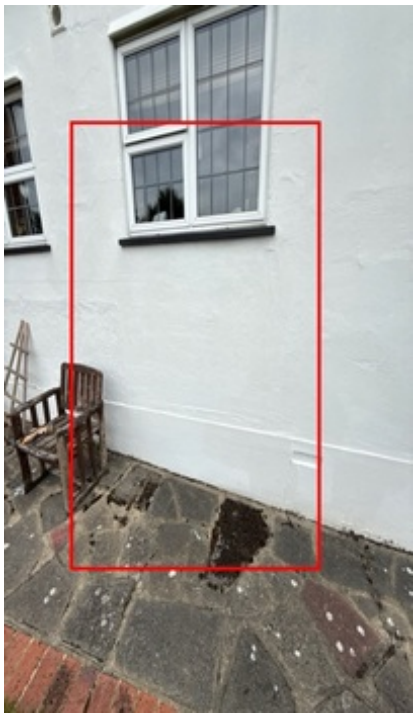
29/07/2025 09:48 (BST) at 51.38186°, 0.09414°

29/07/2025 09:48 (BST) at 51.381845°, 0.094064°

29/07/2025 09:48 (BST) at 51.381845°, 0.094064°

D Full details of elements inspected

29/07/2025 09:48 (BST) at 51.381845°, 0.094064°



29/07/2025 09:52 (BST) at 51.381805°, 0.094116°

29/07/2025 09:52 (BST) at 51.38181°, 0.094067°

29/07/2025 09:52 (BST) at 51.38181°, 0.094067°

29/07/2025 09:52 (BST) at 51.38181°, 0.094067°

29/07/2025 09:52 (BST) at 51.38181°, 0.094067°

D Full details of elements inspected

29/07/2025 09:52 (BST) at 51.38181°, 0.094067°

29/07/2025 09:53 (BST) at 51.38176°, 0.094064°

29/07/2025 09:53 (BST) at 51.38176°, 0.094064°

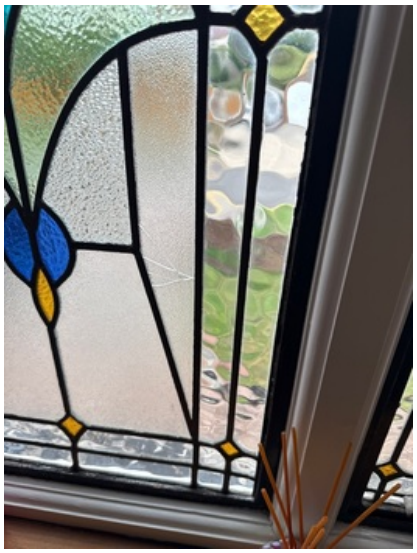
29/07/2025 09:53 (BST) at 51.38176°, 0.094064°

29/07/2025 10:42 (BST) at 51.381752°, 0.094175°

29/07/2025 10:42 (BST) at 51.381741°, 0.094246°

D Full details of elements inspected

29/07/2025 10:42 (BST) at 51.381741°, 0.094246°



29/07/2025 10:42 (BST) at 51.381741°, 0.094246°

29/07/2025 10:42 (BST) at 51.381741°, 0.094246°

29/07/2025 10:42 (BST) at 51.381792°, 0.094252°

D5 Windows

2

The property features a combination of Crital-style and UPVC double-glazed windows. No significant defects were noted during the inspection. It should be acknowledged that UPVC window frames vary considerably in quality and design, and an in-depth assessment of the individual window mechanisms and materials is beyond the scope of this report.UPVC frames are generally less suitable for piecemeal repairs, and components such as stay mechanisms and fixings may require occasional maintenance or overhaul to ensure proper operation.The double-glazed units should have been installed by a FENSA-registered contractor to comply with current Building Regulations.If a FENSA installation certificate is not available, the installation may not meet regulatory standards. It is advised that legal advisers verify whether a valid FENSA certificate or equivalent documentation exists. Any transferable guarantees relating to the installation should also be identified as part of the purchase process. Refer to Section H.1 for further details.Double-glazed units have a finite lifespan, primarily due to deterioration of the edge seals that maintain the insulated glass unit's integrity. Replacement of these sealed units may be necessary over time.

D Full details of elements inspected

It is important to note that failed double glazing seals may not be evident during dry weather conditions.At the time of inspection, no signs of condensation between the panes of the double-glazed units were observed. However, it should be recognised that double glazing is susceptible to seal failure, which results in condensation forming between the panes, reducing thermal efficiency and obscuring views.

29/07/2025 09:40 (BST) at 51.381801°, 0.094283°

29/07/2025 09:40 (BST) at 51.381801°, 0.094283°

29/07/2025 09:40 (BST) at 51.381757°, 0.094268°

29/07/2025 09:41 (BST) at 51.381757°, 0.094268°

29/07/2025 09:41 (BST) at 51.381757°, 0.094268°

29/07/2025 09:41 (BST) at 51.381711°, 0.094262°

D Full details of elements inspected

29/07/2025 09:53 (BST) at 51.38176°, 0.094064°

29/07/2025 09:53 (BST) at 51.381746°, 0.094134°

29/07/2025 09:53 (BST) at 51.381823°, 0.094056°

29/07/2025 09:53 (BST) at 51.381823°, 0.094056°

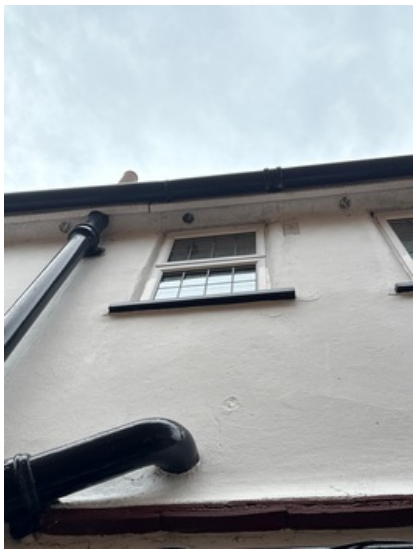
29/07/2025 09:54 (BST) at 51.381853°, 0.094115°

29/07/2025 09:54 (BST) at 51.381853°, 0.094115°

D Full details of elements inspected

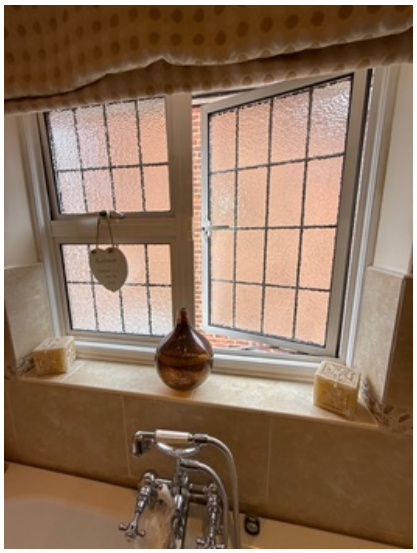
29/07/2025 09:54 (BST) at 51.381853°, 0.094115°

29/07/2025 09:54 (BST) at 51.381878°, 0.094195°



29/07/2025 09:54 (BST) at 51.381878°, 0.094195°

29/07/2025 09:54 (BST) at 51.381878°, 0.094195°

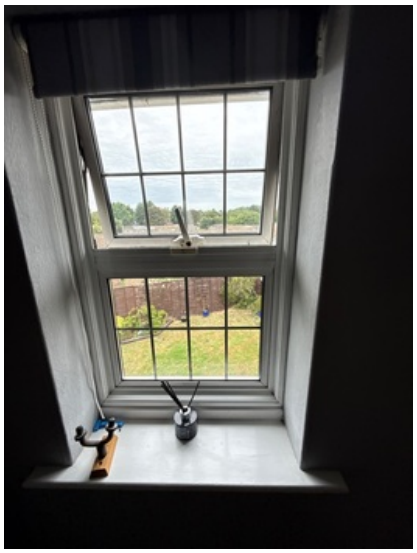


29/07/2025 10:39 (BST) at 51.38184°, 0.094234°

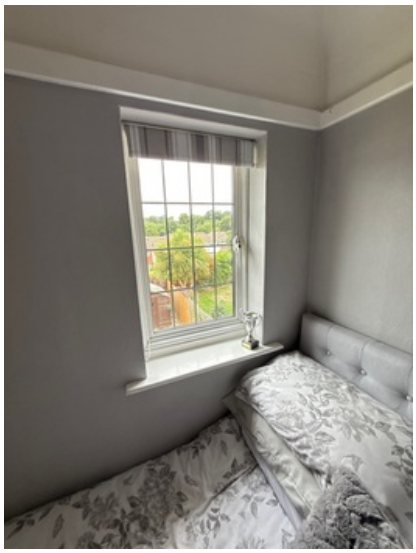
29/07/2025 10:39 (BST) at 51.381853°, 0.09415°

D Full details of elements inspected

29/07/2025 10:39 (BST) at 51.381806°, 0.094156°



29/07/2025 10:39 (BST) at 51.381806°, 0.094156°



29/07/2025 10:39 (BST) at 51.381806°, 0.094156°

29/07/2025 10:40 (BST) at 51.381759°, 0.094136°

29/07/2025 10:40 (BST) at 51.381759°, 0.094136°

29/07/2025 10:43 (BST) at 51.381792°, 0.094252°

D Full details of elements inspected

29/07/2025 10:43 (BST) at 51.381792°, 0.094252°

29/07/2025 10:58 (BST) at 51.381842°, 0.093942°

29/07/2025 10:58 (BST) at 51.381862°, 0.094163°

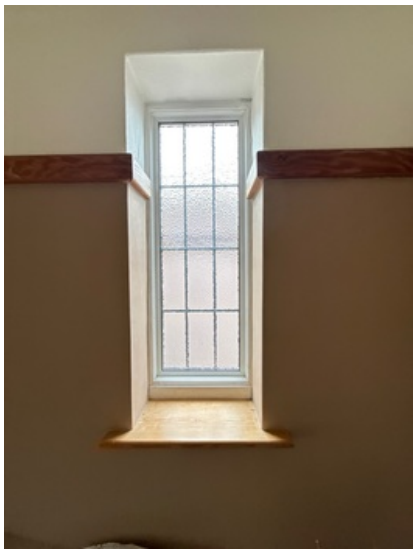
29/07/2025 10:59 (BST) at 51.381813°, 0.094297°

29/07/2025 10:59 (BST) at 51.38159°, 0.094583°

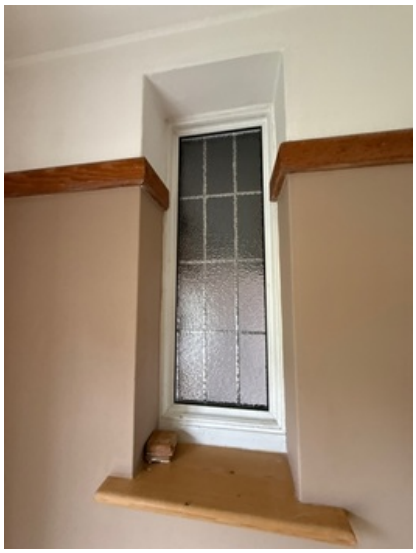
29/07/2025 10:59 (BST) at 51.381513°, 0.094436°

D Full details of elements inspected

29/07/2025 10:59 (BST) at 51.38164°, 0.09434°



29/07/2025 10:59 (BST) at 51.381766°, 0.094326°



29/07/2025 10:59 (BST) at 51.381765°, 0.094247°

29/07/2025 10:59 (BST) at 51.381765°, 0.094247°

29/07/2025 10:59 (BST) at 51.381765°, 0.094247°

29/07/2025 11:00 (BST) at 51.381765°, 0.094247°

D Full details of elements inspected

29/07/2025 11:00 (BST) at 51.381745°, 0.094116°

D6 Outside doors (including patio doors)

2

The front external door is of timber construction and appear to be original to the property. No significant defects were noted during the inspection.The external decoration is currently in good condition; however, regular maintenance is essential to preserve the timber's condition. Without a suitable protective finish, timber elements can deteriorate rapidly, potentially requiring extensive repairs. It is therefore recommended that the external surfaces be redecorated periodically to maintain their protective qualities.A draft excluder is fitted to the main doors, helping to reduce heat loss. The door furniture and associated components were found to be adequate and in good, operable condition at the time of inspection. These should be maintained on an ongoing basis to ensure continued functionality.The rear doors are constructed from UPVC and appear to be original installations. No significant defects were identified. These doors should have been installed by a FENSA-registered contractor to comply with Building Regulations. If no FENSA installation certificate is available, compliance may be uncertain. It is advised that legal advisers confirm the existence of any relevant certification. Refer to Section H.1 for further information.No signs of condensation between the double-glazed panes were observed at the time of inspection. It should be noted, however, that double glazing can be susceptible to condensation problems caused by failure of the seals at the edges of the glass panes.Over time, these seals may deteriorate, resulting in unsightly misting or condensation between the panes. When this occurs, the only effective remedy is the replacement of the defective double-glazed units.

D

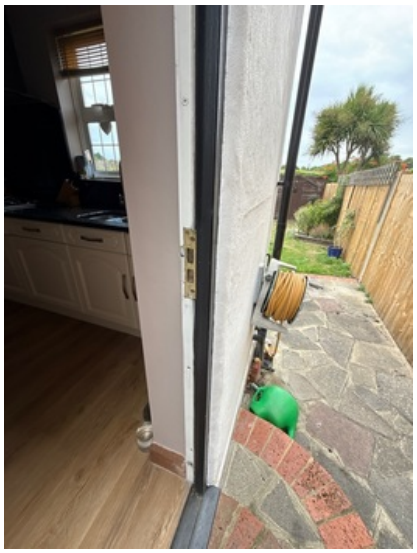
Full details of elements inspected

29/07/2025 09:41 (BST) at 51.381711°, 0.094262°

29/07/2025 09:41 (BST) at 51.381748°, 0.09431°

29/07/2025 09:41 (BST) at 51.381763°, 0.094231°

29/07/2025 09:54 (BST) at 51.381878°, 0.094195°



29/07/2025 09:54 (BST) at 51.381878°, 0.094195°

29/07/2025 09:54 (BST) at 51.381878°, 0.094195°

D Full details of elements inspected

29/07/2025 09:54 (BST) at 51.38184°, 0.094137°

29/07/2025 09:55 (BST) at 51.3818°, 0.094169°

29/07/2025 09:55 (BST) at 51.381792°, 0.094097°

29/07/2025 09:55 (BST) at 51.381792°, 0.094097°

29/07/2025 09:55 (BST) at 51.381792°, 0.094097°

D7 Conservatory and porches

There are no conservatories or porches present at the property. NI

D8 Other joinery and finishes

2

The roof edges are finished with timber fascias and soffits, to which some defects were noted at the time of inspection.The external decorations are showing signs of breakdown and deterioration. It is recommended that new decoration be undertaken within a reasonable timeframe. This should include thorough preparation, such as the removal of all loose and flaking decorative finishes, filling of cracks, and making good any damage prior to priming bare surfaces and reapplication of appropriate decorative coatings. All works should be covered by a long-term guarantee to ensure durability.It is further recommended that the timber be inspected for wet rot, particularly considering the presence of defective rainwater goods,

D Full details of elements inspected

which may have contributed to moisture ingress. Any affected timber should be replaced with pre-treated materials or carefully prepared by rubbing down to bare wood, followed by infilling where necessary, prior to priming and decoration.To safely carry out repairs and decoration at higher levels, contractors will require appropriate access equipment, such as scaffolding or hydraulic platforms. As this is a traditionally constructed property, it is important that decorative materials compatible with the building's character are used, since modern paints can damage older timber. Contractors with experience in this type of work should be employed, which may result in increased costs.Additionally, older paint surfaces—typically those applied before 1960—may contain high levels of lead and pose a health hazard when disturbed. It is essential to follow the Health and Safety Executive's recommendations when redecorating (see www.hse.gov.uk for guidance).

29/07/2025 09:42 (BST) at 51.381714°, 0.094491°

29/07/2025 09:42 (BST) at 51.381768°, 0.094301°

29/07/2025 09:42 (BST) at 51.381816°, 0.094273°

29/07/2025 09:42 (BST) at 51.381816°, 0.094273°

29/07/2025 09:42 (BST) at 51.381816°, 0.094273°

29/07/2025 09:42 (BST) at 51.381816°, 0.094273°

D Full details of elements inspected

29/07/2025 09:42 (BST) at 51.381746°, 0.094292°

29/07/2025 09:42 (BST) at 51.381711°, 0.09434°

29/07/2025 09:42 (BST) at 51.381711°, 0.09434°

29/07/2025 09:43 (BST) at 51.381714°, 0.094258°

29/07/2025 09:43 (BST) at 51.381735°, 0.094193°

29/07/2025 09:43 (BST) at 51.381735°, 0.094193°

D Full details of elements inspected

29/07/2025 09:43 (BST) at 51.381778°, 0.094235°

29/07/2025 09:55 (BST) at 51.381753°, 0.094013°

29/07/2025 09:55 (BST) at 51.381769°, 0.094087°

29/07/2025 09:56 (BST) at 51.381769°, 0.094087°

29/07/2025 09:56 (BST) at 51.381769°, 0.094087°

29/07/2025 09:56 (BST) at 51.381769°, 0.094087°

D Full details of elements inspected

29/07/2025 09:56 (BST) at 51.381823°, 0.094096°

29/07/2025 09:56 (BST) at 51.381823°, 0.094096°

29/07/2025 10:42 (BST) at 51.381792°, 0.094252°

29/07/2025 10:42 (BST) at 51.381792°, 0.094252°

D9 Other

There have been no structural alterations to the external sides of the property.	NI

E

Inside the property

E

Inside the property

Limitations on the inspection

No comment can 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 defects. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

Distribution and waste pipework to the hot and cold water installations and central heating system, and the electrical circuitry are largely concealed within the structure, and whilst we may attempt to give an overview of their visual condition, we are not specialists in these fields and it is always prudent to arrange for specialist contractors to inspect the installations prior to commitment to purchase.

It was not possible within the limits of this report to inspect the flues in detail or to assess the internal condition of 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 purchase.

Where walls are dry lined internally, dry lining can often hide dampness and it is not possible to ascertain the condition of the wall behind the dry lining without further exposure work.

It should be appreciated that infestations or defects may be present or may arise if those already discovered remain untreated in a proper manner.

We have not completed an asbestos survey and due to the limitations imposed upon our inspection, the risk of concealed asbestos to pipework or other elements of the building must exist. It may be prudent to arrange for a full asbestos survey as part of your due diligence prior to legal commitment to purchase.

Our inspection of the roof void(s) was limited due to access to the eaves, and the risk of unseen defects must exist

E1 Roof structure

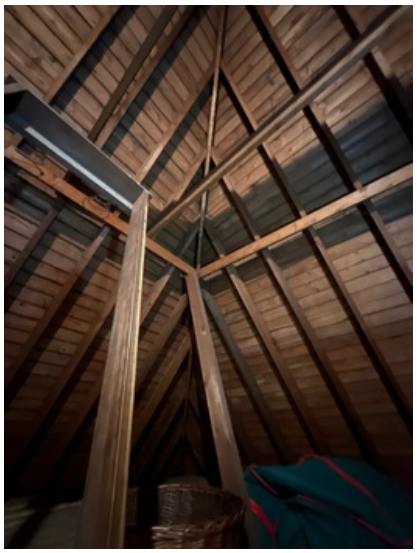
1 2 3 NI

2

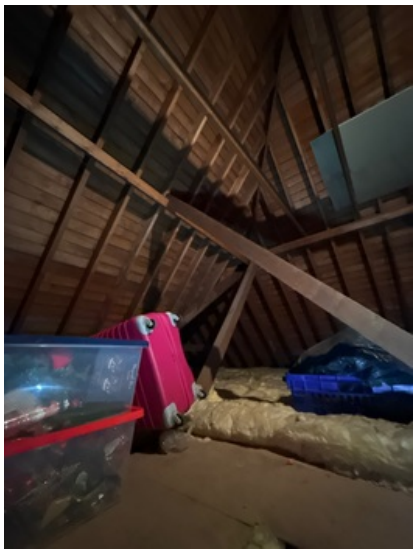
The main roof structure is constructed using conventional rafters and purlins, incorporating timbers that appear to be adequately sized for their intended purpose.No assessment can be made regarding the condition of concealed timbers, including the lower ends of rafters, wall plates, and purlin ends. These elements may be vulnerable to deterioration or defects that are not apparent without intrusive inspection.The underside of the roof is not lined with an underfelt membrane, which customarily acts as a secondary barrier against water ingress.In view of the weight of the existing roof coverings, it is recommended that the roof structure be subjected to a comprehensive assessment by a suitably qualified structural engineer to confirm its adequacy in safely supporting imposed loads.Access to the roof void was restricted to a limited head-and-shoulders inspection due to the presence of the occupants' belongings and effects. Accordingly, the potential for concealed defects cannot be discounted.

E Inside the property

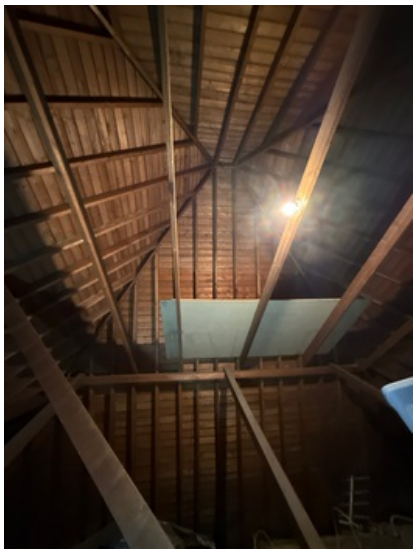
29/07/2025 10:16 (BST) at 51.381692°, 0.094266°



29/07/2025 10:16 (BST) at 51.381751°, 0.094209°



29/07/2025 10:16 (BST) at 51.381794°, 0.094169°



29/07/2025 10:16 (BST) at 51.381794°, 0.094169°

29/07/2025 10:16 (BST) at 51.381794°, 0.094169°

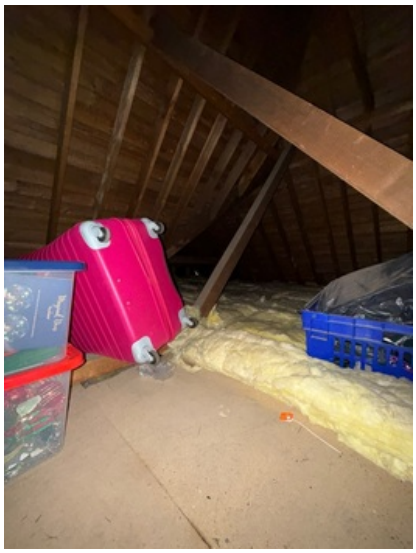
29/07/2025 10:16 (BST) at 51.381794°, 0.094169°

E

Inside the property

29/07/2025 10:16 (BST) at 51.381794°, 0.094169°

29/07/2025 10:17 (BST) at 51.381794°, 0.094169°



29/07/2025 10:18 (BST) at 51.381806°, 0.094186°

29/07/2025 10:19 (BST) at 51.381806°, 0.094186°

29/07/2025 10:20 (BST) at 51.381776°, 0.09415°

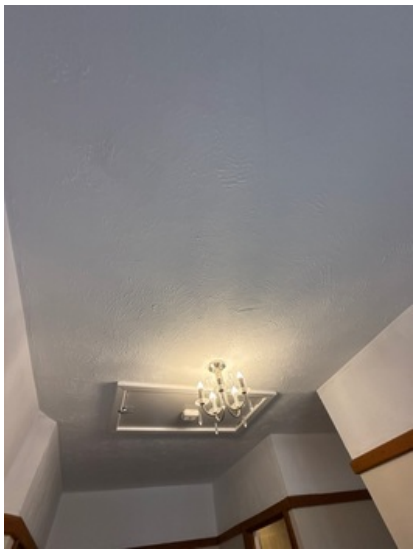
E2 Ceilings

The ceilings were inspected visually from within the rooms, with no opening-up or intrusive investigations undertaken.The ceilings comprise a combination of traditional lath and plaster and more modern plasterboard finishes, both typically skimmed and painted. In areas where plasterboard ceilings are present, it is possible that original lath and plaster ceilings have been overboarded. However, we are unable to confirm whether the plasterboard is adequately secured to the ceiling joists.Lath and plaster ceilings are inherently vulnerable to cracking, loosening, and general deterioration as they age. Due to the relatively

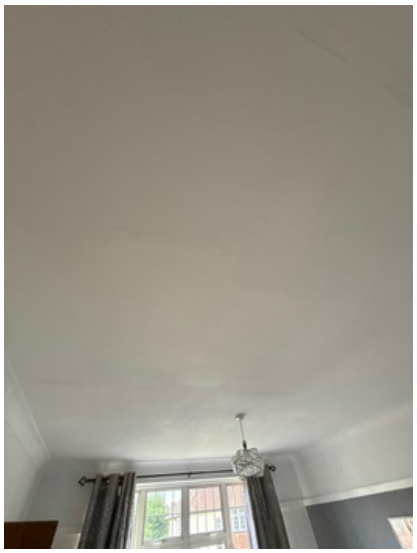
3

E Inside the property

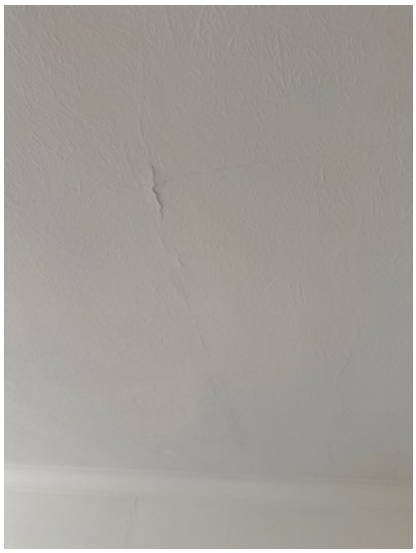
fragile nature of this type of construction, defects such as cracking and localized failure can occur. The risk of unevenness and further failure is likely to increase over time, and future repair or replacement works should be anticipated.Plasterboard ceilings, commonly referred to as “dry lining,” are a popular method of finishing internal ceiling surfaces due to their cost efficiency and reduced drying times during construction. Plasterboard sheets are typically fixed to timber battens or metal frames. Cracks along plasterboard joints are not uncommon and are generally not structurally significant. Such cracks can usually be filled and repaired prior to redecoration.



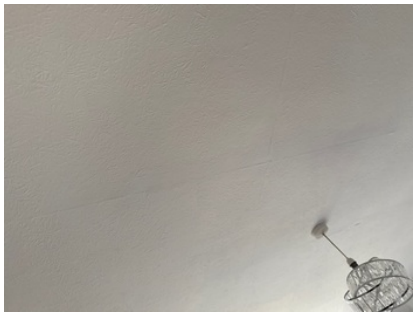
29/07/2025 10:20 (BST) at 51.381762°, 0.094194°



29/07/2025 10:20 (BST) at 51.381762°, 0.094194°



29/07/2025 10:21 (BST) at 51.381754°, 0.094283°

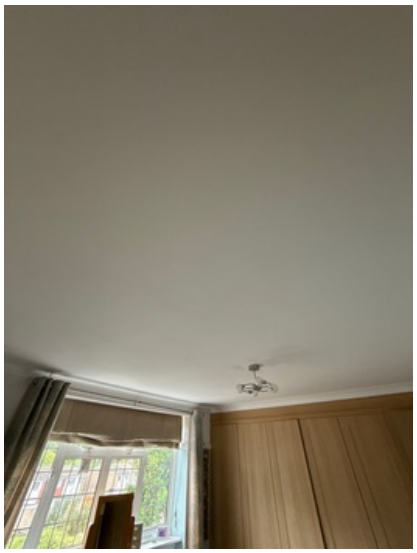


29/07/2025 10:21 (BST) at 51.381754°, 0.094283°

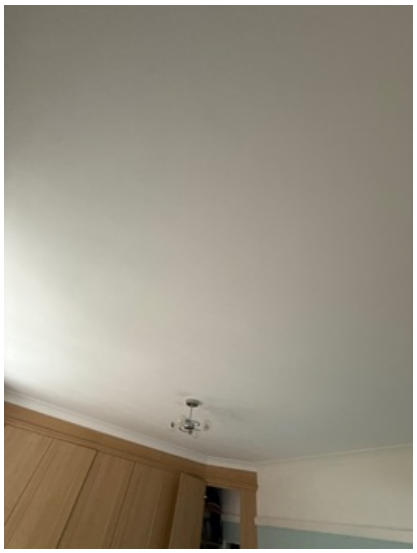
29/07/2025 10:21 (BST) at 51.381754°, 0.094283°

29/07/2025 10:21 (BST) at 51.381758°, 0.09421°

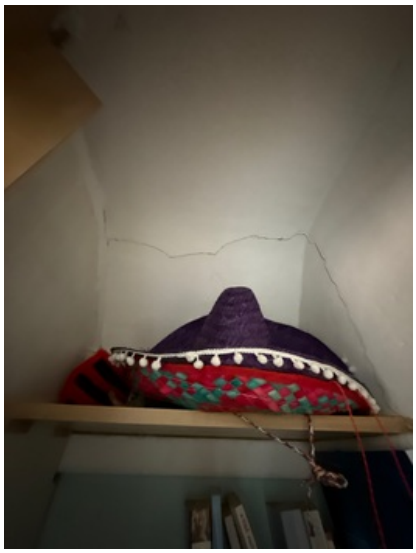
E Inside the property



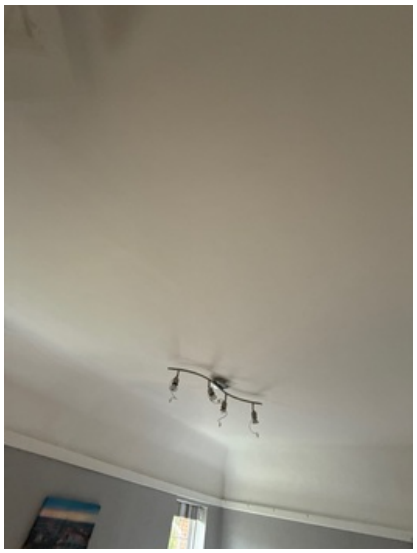
29/07/2025 10:21 (BST) at 51.381765°, 0.094116°



29/07/2025 10:21 (BST) at 51.381765°, 0.094116°



29/07/2025 10:21 (BST) at 51.381765°, 0.094116°

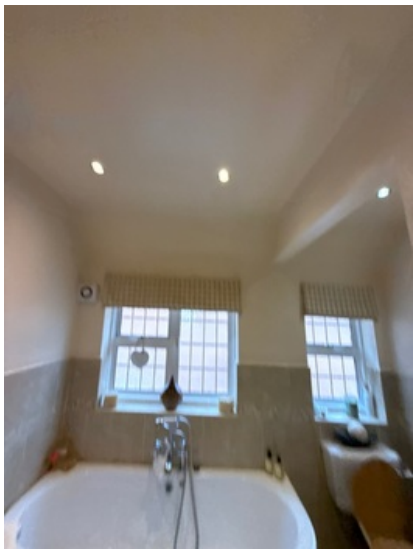


29/07/2025 10:21 (BST) at 51.381765°, 0.094116°

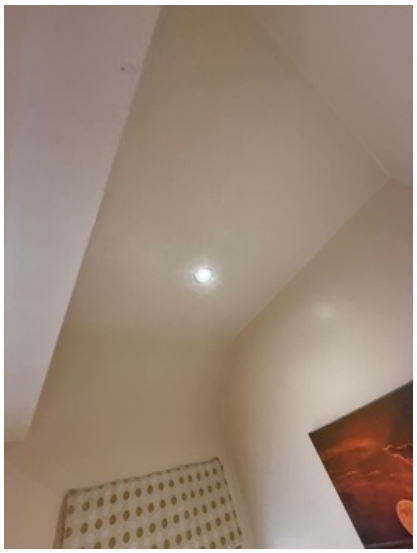
29/07/2025 10:22 (BST) at 51.381815°, 0.094119°

29/07/2025 10:22 (BST) at 51.381815°, 0.094119°

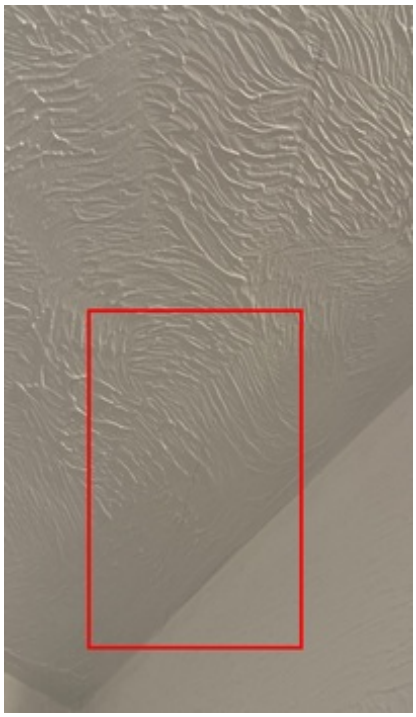
E Inside the property



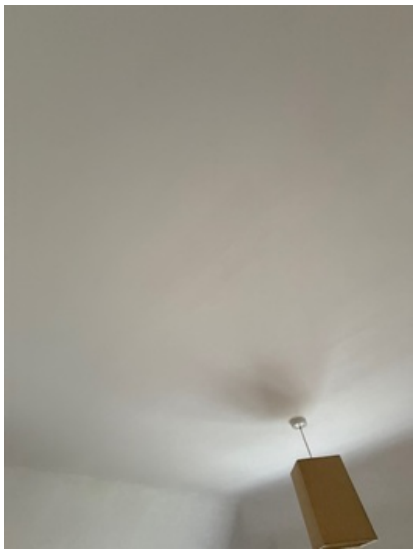
29/07/2025 10:22 (BST) at 51.381815°, 0.094119°



29/07/2025 10:22 (BST) at 51.381815°, 0.094119°

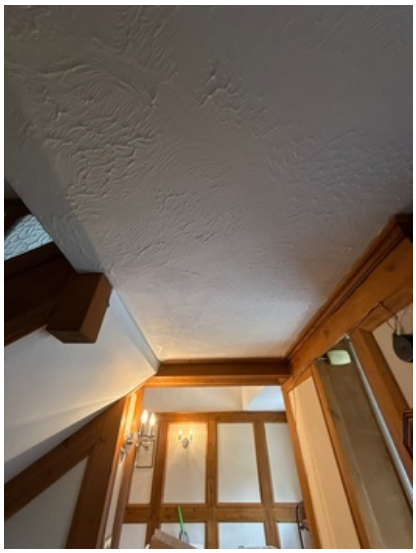


29/07/2025 10:22 (BST) at 51.381836°, 0.094183°



29/07/2025 10:22 (BST) at 51.381775°, 0.094248°

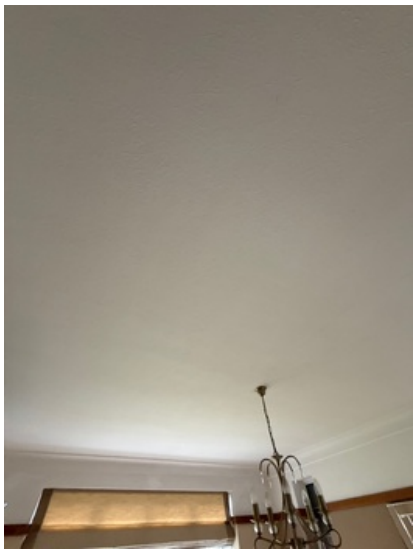
29/07/2025 10:45 (BST) at 51.381812°, 0.094396°



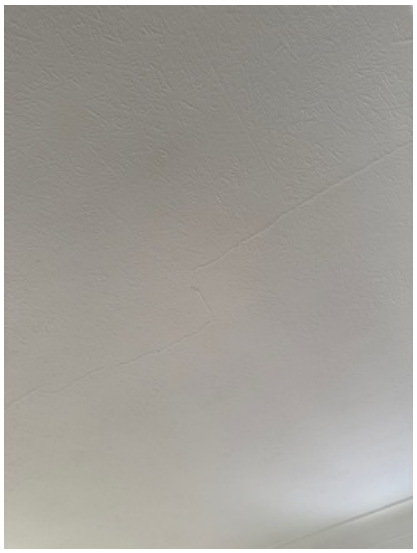
29/07/2025 10:45 (BST) at 51.381812°, 0.094396°

E

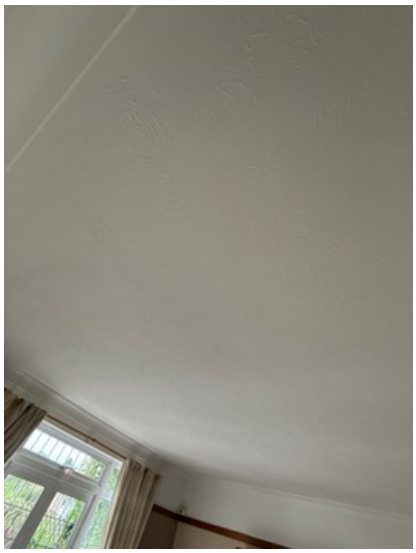
Inside the property



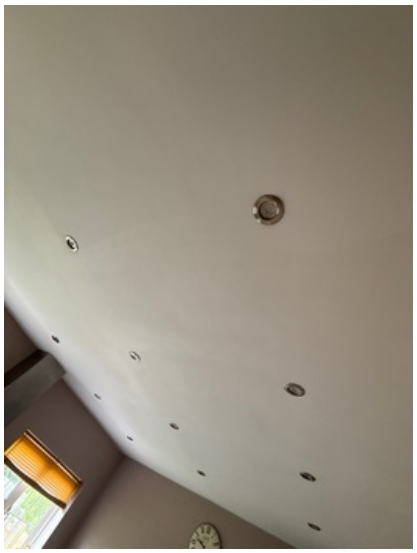
29/07/2025 10:45 (BST) at 51.381723°, 0.094333°



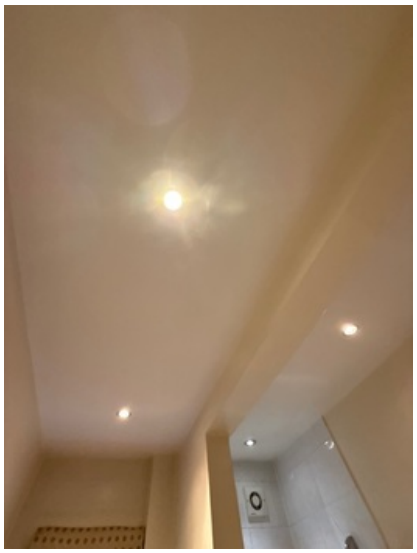
29/07/2025 10:45 (BST) at 51.381786°, 0.094345°



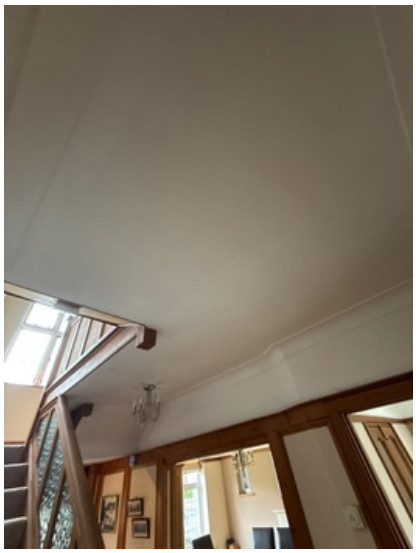
29/07/2025 10:45 (BST) at 51.381855°, 0.094579°



29/07/2025 10:45 (BST) at 51.381831°, 0.094511°



29/07/2025 10:45 (BST) at 51.382045°, 0.094527°



29/07/2025 10:46 (BST) at 51.381965°, 0.094395°

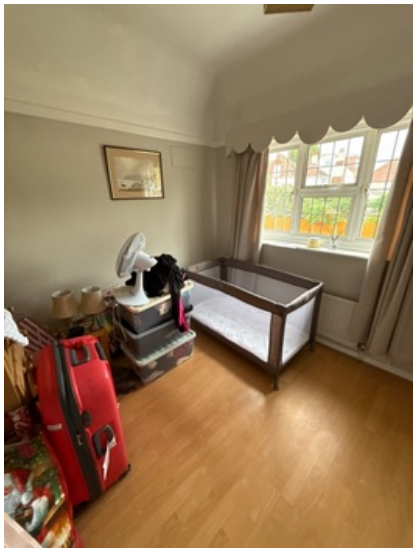
E3 Walls and partitions

3

The internal walls comprise a mixture of solid construction, likely brickwork, and modern timber stud partitions with plasterboard linings.Wet areas are finished with ceramic tiling to reduce the risk of moisture ingress. Wallpaper finishes are present on some walls, with paint applied over both wallpaper and plastered surfaces. At the time of inspection, these finishes were generally in satisfactory condition.Structurally, the internal walls appear sound, with no significant evidence of internal structural movement. Some general cracking and minor distortion were observed, particularly at the junctions between walls and ceilings, and around door and window openings.Such cracking is common in properties and typically results from normal shrinkage and minor building movement. These defects are largely cosmetic in nature and should not cause undue concern. Usually, careful preparation and cosmetic repair prior to redecoration will suffice.Moisture content readings were taken throughout the walls using an electronic damp meter. High levels of dampness was detected in the third bedroom. (See attached photos)It is recommended that you seek quotations from a reputable Property Care Association (PCA) registered contractor for the necessary remedial works.

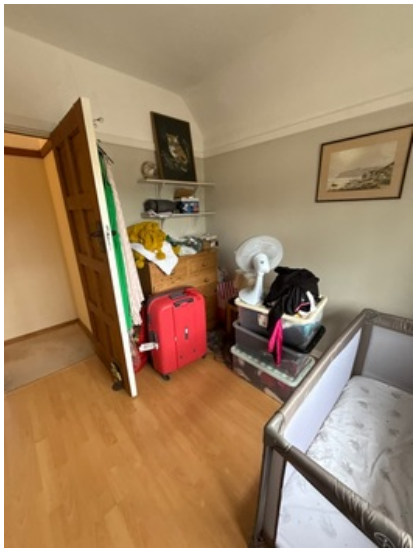
E Inside the property

Such works are likely to include upgrading or renewing the damp-proof course and replastering of affected internal wall surfaces.

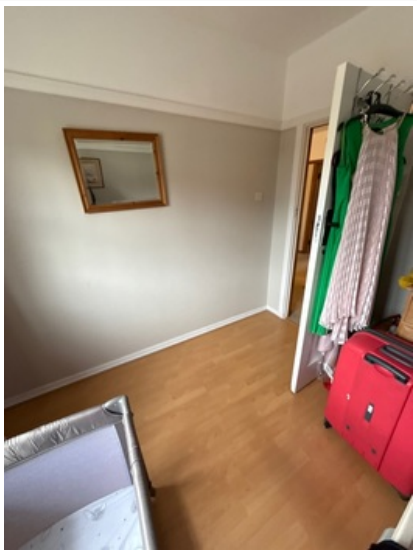


29/07/2025 10:22 (BST) at 51.381791°, 0.094177°

29/07/2025 10:35 (BST) at 51.381819°, 0.094182°



29/07/2025 10:23 (BST) at 51.381791°, 0.094177°



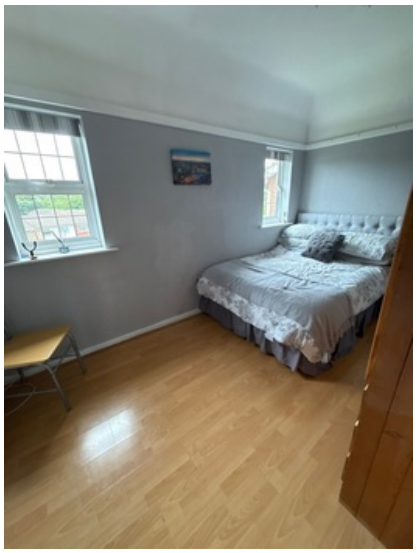
29/07/2025 10:23 (BST) at 51.381791°, 0.094177°

29/07/2025 10:23 (BST) at 51.381791°, 0.094177°

29/07/2025 10:23 (BST) at 51.381791°, 0.094177°

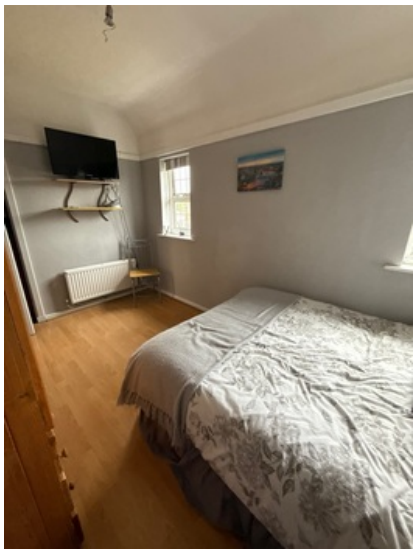
E Inside the property

29/07/2025 10:23 (BST) at 51.381791°, 0.094177°

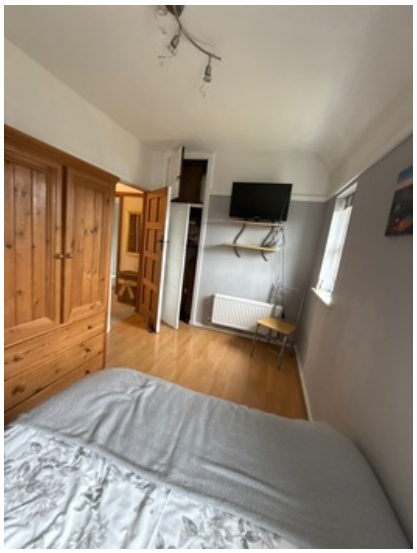


29/07/2025 10:23 (BST) at 51.381791°, 0.094177°

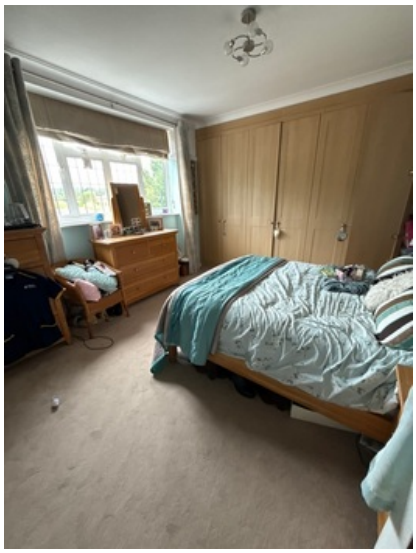
29/07/2025 10:23 (BST) at 51.381791°, 0.094177°



29/07/2025 10:23 (BST) at 51.381827°, 0.094132°

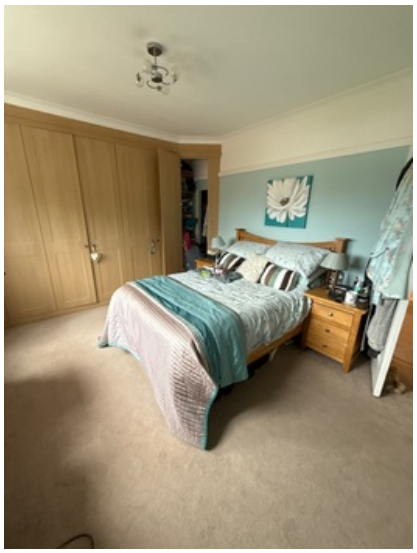


29/07/2025 10:23 (BST) at 51.381827°, 0.094132°

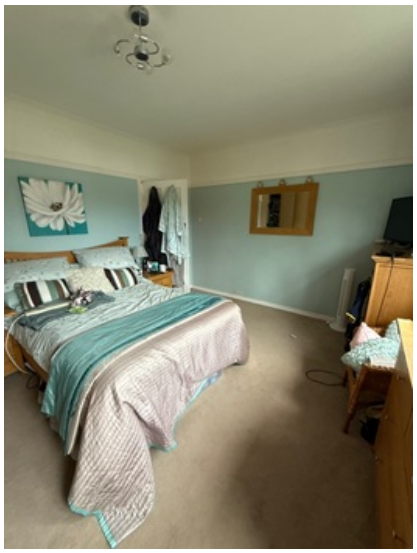


29/07/2025 10:23 (BST) at 51.381827°, 0.094132°

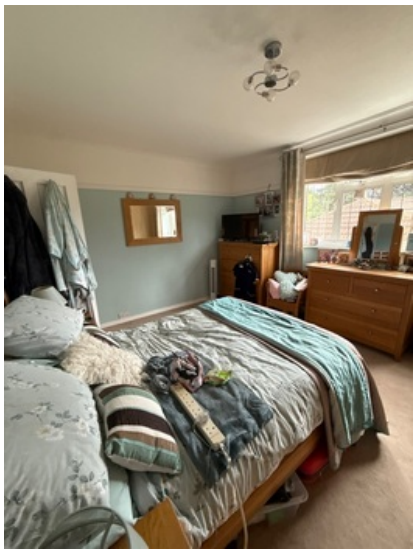
E Inside the property



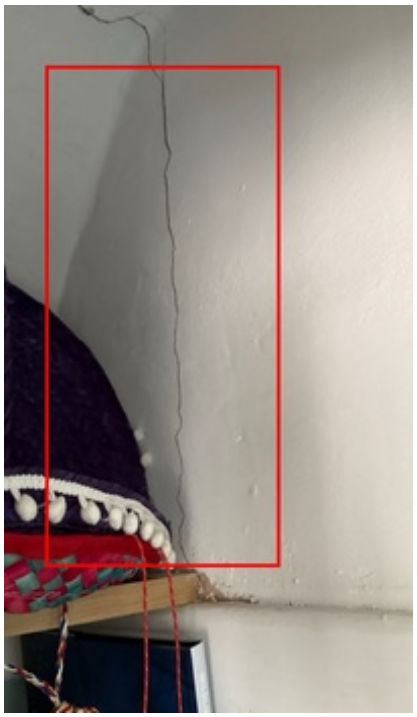
29/07/2025 10:23 (BST) at 51.381779°, 0.094138°



29/07/2025 10:24 (BST) at 51.381779°, 0.094138°



29/07/2025 10:24 (BST) at 51.381779°, 0.094138°



29/07/2025 10:24 (BST) at 51.381779°, 0.094138°

29/07/2025 10:24 (BST) at 51.381779°, 0.094138°

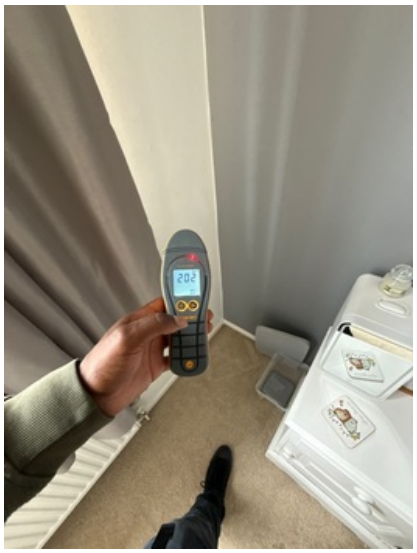
29/07/2025 10:24 (BST) at 51.381779°, 0.094138°

E Inside the property

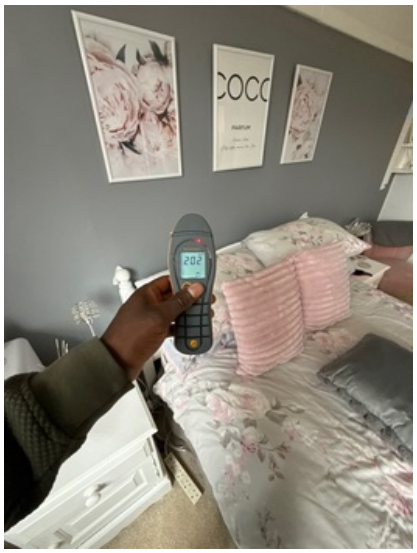
29/07/2025 10:24 (BST) at 51.381779°, 0.094138°

29/07/2025 10:24 (BST) at 51.381779°, 0.094138°

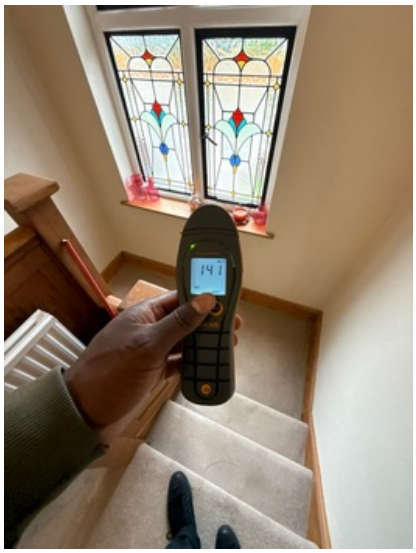
29/07/2025 10:24 (BST) at 51.381764°, 0.094211°



29/07/2025 10:29 (BST) at 51.381815°, 0.094112°

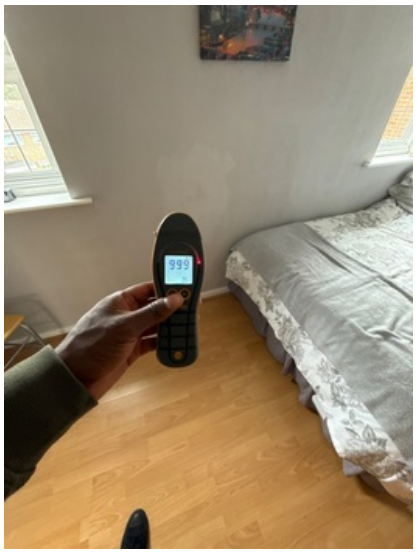


29/07/2025 10:29 (BST) at 51.381748°, 0.094138°

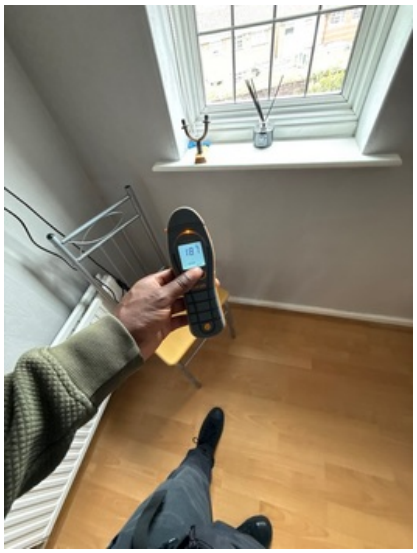


29/07/2025 10:30 (BST) at 51.381761°, 0.094219°

E Inside the property

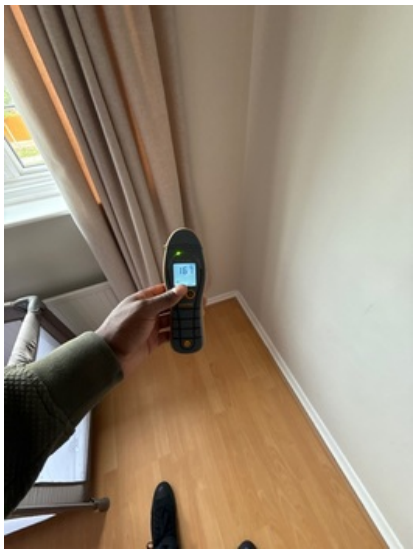


29/07/2025 10:30 (BST) at 51.381794°, 0.094125°

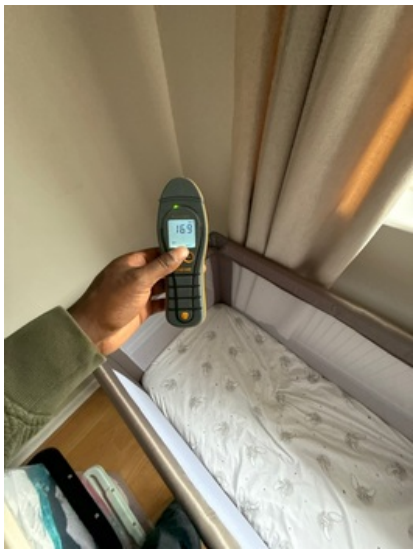


29/07/2025 10:30 (BST) at 51.381794°, 0.094125°

29/07/2025 10:31 (BST) at 51.381794°, 0.094125°



29/07/2025 10:31 (BST) at 51.381839°, 0.094138°



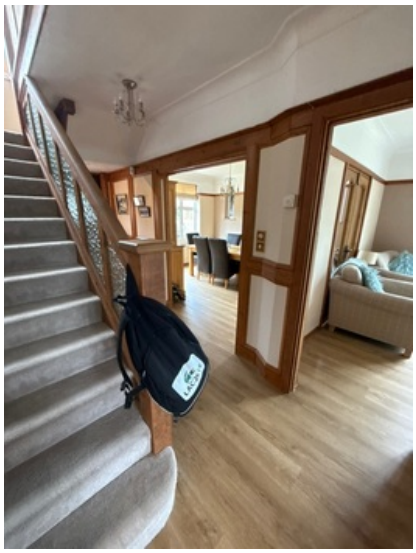
29/07/2025 10:31 (BST) at 51.381833°, 0.094227°

29/07/2025 10:31 (BST) at 51.381833°, 0.094227°

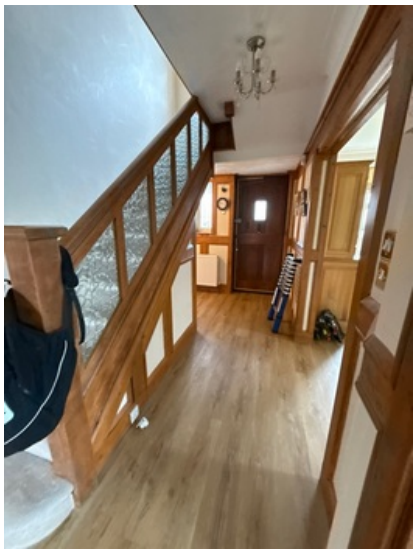
E Inside the property

29/07/2025 10:32 (BST) at 51.381816°, 0.094147°

29/07/2025 10:43 (BST) at 51.381834°, 0.094199°



29/07/2025 10:46 (BST) at 51.381922°, 0.094268°



29/07/2025 10:46 (BST) at 51.381922°, 0.094268°

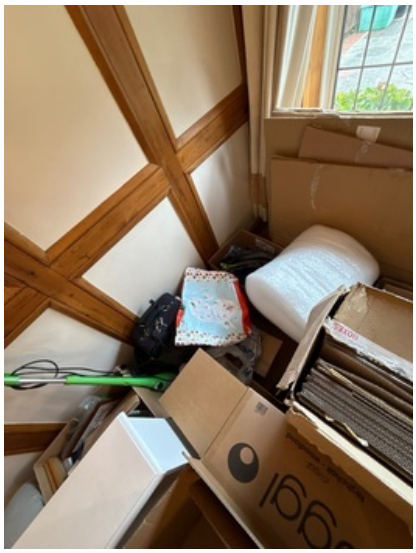
29/07/2025 10:46 (BST) at 51.381922°, 0.094268°

29/07/2025 10:46 (BST) at 51.381922°, 0.094268°

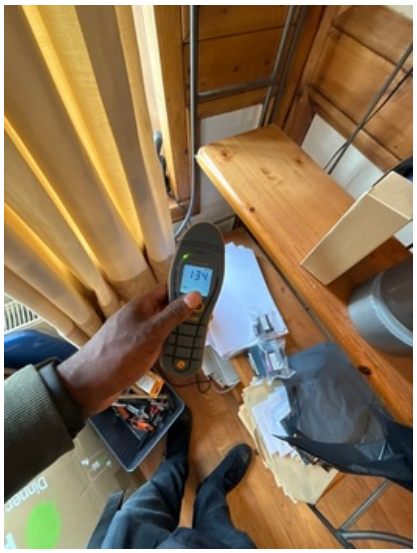
E Inside the property

29/07/2025 10:46 (BST) at 51.381922°, 0.094268°

29/07/2025 10:46 (BST) at 51.381892°, 0.094323°



29/07/2025 10:46 (BST) at 51.381855°, 0.09427°



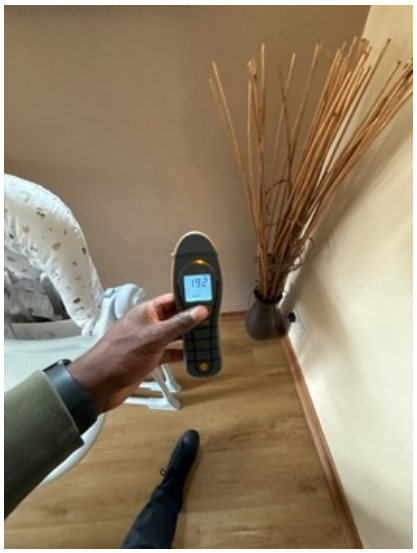
29/07/2025 10:46 (BST) at 51.381855°, 0.09427°

29/07/2025 10:47 (BST) at 51.381808°, 0.094277°

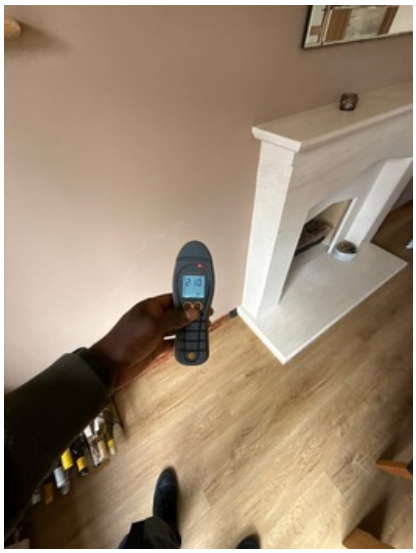
29/07/2025 10:47 (BST) at 51.381808°, 0.094277°

E Inside the property

29/07/2025 10:47 (BST) at 51.381808°, 0.094277°

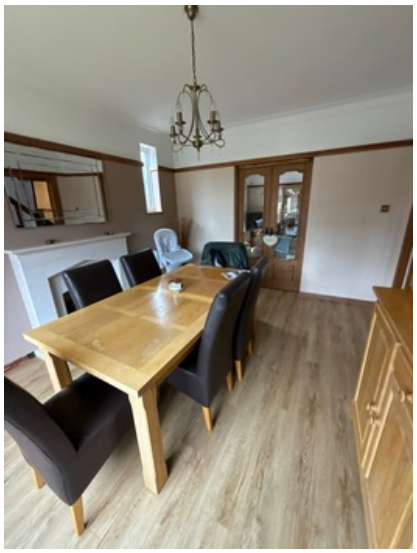


29/07/2025 10:47 (BST) at 51.381783°, 0.094211°

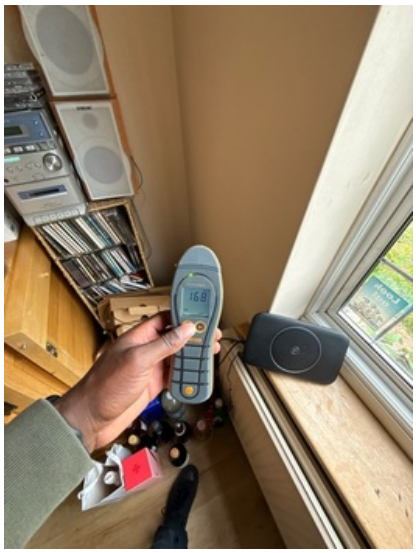


29/07/2025 10:47 (BST) at 51.381783°, 0.094211°

29/07/2025 10:47 (BST) at 51.381783°, 0.094211°



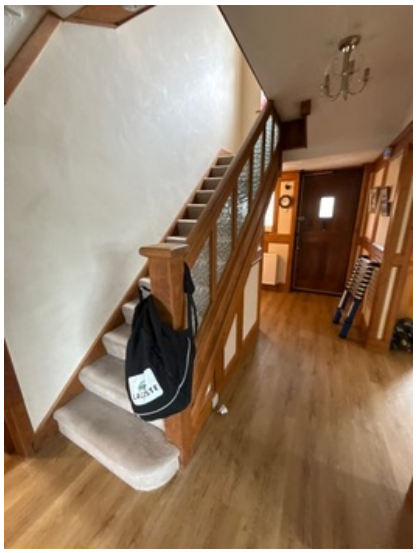
29/07/2025 10:47 (BST) at 51.381783°, 0.094211°



29/07/2025 10:47 (BST) at 51.381783°, 0.094211°

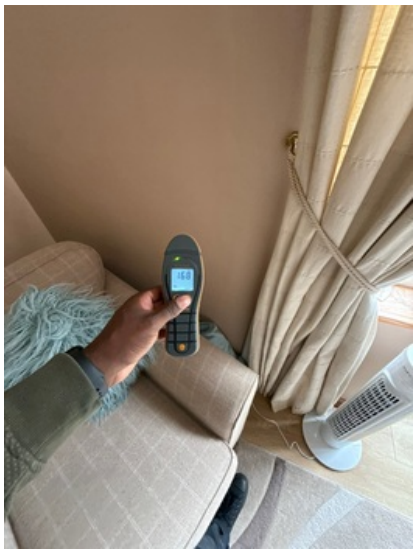
E Inside the property

29/07/2025 10:47 (BST) at 51.381783°, 0.094211°

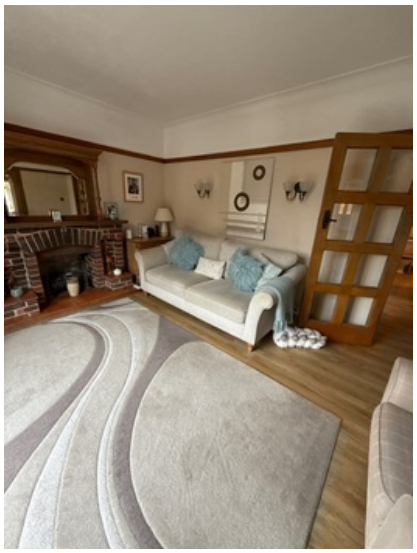


29/07/2025 10:47 (BST) at 51.381783°, 0.094211°

29/07/2025 10:47 (BST) at 51.381783°, 0.094211°



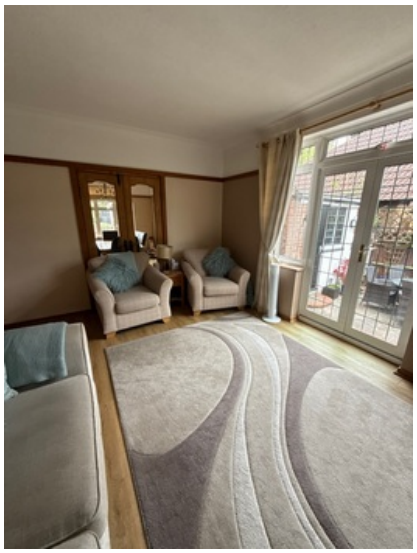
29/07/2025 10:48 (BST) at 51.381739°, 0.094188°



29/07/2025 10:48 (BST) at 51.381739°, 0.094188°

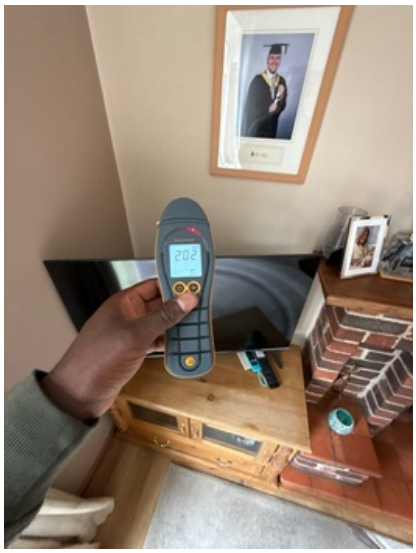
29/07/2025 10:48 (BST) at 51.381739°, 0.094188°

E Inside the property



29/07/2025 10:48 (BST) at 51.381758°, 0.094115°

29/07/2025 10:48 (BST) at 51.381758°, 0.094115°



29/07/2025 10:48 (BST) at 51.381758°, 0.094115°

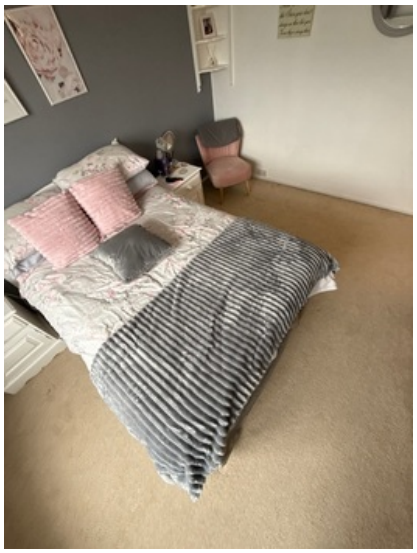
29/07/2025 10:48 (BST) at 51.381758°, 0.094115°

E4 Floors

3

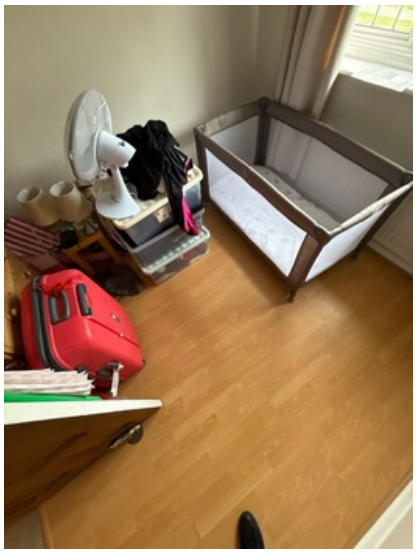
The floors throughout the property are primarily of suspended timber construction. Inspection was limited by fitted floor coverings and furniture, which restricted detailed examination.Comments are therefore based on selected areas where floor coverings could be lifted or edges turned back to reveal the underlying construction and condition. It should be noted that concealed defects may exist beneath the floor coverings, and this risk must be accepted.Where accessible and walked upon, the suspended timber floors exhibited minor springiness and some unevenness. These characteristics are common in older domestic properties and are considered to be within acceptable limits, with no structural significance noted.Areas beneath sanitary fittings could not be inspected due to the impracticality and invasiveness of lifting coverings in these locations. Consequently, the possibility of concealed defects exists.Solid floors, where present, appeared firm and level underfoot as observed through the floor finishes. However, it is recognised that solid floors can consolidate over time, potentially creating hollows beneath the surface or, in extreme cases, causing significant deflection. Additionally, expansion or impurities within the sub-floor structure may lead to damage.

E Inside the property

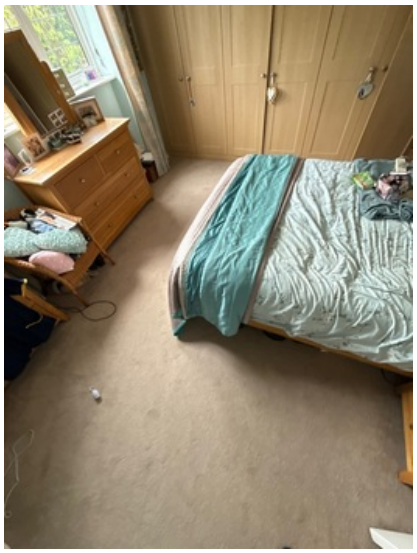


29/07/2025 10:25 (BST) at 51.381764°, 0.094211°

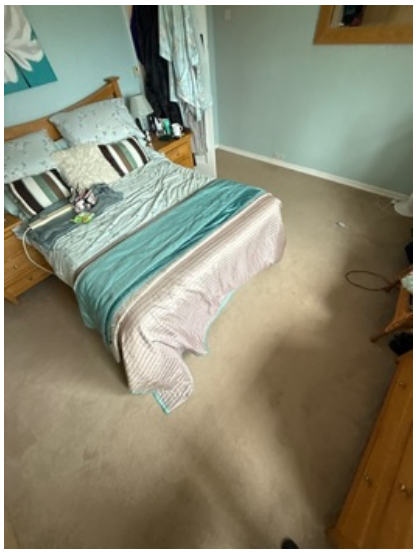
29/07/2025 10:25 (BST) at 51.381764°, 0.094211°



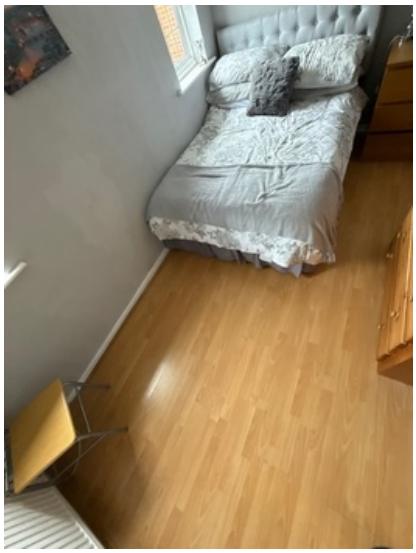
29/07/2025 10:25 (BST) at 51.381764°, 0.094211°



29/07/2025 10:25 (BST) at 51.381764°, 0.094211°

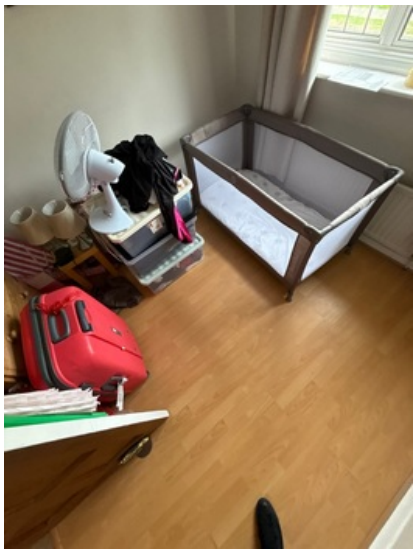


29/07/2025 10:25 (BST) at 51.381755°, 0.094131°

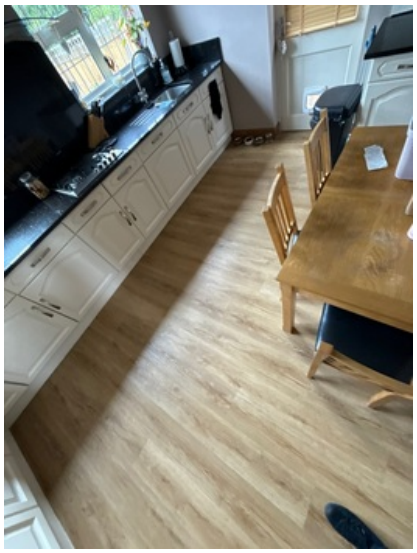


29/07/2025 10:25 (BST) at 51.381755°, 0.094131°

E Inside the property



29/07/2025 10:25 (BST) at 51.381803°, 0.094132°



29/07/2025 10:49 (BST) at 51.381758°, 0.094115°

29/07/2025 10:49 (BST) at 51.381758°, 0.094115°

29/07/2025 10:49 (BST) at 51.381795°, 0.094156°

29/07/2025 10:49 (BST) at 51.381795°, 0.094156°

29/07/2025 10:49 (BST) at 51.381795°, 0.094156°

E Inside the property

29/07/2025 10:49 (BST) at 51.381795°, 0.094156°

29/07/2025 10:49 (BST) at 51.381795°, 0.094156°

29/07/2025 10:49 (BST) at 51.381795°, 0.094156°

29/07/2025 10:55 (BST) at 51.381736°, 0.094145°

E5 Fireplaces, chimney breasts and flues

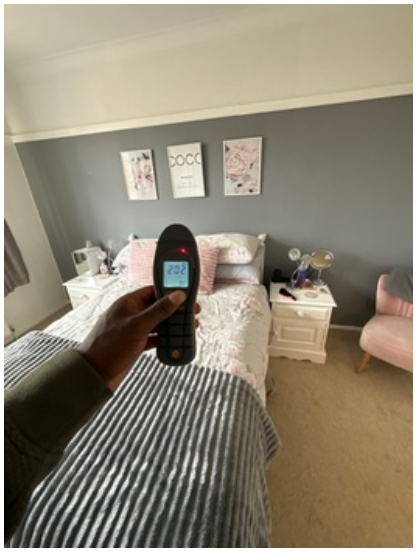
At the time of inspection, the fireplaces were not in use. The chimney breasts exhibit areas of blown plaster, as referenced in Section E.3 of this report.The internal surfaces of the visible flue appear to be sound; however, due to the limitations of this inspection, it was not possible to conduct a detailed examination of the flues or flue liners. Consequently, no assurances can be provided regarding their condition or suitability for use.It is strongly recommended that a qualified specialist undertake a thorough inspection and clearance of all flues prior to any intended use of the fireplaces.For fireplaces that are redundant or no longer in use,

2

E Inside the property

it is advisable to remove and cap the chimney pots at roof level to prevent water ingress and potential rain penetration.Additionally, redundant flues should be adequately ventilated, either by installing air bricks or using specially designed chimney pots that allow for ventilation at fireplace level, thereby reducing the risk of dampness and condensation within the chimney structure.

29/07/2025 10:28 (BST) at 51.381731°, 0.094145°

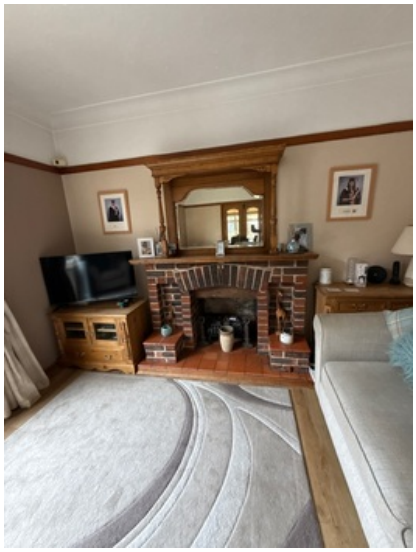


29/07/2025 10:29 (BST) at 51.381748°, 0.094138°

29/07/2025 10:49 (BST) at 51.381797°, 0.094228°

29/07/2025 10:49 (BST) at 51.38176°, 0.094173°

29/07/2025 10:50 (BST) at 51.38176°, 0.094173°



29/07/2025 10:50 (BST) at 51.381788°, 0.094115°

E Inside the property

29/07/2025 10:50 (BST) at 51.381788°, 0.094115°

29/07/2025 10:50 (BST) at 51.381788°, 0.094115°

29/07/2025 10:50 (BST) at 51.381788°, 0.094115°

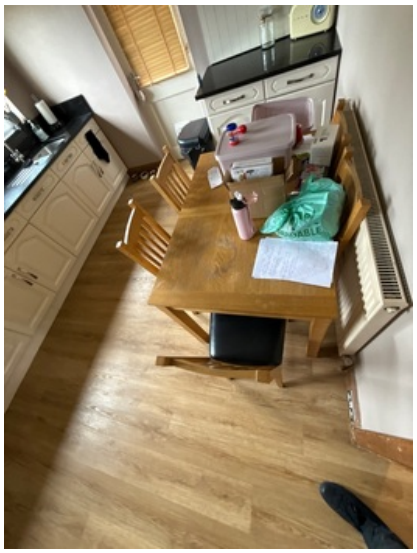
29/07/2025 10:50 (BST) at 51.381751°, 0.094158°

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

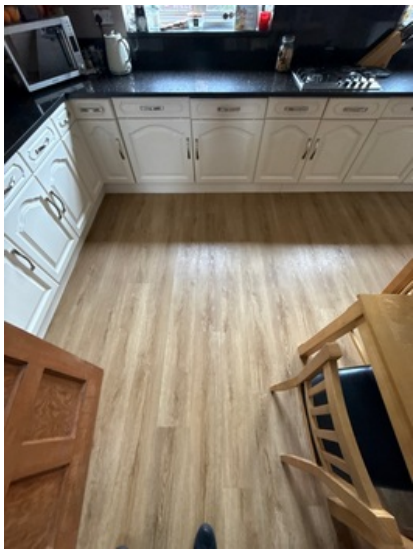
3

The kitchen is fitted with a range of relatively dated units which appeared generally serviceable at the time of inspection.However, individual units were not examined in detail due to the presence of household effects within the cupboards, significantly restricting access.Consequently, there remains a risk of concealed defects or issues not apparent during the inspection.Built-in wardrobes and cupboards throughout the property are of a good standard and appear to be well maintained. Similarly, these fittings were packed with personal belongings, limiting the extent of the inspection. It should be noted that built-in units can conceal a variety of underlying problems, such as hidden water or gas pipes, dampness to surrounding walls, or structural defects, which may only be revealed upon removal for repair or maintenance.The carcassing of the kitchen units is predominantly constructed from chipboard, a material susceptible to deterioration if exposed to moisture. It is therefore essential to ensure that seals and laminate coverings are maintained in good condition to protect the units from water ingress.The potential for concealed issues remains. It is advisable to plan for a higher level of ongoing maintenance and to consider a more detailed inspection or servicing of these fittings when access permits.

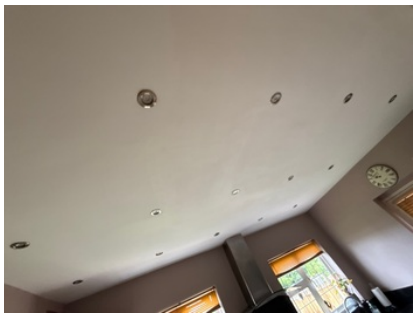
E Inside the property



29/07/2025 10:51 (BST) at 51.38182°, 0.094046°



29/07/2025 10:51 (BST) at 51.38182°, 0.094046°



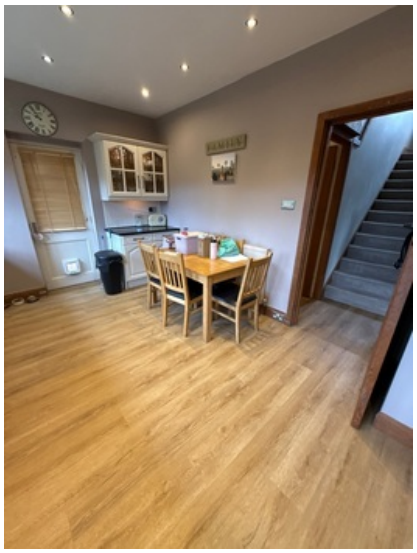
29/07/2025 10:51 (BST) at 51.381816°, 0.094124°

29/07/2025 10:51 (BST) at 51.381816°, 0.094124°

29/07/2025 10:51 (BST) at 51.381836°, 0.094039°

29/07/2025 10:51 (BST) at 51.381836°, 0.094039°

E Inside the property



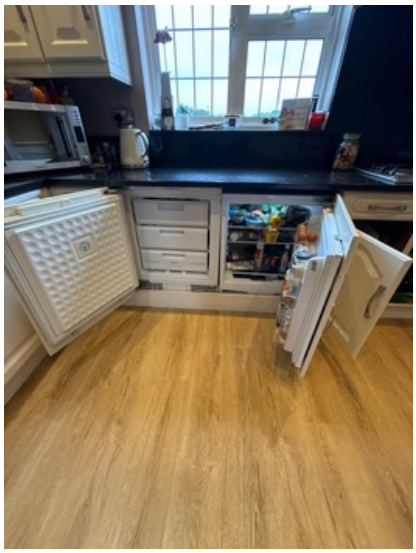
29/07/2025 10:51 (BST) at 51.381881°, 0.094009°

29/07/2025 10:51 (BST) at 51.381886°, 0.094019°

29/07/2025 10:52 (BST) at 51.381886°, 0.094019°

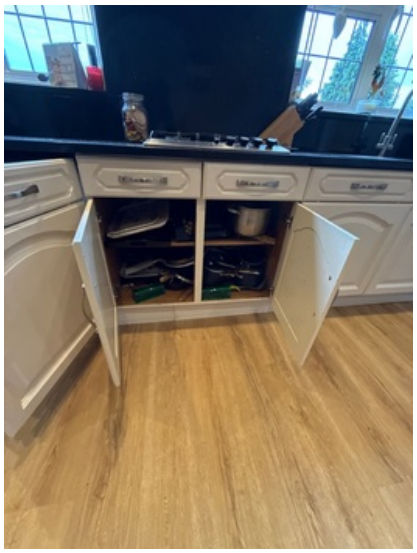
29/07/2025 10:52 (BST) at 51.38191°, 0.093933°

29/07/2025 10:52 (BST) at 51.381867°, 0.09397°



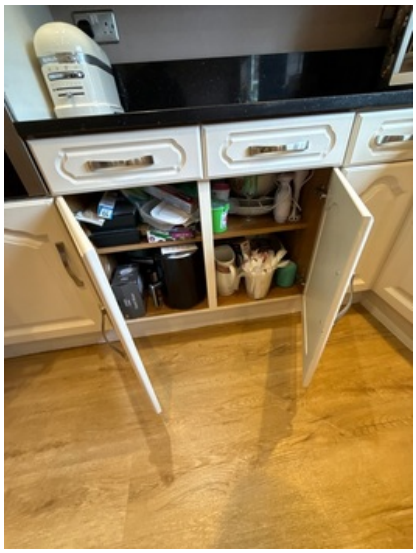
29/07/2025 10:52 (BST) at 51.381758°, 0.094199°

E Inside the property

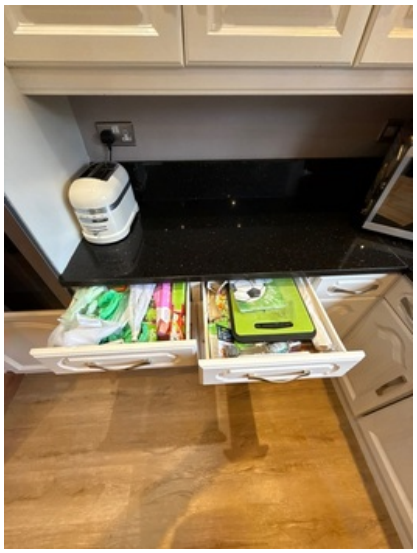


29/07/2025 10:52 (BST) at 51.381791°, 0.094134°

29/07/2025 10:52 (BST) at 51.381875°, 0.093991°



29/07/2025 10:53 (BST) at 51.381855°, 0.093726°



29/07/2025 10:53 (BST) at 51.381861°, 0.093808°

29/07/2025 10:53 (BST) at 51.38185°, 0.093972°

29/07/2025 10:53 (BST) at 51.38185°, 0.093972°

E

Inside the property

29/07/2025 10:54 (BST) at 51.381821°, 0.094122°

29/07/2025 10:54 (BST) at 51.381834°, 0.094173°

29/07/2025 10:54 (BST) at 51.381841°, 0.094087°

29/07/2025 10:54 (BST) at 51.381854°, 0.09401°

29/07/2025 10:54 (BST) at 51.381854°, 0.09401°

29/07/2025 10:54 (BST) at 51.381885°, 0.093864°

E7 Woodwork (for example, staircase joinery)

2

The internal joinery comprises timber skirting boards, architraves, door frames, linings, and doors, together with the fitted kitchen units and staircase. The staircase is fully carpeted, which limited detailed examination; however, it appears serviceable based on visible aspects.Joinery items were inspected where readily accessible. No inspection was undertaken of built-in appliances. Should the condition of these appliances be important to your purchase decision, it is strongly recommended that they are fully serviced and tested by a qualified engineer prior to legal commitment.The glazing on the hallway door lacks safety glazing and does not comply with current Building Regulations. Upgrades are recommended to improve safety standards, particularly to the room doors.It should be noted that kitchen appliances were not removed during the inspection, and the adequacy of associated electrical and plumbing connections could not be verified.Evidence of structural movement was observed in the form of a shifted door lintel and doors cut at angles to facilitate opening and closing. This indicates historic or potentially ongoing movement. It is advised that a qualified structural engineer be consulted to assess the extent and cause of this movement.It

E Inside the property

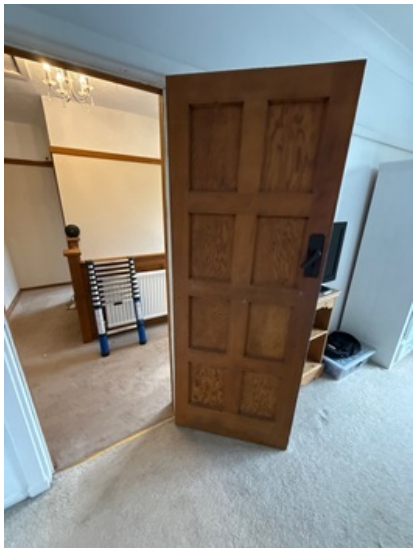
is important to acknowledge that leaks may occur at any time between the date of this survey and your occupation of the property. The absence of visible defects at the time of inspection does not preclude the possibility of future leaks. Any such issues should be addressed promptly upon discovery.Removal of kitchen appliances for servicing or replacement may reveal or cause defects in plasterwork and services; this risk should be accepted when proceeding with your purchase.Ventilation within the kitchen appears to be adequate, and no repairs are currently required. The property should continue to be maintained in the normal manner.

29/07/2025 10:34 (BST) at 51.381773°, 0.094221°

29/07/2025 10:34 (BST) at 51.38178°, 0.094146°

29/07/2025 10:34 (BST) at 51.38178°, 0.094146°

29/07/2025 10:34 (BST) at 51.38181°, 0.094227°



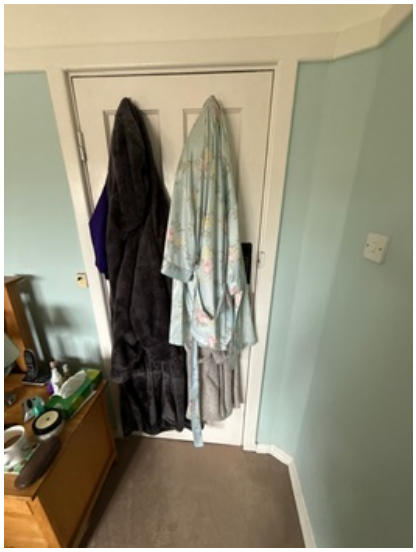
29/07/2025 10:34 (BST) at 51.381836°, 0.094286°

29/07/2025 10:34 (BST) at 51.381836°, 0.094286°

E Inside the property

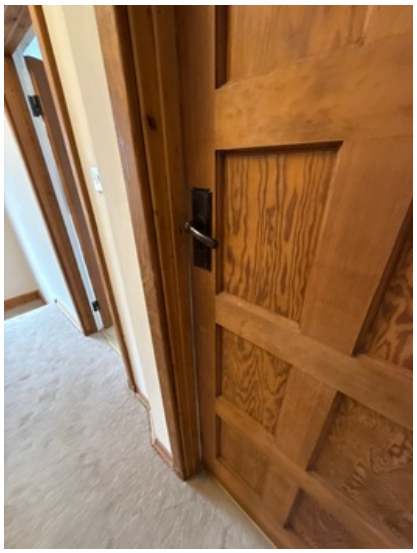
29/07/2025 10:34 (BST) at 51.381815°, 0.094217°

29/07/2025 10:34 (BST) at 51.381815°, 0.094217°



29/07/2025 10:34 (BST) at 51.381815°, 0.094217°

29/07/2025 10:34 (BST) at 51.381772°, 0.094174°

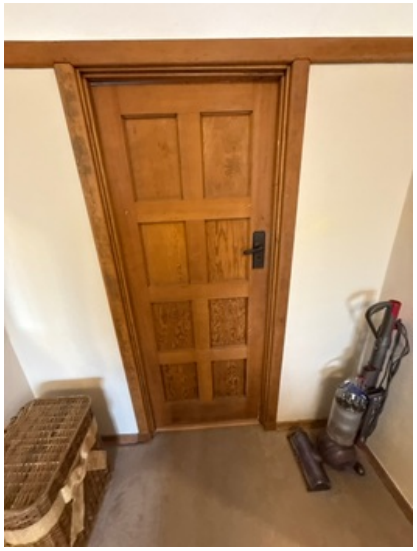


29/07/2025 10:35 (BST) at 51.381772°, 0.094174°

29/07/2025 10:35 (BST) at 51.381772°, 0.094174°

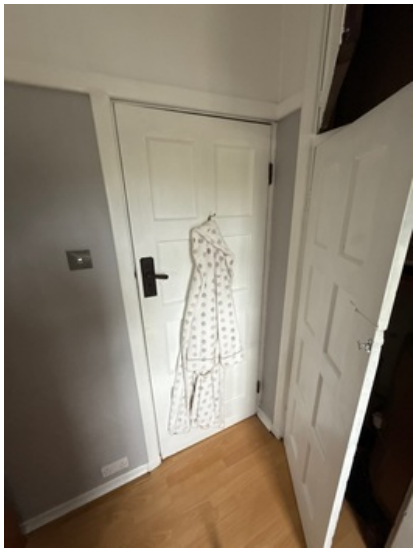
E

Inside the property



29/07/2025 10:35 (BST) at 51.381772°, 0.094174°

29/07/2025 10:35 (BST) at 51.381772°, 0.094174°



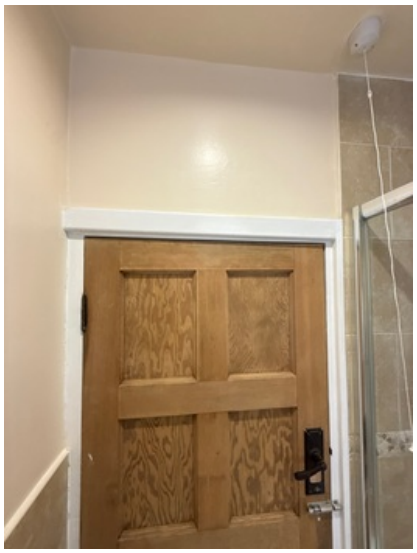
29/07/2025 10:35 (BST) at 51.381772°, 0.094174°

29/07/2025 10:35 (BST) at 51.381772°, 0.094174°

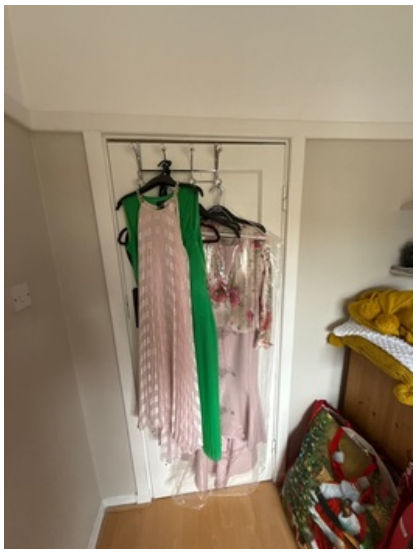
29/07/2025 10:35 (BST) at 51.381772°, 0.094174°

29/07/2025 10:35 (BST) at 51.381772°, 0.094174°

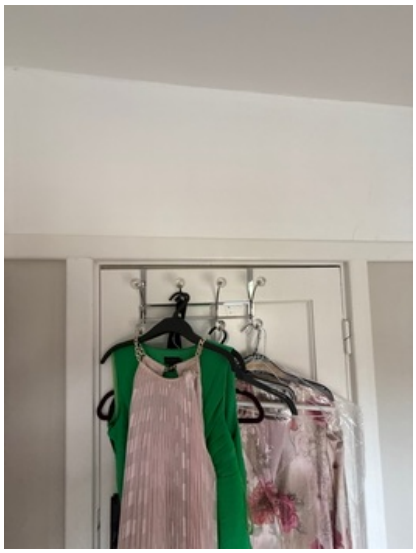
E Inside the property



29/07/2025 10:35 (BST) at 51.381819°, 0.094182°

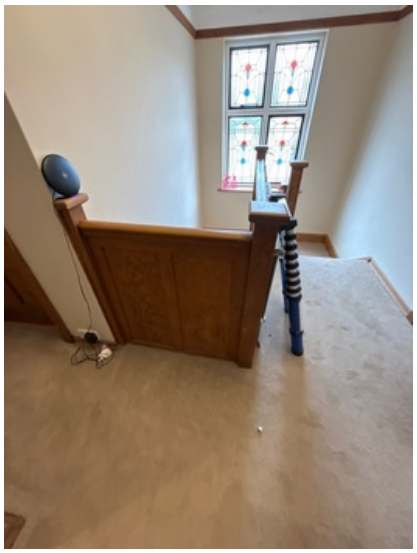


29/07/2025 10:35 (BST) at 51.381819°, 0.094182°

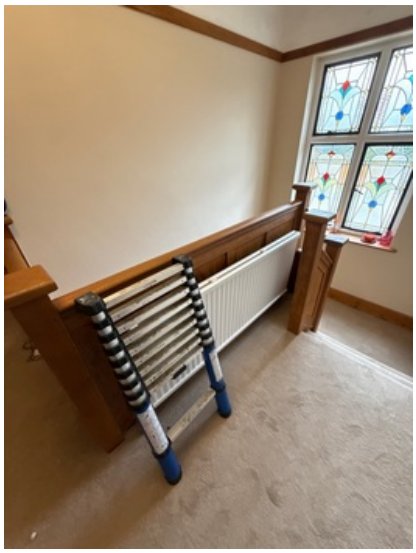


29/07/2025 10:35 (BST) at 51.381819°, 0.094182°

29/07/2025 10:36 (BST) at 51.381819°, 0.094182°

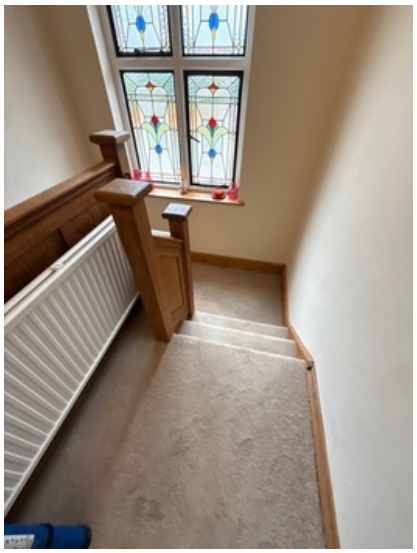


29/07/2025 10:36 (BST) at 51.381819°, 0.094182°



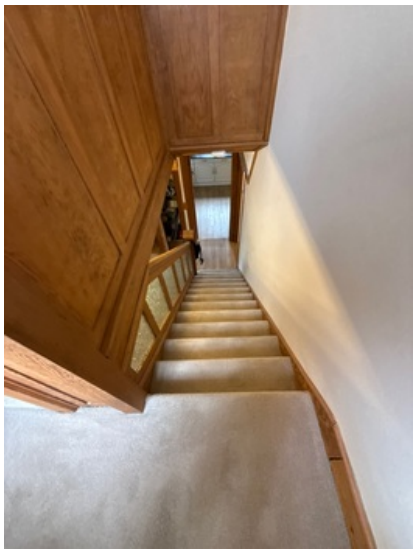
29/07/2025 10:36 (BST) at 51.381819°, 0.094182°

E Inside the property



29/07/2025 10:36 (BST) at 51.381819°, 0.094182°

29/07/2025 10:36 (BST) at 51.381819°, 0.094182°



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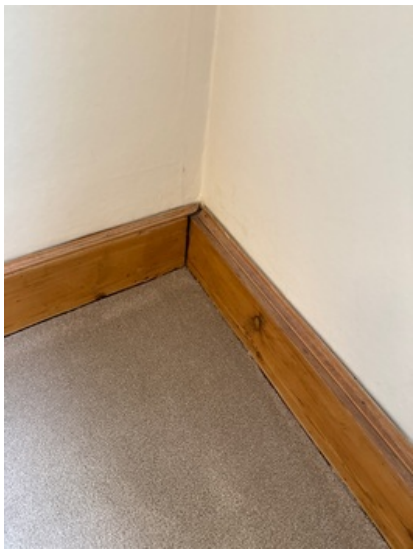
29/07/2025 10:36 (BST) at 51.381819°, 0.094182°

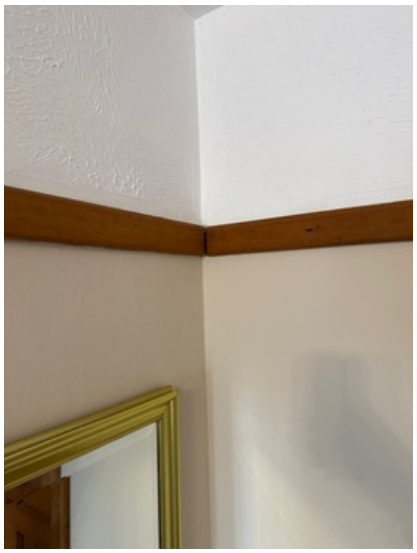


29/07/2025 10:36 (BST) at 51.381819°, 0.094182°

29/07/2025 10:44 (BST) at 51.381753°, 0.094183°

E Inside the property

29/07/2025 10:44 (BST) at 51.381753°, 0.094183°



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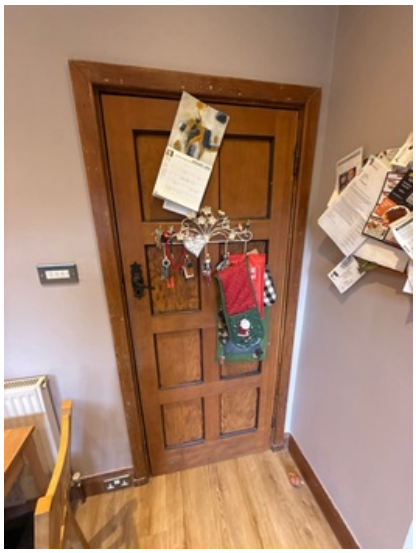
29/07/2025 10:44 (BST) at 51.381753°, 0.094183°

29/07/2025 10:54 (BST) at 51.381962°, 0.093807°

29/07/2025 10:54 (BST) at 51.381976°, 0.093894°

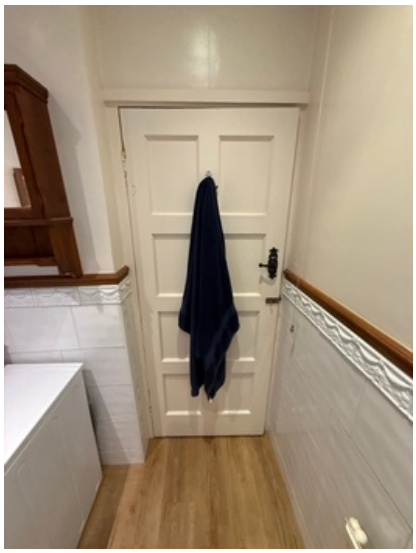


29/07/2025 10:54 (BST) at 51.381774°, 0.093981°

E Inside the property

29/07/2025 10:54 (BST) at 51.381855°, 0.09396°

29/07/2025 10:55 (BST) at 51.381649°, 0.094235°



29/07/2025 10:55 (BST) at 51.381806°, 0.094258°

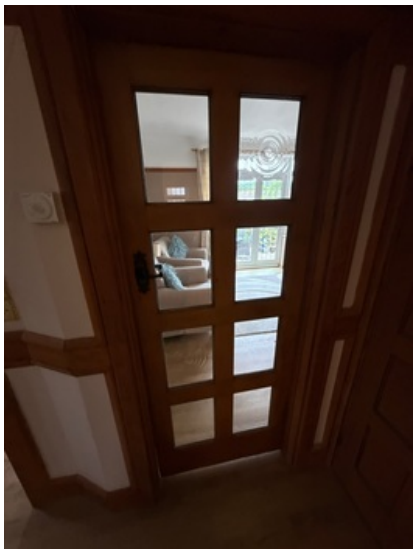
29/07/2025 10:55 (BST) at 51.381806°, 0.094258°

29/07/2025 10:55 (BST) at 51.381803°, 0.09415°

29/07/2025 10:55 (BST) at 51.381803°, 0.09415°

E

Inside the property



29/07/2025 10:56 (BST) at 51.381803°, 0.09415°

29/07/2025 10:56 (BST) at 51.381803°, 0.09415°

29/07/2025 10:56 (BST) at 51.381803°, 0.09415°

29/07/2025 10:56 (BST) at 51.381776°, 0.094208°

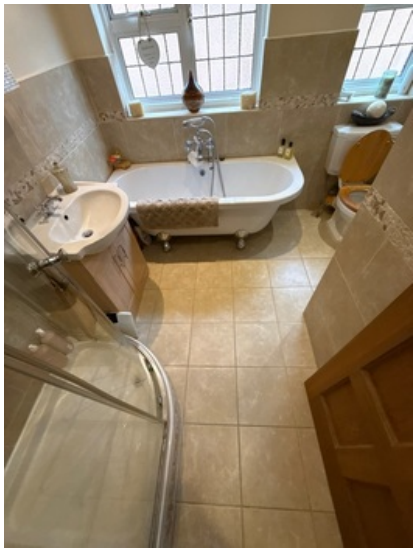
E8 Bathroom fittings

2

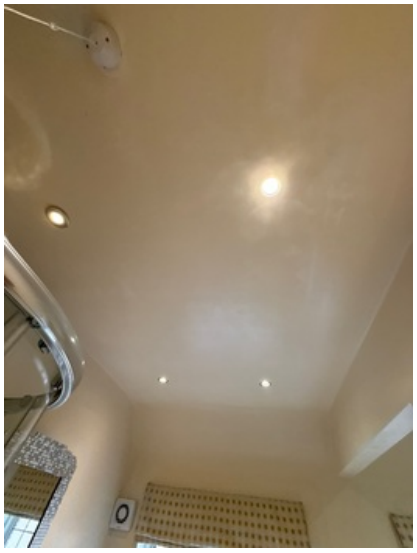
The bathrooms fittings appeared reasonably dated but generally serviceable. However certain areas require immediate attention.The sealant around the edges of sanitary fittings is fair but may be allowing excess water to seep behind the sanitary ware, potentially affecting adjacent surfaces and concealed components (see Section I.1 Risks).It is recommended that all compromised sealant be repaired or replaced promptly to prevent water ingress and subsequent damage.There is evidence of mould spotting between tile grout lines, which may indicate inadequate ventilation within the bathroom. It is advisable that the existing ventilation system be assessed and, if necessary, upgraded to improve air circulation and reduce moisture accumulation.Most distribution and waste pipework is concealed beneath or behind sanitary fittings. Although no obvious leaks were detected at the time of inspection, the potential for hidden defects exists and should be monitored.Currently, the sealant around the sanitary areas is in satisfactory condition. Maintaining the integrity of seal particularly around baths and showers is essential to avoid damage to adjacent surfaces and prolong the lifespan of fittings.Water pressure was tested at several draw-

E Inside the property

off points and found to be adequate at the time of inspection. It should be noted that water pressure can fluctuate seasonally and during periods of high demand, both within the property and the local area. If you intend to install water pressure-sensitive appliances, such as power showers, it is recommended that further enquiries be made to confirm compatibility.

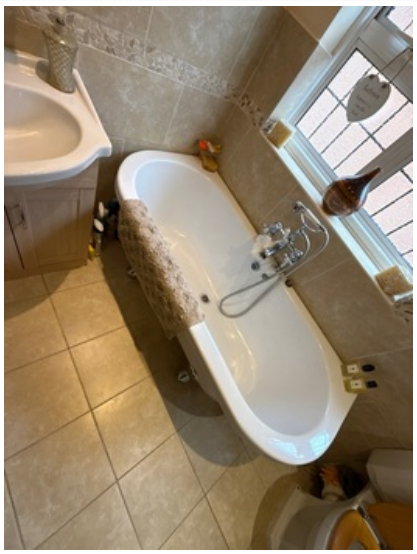


29/07/2025 10:36 (BST) at 51.381819°, 0.094182°



29/07/2025 10:36 (BST) at 51.381721°, 0.09428°

29/07/2025 10:36 (BST) at 51.38174°, 0.094127°



29/07/2025 10:37 (BST) at 51.38174°, 0.094127°

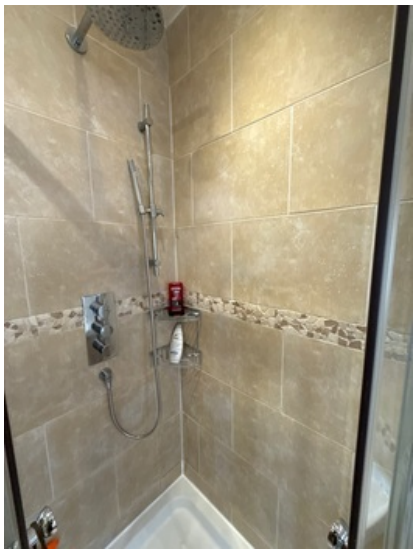
29/07/2025 10:37 (BST) at 51.381789°, 0.094159°

29/07/2025 10:37 (BST) at 51.381789°, 0.094159°

E Inside the property

29/07/2025 10:37 (BST) at 51.381789°, 0.094159°

29/07/2025 10:37 (BST) at 51.381789°, 0.094159°



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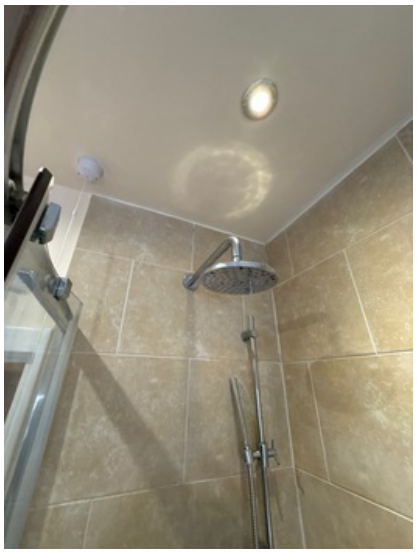
29/07/2025 10:37 (BST) at 51.381789°, 0.094159°



29/07/2025 10:37 (BST) at 51.381789°, 0.094159°

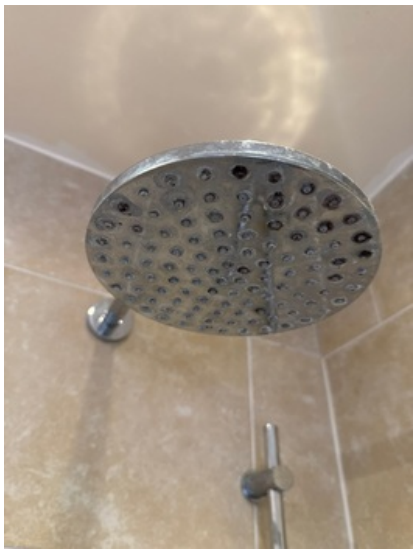
29/07/2025 10:37 (BST) at 51.381832°, 0.094193°

E Inside the property

29/07/2025 10:37 (BST) at 51.381832°, 0.094193°

29/07/2025 10:38 (BST) at 51.381832°, 0.094193°

29/07/2025 10:38 (BST) at 51.381832°, 0.094193°



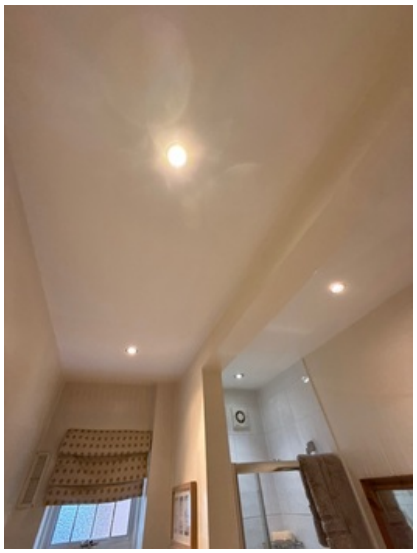
29/07/2025 10:38 (BST) at 51.381786°, 0.094187°

29/07/2025 10:38 (BST) at 51.381786°, 0.094187°

29/07/2025 10:38 (BST) at 51.381786°, 0.094187°

E Inside the property

29/07/2025 10:56 (BST) at 51.381776°, 0.094208°

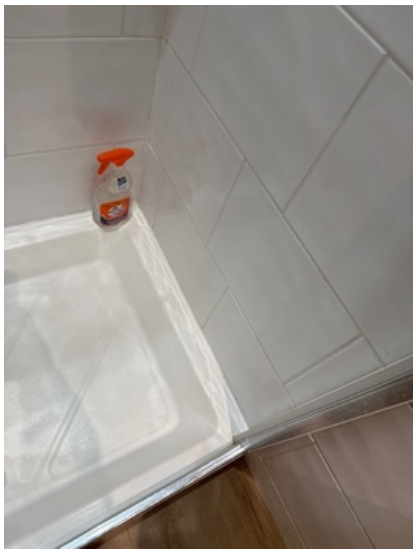


29/07/2025 10:56 (BST) at 51.381776°, 0.094208°

29/07/2025 10:56 (BST) at 51.381776°, 0.094208°

29/07/2025 10:56 (BST) at 51.381776°, 0.094208°

29/07/2025 10:57 (BST) at 51.381786°, 0.094291°



29/07/2025 10:57 (BST) at 51.381786°, 0.094291°

E Inside the property

29/07/2025 10:57 (BST) at 51.381786°, 0.094291°

29/07/2025 10:57 (BST) at 51.381814°, 0.094348°

29/07/2025 10:57 (BST) at 51.381861°, 0.094346°

29/07/2025 10:57 (BST) at 51.381782°, 0.09427°

29/07/2025 10:57 (BST) at 51.381733°, 0.094301°

29/07/2025 10:57 (BST) at 51.381651°, 0.094278°

Inside the property

29/07/2025 10:57 (BST) at 51.381651°, 0.094278°

29/07/2025 10:57 (BST) at 51.381604°, 0.094291°

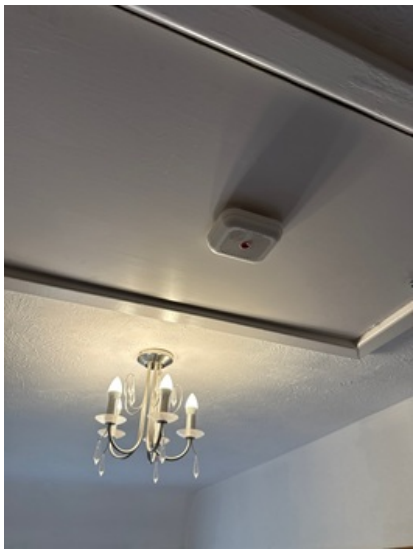
E9 Other

3

The property is fitted with a number of battery-operated smoke detectors, all of which appeared to be in good condition at the time of inspection. However, the smoke alarms were not tested during our visit. It is strongly recommended that the smoke detection system be serviced and maintained in accordance with the manufacturer's instructions to ensure continued reliability.Consideration should be given to upgrading the system to include mains-wired heat detectors and an interlinked smoke detection system following occupation. Further guidance on appropriate fire safety measures can be obtained from the local fire and rescue service.There appears to be an intruder alarm system installed within the property. There may be guarantees or an active service contract associated with this system. It is advised that your legal advisers verify the existence and terms of any such agreements prior to purchase.Condensation is an inevitable occurrence in residential properties during normal occupation. If not properly managed, condensation can promote mould growth, which may have adverse health implications.Maintaining an appropriate balance between heating, ventilation, and insulation is essential to control condensation levels. This may necessitate a review of lifestyle practices and the implementation of suitable measures to reduce moisture build-up.Asbestos-containing materials may be present within the property. Although the manufacture and use of asbestos-based building materials have ceased, such materials can still be found in existing dwellings. Common asbestos-containing components may include roofing felt, roof sheets, plastic floor tiles, ceiling tiles, fireproof linings, eaves, soffits, gutters, and drainpipes. Additionally, asbestos waste has occasionally been discovered in lofts and floors where it may have been installed as insulation.Asbestos is a hazardous material, and its removal or disturbance can be costly and requires specialist handling. Due to the potential presence of asbestos materials within the property, it is strongly recommended that further advice be sought from qualified asbestos surveyors or specialist contractors prior to legal commitment to purchase. All recommendations and quotations should be obtained and carefully considered.

E Inside the property

29/07/2025 10:39 (BST) at 51.381831°, 0.094156°



29/07/2025 10:39 (BST) at 51.381831°, 0.094156°

29/07/2025 10:57 (BST) at 51.381632°, 0.094213°

29/07/2025 10:57 (BST) at 51.381679°, 0.094197°

29/07/2025 10:57 (BST) at 51.381728°, 0.094185°

29/07/2025 10:58 (BST) at 51.381776°, 0.094076°

E Inside the property

29/07/2025 10:58 (BST) at 51.381765°, 0.093993°

F

Services

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

F Services

Limitations on the inspection

The inspection of the services was limited to those areas which were visible. No comment can be made as to the condition of any services which are not visible. It should be appreciated that some service pipes and cables are covered and any access panels cannot be opened without disturbing decorations, therefore a full inspection was not possible. Some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible. Services have not been tested but where appropriate specific advice has been made as to the advisability of having the services inspected by a specialist contractor.

. For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by testing. Building standards are continually being upgraded and older properties become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. As a consequence, there is the potential for higher running costs in older compared to newly built properties

F1 Electricity

1 2 3 NI

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

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

3

29/07/2025 11:01 (BST) at 51.381811°, 0.094393°

F2 Gas/oil

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

advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

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

3

29/07/2025 11:01 (BST) at 51.381784°, 0.094341°

F3 Water

The external stop tap is located on the pavement of the public pathway to the front of the property. You should confirm whether a water meter is provided.

3

Most of the internal distribution pipework is concealed within the structure or behind fittings and whilst there were no obvious signs of significant leaks, the possibility of concealed defects exists. Whilst there was no obvious evidence of significant leaks, it would be prudent to arrange for a precautionary inspection by a suitably qualified plumber prior to legal commitment to purchase.

Taps within the property was checked for adequacy of pressure and pipe joints, where visible was checked for leaks.

Properties with a mains water supply require both internal and external stopcocks for a proper control of the incoming water supply. It is important to know the position of the stopcocks so that the water can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be periodically checked to ensure that they open and close properly.

Condition Rating 3A - (Further investigation Required) – You should instruct a reputable qualified plumbing and heating engineer or a Gas Safe registered engineer undertake a combined inspection and test of the cold water, hot water and heating c services and report to you, before exchange of contracts.

Given the age of the property the incoming mains water supply pipe may be in lead, although the section of pipe visible appears to be a PVC material. It is possible that the supply to the property is common to this

and neighbouring properties and therefore subject to demand related fluctuations in pressure. It would be prudent to confirm whether entire main water feed pipe has been renewed and if it is found lead pipework is still present, this is a material which can be hazardous to health and the original feed pipe should be stripped out and renewed.

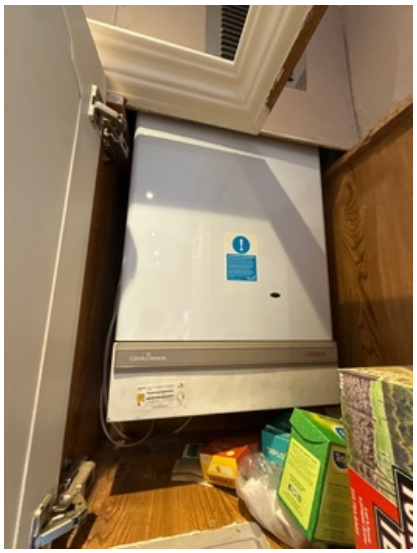
29/07/2025 10:06 (BST) at 51.38182°, 0.094288°

F4 Heating

3

The heating is supplied by a gas fired boiler. This is a modern appliance and appears to be operating satisfactorily at the time of inspection. For precautionary purposes a heating engineer should examine the hot water and heating boiler and undertake appropriate servicing, with any recommendations to be implemented. The radiators and visible pipework appear in satisfactory condition, with no significant corrosion or leakages noted. A significant amount of the central heating pipework is buried within the construction and whilst there were no signs of leakage, this can occur undetected beneath floor finishes, particularly if pipework is not adequately protected We have not carried out any calculations and cannot confirm the heating is adequate to achieve satisfactory temperatures. We recommend that the system be assessed and if found to be inadequate, upgrading may be required. Condition Rating 3A - (Further investigation Required) – You should instruct a reputable qualified plumbing and heating engineer or a Gas Safe registered engineer undertake a combined inspection and test of the cold water, hot water and heating c services and report to you, before exchange of contracts.

F Services



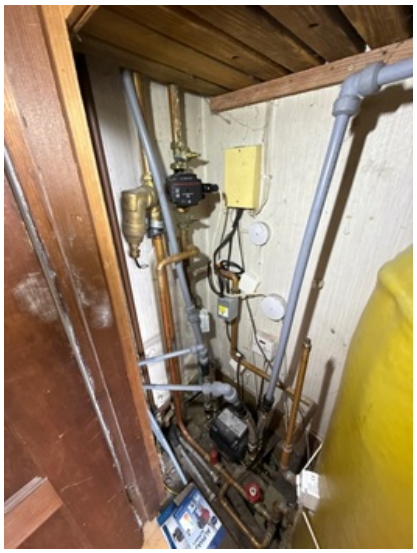
29/07/2025 10:53 (BST) at 51.381785°, 0.094116°

F5 Water heating

Hot water is provided by the gas fired condensing boiler. Hot water is provided by the gas/oil fired boiler and also by an immersion heater fitted to the hot water storage cylinder. The inspection of the services was limited to those areas which were visible. No comment can be made as to the condition of any services which are not visible. It should be appreciated that some service pipes and cables are covered and any access panels cannot be opened without disturbing decorations, therefore a full inspection was not possible. Some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible. 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. A number of water pipes are likely to pass through the space beneath the floor and concealed areas. When access to this area is next gained, these pipes should be properly insulated so they do not freeze during cold weather. Condition Rating 3A - (Further investigation Required) – You should instruct a reputable qualified plumbing and heating engineer or a Gas Safe registered engineer undertake a combined inspection and test of the cold water, hot water and heating c services and report to you, before exchange of contracts.

F Services

29/07/2025 10:40 (BST) at 51.381806°, 0.094156°



29/07/2025 10:40 (BST) at 51.381806°, 0.094156°

F6 Drainage

The property appears to be connected to the mains drainage system which is likely to be shared with the adjoining property. The exact location and direction of the underground drainage installation cannot be determined with accuracy and it would be prudent to complete utilities searches prior to commitment to purchase. The rainwater may be directed into the foul drains. This is acceptable if there is a combination foul and storm water drain, as was generally the case before the introduction of modern Building Regulations. If, however, there is a separate surface water drainage system it is not permissible to discharge surface water into the foul drain and vice versa. Your legal advisers should make appropriate enquiries on this matter with the Local Authority. The internal drainage was checked where accessible for leak and flushed checked for blockages, none was noted. There were no damage or other significant defect at the time of our inspection. The internal drainage system (traps, waste fitting and joints) is checked for leaking joints and rate of flow where accessible. Condition rating 3A – Further Investigation - You should instruct a reputable drainage contractor to inspect the drains and report to you, before exchange of contracts.

F Services

29/07/2025 09:59 (BST) at 51.381837°, 0.094168°	29/07/2025 09:59 (BST) at 51.381808°, 0.094243°	

F7 Common services

The drainage is assumed commonly shared and you should anticipate the possibility of the neighbouring properties requesting access. Please confirm with your legal adviser, clarification and your responsibilities. 3

29/07/2025 10:06 (BST) at 51.381772°, 0.094331°

G

Grounds

(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the 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 a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further

G1 Garage

1 2 3 NI

3

The garage is constructed using traditional building methods and materials, consistent with standard practices for ancillary outbuildings of this type. The external walls are formed of solid brickwork, providing a stable and durable enclosure.Internally, the partitions are also constructed from solid materials, contributing to the overall robustness of the structure.The floor is of solid concrete construction, which offers a hardwearing, low-maintenance surface suitable for vehicle storage or the placement of heavy equipment. Concrete floors of this kind generally perform well in terms of load-bearing capacity and long-term durability.Vehicular access is provided by timber doors which, although typically secure and long-lasting, can be prone to deterioration over time as a result of environmental exposure. In particular, issues such as rot or misalignment may affect both security and functionality. It is recommended that the condition and operation of the doors be checked to ensure they remain serviceable.The garage roof is of flat construction and is finished with a mineral felt covering. While this material provides a basic level of weather protection, it is known to degrade over time, particularly under exposure to ultraviolet radiation, temperature fluctuations, and standing water. In this instance, the roof was observed to be in poor condition, exhibiting signs of advanced wear and deterioration, with a likelihood of water ingress.Given the current condition of the roof and the age-related wear noted elsewhere, a more detailed inspection by a qualified roofing contractor is advised. Remedial works, likely including replacement of the felt covering, should be undertaken to ensure the garage remains weathertight, secure, and fit for continued use.

29/07/2025 09:59 (BST) at

29/07/2025 09:59 (BST) at

29/07/2025 10:00 (BST) at

G Grounds (including shared areas for flats)

51.381797°, 0.093845°

29/07/2025 10:00 (BST) at 51.38172°, 0.094067°

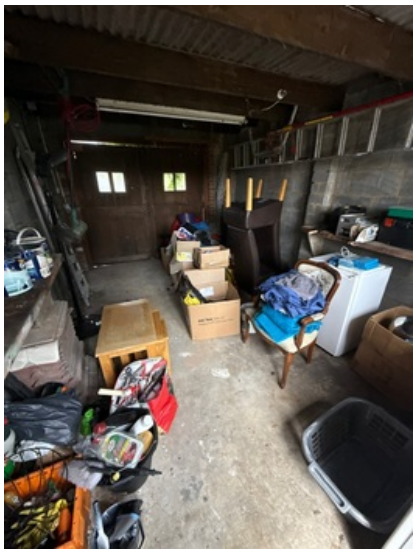
51.381676°, 0.093998°

29/07/2025 10:00 (BST) at 51.38172°, 0.094067°

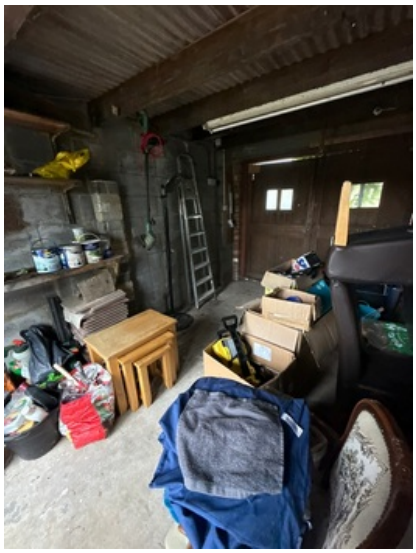
51.38172°, 0.094067°

29/07/2025 10:00 (BST) at 51.38172°, 0.094067°

29/07/2025 10:00 (BST) at 51.38172°, 0.094067°



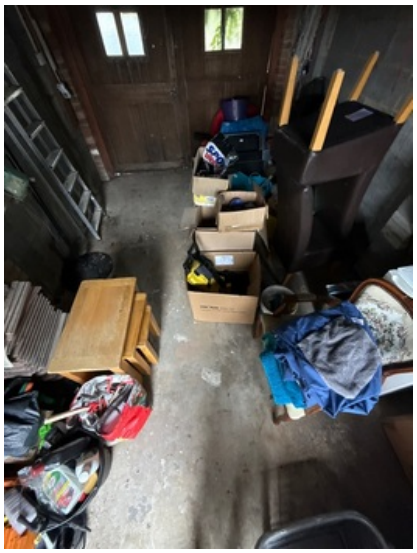
29/07/2025 10:00 (BST) at 51.38172°, 0.094067°



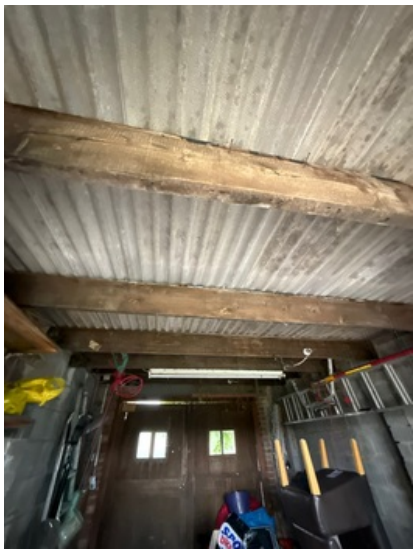
29/07/2025 10:00 (BST) at 51.381728°, 0.094151°

G

Grounds (including shared areas for flats)



29/07/2025 10:00 (BST) at 51.381728°, 0.094151°



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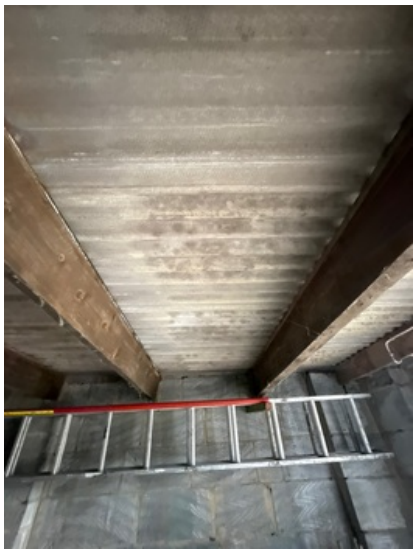

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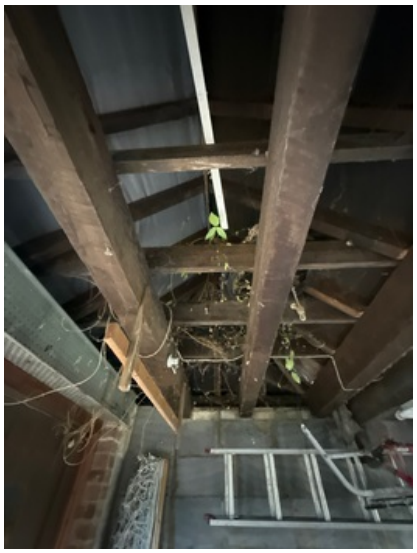
29/07/2025 10:01 (BST) at 51.381728°, 0.094151°



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29/07/2025 10:01 (BST) at 51.381728°, 0.094151°

G

Grounds (including shared areas for flats)

29/07/2025 10:01 (BST) at 51.381728°, 0.094151°

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29/07/2025 10:02 (BST) at 51.381678°, 0.094252°

29/07/2025 10:02 (BST) at 51.381678°, 0.094252°

G

Grounds (including shared areas for flats)

29/07/2025 10:02 (BST) at 51.381678°, 0.094252°

29/07/2025 10:02 (BST) at 51.38171°, 0.094192°

29/07/2025 10:04 (BST) at 51.381752°, 0.094234°

29/07/2025 10:04 (BST) at 51.381752°, 0.094234°

29/07/2025 10:05 (BST) at 51.381666°, 0.094253°

29/07/2025 10:05 (BST) at 51.381686°, 0.094202°

G Grounds (including shared areas for flats)

29/07/2025 10:06 (BST) at 51.381686°, 0.094202°

29/07/2025 10:41 (BST) at 51.381765°, 0.094087°

29/07/2025 10:41 (BST) at 51.381765°, 0.094087°

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29/07/2025 10:41 (BST) at 51.381765°, 0.094087°

29/07/2025 10:41 (BST) at 51.381765°, 0.094087°

G2 Permanent outbuildings and other structures

There were no substantial outbuildings with the property. Timber outhouses such as sheds and summerhouses are considered to be temporary and beyond the scope of the report and have not been inspected. NI

G Grounds (including shared areas for flats)

G3 Other

3

The subsoils in the local area are likely to comprise Thanet Formation, which may be subject to seasonal movement and associated changes in ground conditions. While no immediate implications were noted, the potential for seasonal ground shifts should be borne in mind, particularly in relation to foundations and drainage.So far as could be determined during the inspection, the property does not share accessways or services with neighbouring dwellings. The property is approached via a private driveway, which is currently in fair condition. No indications of historical flooding were observed at the time of inspection. However, for full reassurance, it is advisable to review local search results and consult publicly available information from the Environment Agency regarding flood risk in the area.A number of trees are situated within the vicinity of the property. Although no evidence of damage was identified in relation to root encroachment, there remains the potential for roots to migrate toward drainage systems or the building itself over time. As a preventative measure, it would be prudent to undertake regular maintenance of the trees to ensure their health and structural integrity, as well as to minimise the risk of falling branches or other adverse effects. Periodic pruning should also be considered to prevent excessive growth and shading.Tall hedging was observed on neighbouring land, which appears to visually dominate parts of the subject property. Regulations concerning hedge height and proximity to boundaries are administered by the Local Authority. Should this be a matter of concern, it is recommended that clarification is sought through your legal adviser prior to entering into any contractual commitment, as it may have implications for ongoing enjoyment of the property or its future marketability.Surfaces such as external pathways may become slippery in wet or icy conditions, and caution is advised. Some areas of hardstanding, including paths and patios, are noted to be in need of improvement or upgrading, and this should be accounted for in future maintenance planning.It is advisable to obtain a certified copy of the title plan and compare the legal boundaries with those observed on site. Any discrepancies should be investigated further to minimise the risk of potential boundary disputes. At present, responsibilities for boundary ownership and maintenance remain unclear, and this should be clarified by your legal advisers. Boundaries are defined by a mixture of timber fencing and brick walls; however, much of the boundary detail was obscured by vegetation or neighbouring structures. As such, it should be anticipated that periodic repair and maintenance will be necessary.At the rear of the property, retaining and boundary walls were observed. These structures typically require a high level of upkeep, although they were found to be in satisfactory condition at the time of inspection.Parking is restricted to on-street provision, and availability may be limited during peak usage periods. The property lies beneath an established flight path, and some degree of aircraft noise should be anticipated. In addition, a lamp post is located nearby, which may result in minor light pollution during evening hours.No adverse easements, servitudes or wayleaves affecting the property were noted during the course of inspection. Nevertheless, legal advisers should be instructed to confirm this position by reference to the title deeds and supporting documentation. Reference should be made to Section H.3 of this report for further guidance.

29/07/2025 09:32 (BST) at

29/07/2025 09:57 (BST) at

29/07/2025 09:57 (BST) at

G Grounds (including shared areas for flats)

51.381764°, 0.094413°

29/07/2025 09:57 (BST) at 51.381746°, 0.094051°

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G Grounds (including shared areas for flats)

29/07/2025 09:57 (BST) at 51.381746°, 0.094051°

29/07/2025 09:58 (BST) at 51.381768°, 0.093986°

29/07/2025 09:58 (BST) at 51.381768°, 0.093986°

29/07/2025 09:58 (BST) at 51.38182°, 0.093997°

29/07/2025 09:58 (BST) at 51.38182°, 0.093997°

29/07/2025 09:58 (BST) at 51.381868°, 0.094011°

G Grounds (including shared areas for flats)

29/07/2025 09:58 (BST) at 51.381868°, 0.094011°

29/07/2025 09:58 (BST) at 51.38186°, 0.094088°

29/07/2025 09:58 (BST) at 51.38186°, 0.094088°

29/07/2025 09:58 (BST) at 51.38186°, 0.094088°

29/07/2025 09:58 (BST) at 51.381837°, 0.094168°

29/07/2025 09:58 (BST) at 51.381837°, 0.094168°

G Grounds (including shared areas for flats)

29/07/2025 10:02 (BST) at 51.381709°, 0.094171°

29/07/2025 10:02 (BST) at 51.381709°, 0.094171°

29/07/2025 08:25 (BST) at 51.381753°, 0.094258°

29/07/2025 10:03 (BST) at 51.381709°, 0.094171°

29/07/2025 08:25 (BST) at 51.381692°, 0.094399°

29/07/2025 10:03 (BST) at 51.381685°, 0.094236°

G Grounds (including shared areas for flats)

29/07/2025 10:03 (BST) at 51.381685°, 0.094236°

29/07/2025 10:03 (BST) at 51.381677°, 0.094307°

29/07/2025 10:03 (BST) at 51.381763°, 0.094396°

29/07/2025 10:03 (BST) at 51.381786°, 0.094324°

29/07/2025 10:03 (BST) at 51.381786°, 0.094324°

29/07/2025 10:03 (BST) at 51.381786°, 0.094324°

G Grounds (including shared areas for flats)

29/07/2025 10:04 (BST) at 51.381786°, 0.094324°

29/07/2025 10:04 (BST) at 51.381786°, 0.094324°

29/07/2025 10:04 (BST) at 51.381799°, 0.094253°

29/07/2025 10:04 (BST) at 51.381799°, 0.094253°

29/07/2025 10:04 (BST) at 51.381752°, 0.094234°

29/07/2025 10:04 (BST) at 51.381752°, 0.094234°

G Grounds (including shared areas for flats)

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29/07/2025 10:04 (BST) at 51.381752°, 0.094234°

H

Issues for your legal advisers

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

H Issues for your legal advisers

H1 Regulation

There are no matters which appear to require Local Authority consent since the date of construction.

H2 Guarantees

Your legal adviser should ask if guarantees exist for the following features:-D.5 and D.6 – Replacement windows and doors D.8 - Replacement roof edge materialsD.9 – Intruder alarmE.3 - Remedial damp-proofing worksE.7 – Previous treatments for wood-boring insect infestationF.2 and F.4 – Recent testing of the central heating boiler and gas/oil installation

H3 Other Matters

Your legal adviser should advise on your rights and obligations in relation to:-. Your maintenance responsibilities in respect of the boundaries.. Confirm all Statutory Approvals for all alteration and construction work. Obtain copies of all Approved Plans for any alterations or extensions to the property.. Any rights or responsibilities for the maintenance and upkeep of jointly used services including drainage, gutters, downpipes and chimneys should be established.. The right for you to enter adjacent property to maintain any structure situated on or near the boundary and any similar rights your neighbour may have to enter on to your property.. Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.. Investigate if any fire, public health or other requirements or regulations are satisfied and that up to date certificates are available.. Investigate any proposed use of adjoining land and clarify the likelihood of any future type of development which could adversely affect this property.. Where there are trees in the adjacent gardens which are growing sufficiently close to the property to cause possible damage, we would suggest that the owners are notified of the situation.. Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries. These matters should be checked through your legal advisers.. You should obtain all guarantees relevant to the property, including matters such as replacement glazing, damp-proof course etc. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.. The tenure is assumed to be Freehold, or Long Leasehold subject to nil or nominal Chief or Ground Rent. Your legal adviser should confirm all details.. Confirmation should be obtained that mains electricity, water, drainage and gas are indeed connected. . Confirmation should be obtained by the provision of service documentation of when the electric and gas/oil installations were last tested. . Checks should be made as to whether or not any of the trees are subject to Preservation or similar Orders.. Your legal adviser should check:-RADON. We are not aware if any radon gas checks have been undertaken within the subject property.ELEVATED RADON. Our desktop survey revealed the property to be located within an area where radon levels may be elevated. It is not possible in the course of a building survey to determine whether radon gas is present in any given building, as the gas is invisible and odourless. Tests can be carried out to assess the level of radon in the building at a small charge. It is understood there is a testing period, possibly lasting several months and further investigations should be completed as a precaution. FLOOD RISK. Our desktop survey confirmed the property to be within flood zone 1 where the risk of flooding is minimal although further advice is available through the Environment Agency website and via your local searches. GEOLOGY. Our desktop survey revealed the property to be located on Thanet formation subsoil conditions, where ground conditions are stable given normal conditions. However, the top soil is of type which may be subject to seasonal change and given the property's age and shallow foundation depths it is therefore important to ensure drainage connections are sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible.

Risks

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

I Risks

I1 Risks to the building

Over 60% of all subsidence claims are triggered by trees. Tree roots absorb water for photosynthesis and moisture evaporates from the leaves through transpiration. The active period is predominantly in spring and early summer when tree growth is at its maximum. Larger trees in shrinkable clay soil can extract sufficient moisture to cause soil shrinkage. This may lead to subsidence. A mature deciduous tree can remove in excess of 50,000 litres of water a year. Tree species vary considerably in their ability to cause clay soil shrinkage. Some species are not good at rooting to depth on clay soils while species like Oak, Willow, Poplar and Eucalyptus are able to maintain viable roots to a depth of several metres. In most soils, however, there tends to be a mixture of soil types and so many species will be able to grow roots to sufficient depth to influence buildings where the foundations are not deep enough. The age, health and past management of trees will also be an important factor. Trees of full maturity with little potential for future growth and have not caused damage to a building in the past may be less of a consideration as a risk than trees which are growing vigorously and increasing in size. Depending on the species, the roots of a tree will extend to greater breadth and depth in search of moisture (indeed moisture removal of up to a depth of 6m can take place) in exceptionally dry summer periods and drought. Planting young trees also needs planning. Although they will not extract sufficient moisture initially to present a risk to the property, this may readily change as it grows. Each tree has a ‘zone of influence’ - the area from which a tree absorbs moisture. The potential impact on a property depends on whether a property sits within the zone of influence. The extent of the zone depends upon the type of tree and the location of other trees.

I2 Risks to the grounds

Your legal adviser should make further enquiries and advise you whether the building has been flooded in the past or is at risk from flooding. Enquiries should be made of the environmental agency. The geology of many areas of the UK, particularly southern England, consists of clay materials. These occur either as shallow surface layers or as deeper geological formations many tens of metres thick. A characteristic of many clay soils is that they swell in volume when they get wet and reduce in volume as they dry. ‘Shrink-swell’, as this phenomenon is known, tends to occur near the ground surface and rarely more than 5m deep. Historic buildings are particularly susceptible to problems associated with seasonal movement because they were often built with shallow foundations which do not extend below the affected clay layers. The magnitude and direction of shrink and swell displacements are affected by a variety of factors but are rarely more than 150mm in the horizontal and vertical directions, combined. Nevertheless, displacements of this scale can have serious impacts on some buildings and structures. Claims submitted to the insurance industry show that trees are often cited as the cause of subsidence problems due to root penetration or the more extensive drying that occurs in the vicinity of the tree. However, to fully understand the causes of clay shrink-swell, it is necessary to appreciate the factors that contribute to changes in the water content of clays and to relate these to the context of the building and environs being investigated. For example, not all buildings resting on clay foundations are affected by clay shrink-swell. If the clay material remains moist throughout the year then its volume will not change. The same is true if the soil remains continually dry, as under a paved car park for example. Equally, movement does not necessarily cause any damage, and signs of building movement can be caused by many factors apart from clay behaviour, including foundation collapse, changes in building loadings, blockage of subsurface drains, and structural failure. If a building is showing signs of cracking, subsidence or other deformation, it is important to consider these factors even if the building is located in an area of known problems associated with clay soils. Whatever the suspected cause, it is most important that expert advice is sought before taking any remedial action: a rapid response such as felling nearby trees may not solve the problem and may even make matters worse.

I3 Risks to people

We recommends an asbestos survey. In older properties built pre-2000, we would always recommend an Asbestos Identification Survey by an approved licensed contractor or independent body prior

Risks

to purchase commitment. We recommend an Asbestos Identification Survey be undertaken prior to purchase commitment and the resultant reports retained with the property to ensure that future resale prospects are not damaged because of the absence of such future insurances are not invalidated because an attempt to identify this has been undertaken. New regulations introduced from 6 April 2012 means that contractors work likely to contain asbestos need to comply with a range of health and safety insurance requirements which may well increase the cost of such works.

I4 Other risks or hazards

. There are a number of battery operated smoke detectors installed.. The battery operated smoke detectors should ideally be upgraded to a mains wired system.. Smoke and heat detectors should be installed and then maintained at the landing levels to give the earliest possible warning of fire. Further advice can be obtained from the local fire and rescue service.. General advice can be obtained from the local Police authority with respect to the security measures. . Asbestos may be present within present elsewhere within the property. The manufacture of asbestos based building materials has now ceased, although asbestos materials can still be found within existing dwellings. For example, these can include roofing felt, roof sheets, plastic floor tiles, ceiling tiles, fireproof linings, eaves, soffits, gutters, drainpipes, etc. Asbestos waste has also been identified within lofts and floors, sometimes installed by owners as insulation. As commented above asbestos is a hazardous material and removal is expensive. Because of the presence of possible asbestos building materials and the likelihood it may be discovered elsewhere, further specialist contractors' advice should be sought prior to legal commitment to purchase and all recommendations and quotations obtained.

J

Energy Matters

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

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

J Energy matters

J1 Insulation

We are unable to confirm the extent or effectiveness of insulation within the roof voids, floors, or wall structures, as these elements were not exposed to inspection. Accordingly, the thermal performance of the property remains uncertain and may fall short of current energy efficiency standards.The property was inspected during daylight hours, and no significant airborne sound from adjoining dwellings was noted at the time. However, given the age and likely original construction standards of the building, it is improbable that any meaningful sound insulation was incorporated between party elements at the time of construction.It is therefore possible—depending on the nature of neighbouring occupancy and activities—that sound transmission from adjoining properties may be experienced during your occupation. In extreme cases, this could impact your quiet enjoyment of the property.- We strongly recommend that you revisit the property at different times of the day, particularly during the evening and weekends, to assess potential noise levels from adjacent dwellings and external sources.- Legal advisers should be instructed to make formal enquiries of the vendor to determine whether any historical issues with noise or disputes with neighbouring occupants have occurred during their ownership.

J2 Heating

Space heating and domestic hot water are provided by a wall-mounted combination boiler, which is generally considered a relatively efficient method of heating, as it eliminates the need for a separate hot water cylinder and provides hot water on demand.We have not undertaken any heat loss calculations or room-by-room assessments, and therefore cannot confirm whether the current system is capable of maintaining satisfactory temperatures throughout the property, particularly during colder periods.The age and condition of the boiler and associated pipework were not fully determined. Given the general condition and age of the property, you may wish to consider upgrading the heating system, radiators, and associated distribution pipework as part of any broader programme of improvement works. This could offer long-term efficiency gains and help ensure compliance with current energy standards.- The heating system should be serviced and tested by a Gas Safe registered engineer prior to legal commitment to purchase.- A suitability assessment should be carried out to ensure the system is capable of meeting the heating and hot water demands of the property.- If found to be inadequate or outdated, you should budget for possible replacement or upgrading of the boiler, pipework, and radiators.

J3 Lighting

Significant changes and improvements are increasingly being recommended in relation to internal lighting, particularly with the aim of improving energy efficiency and reducing running costs. The use of low-energy light sources—such as LED or compact fluorescent lamps (CFLs)—is now standard practice in modern homes.At the time of inspection, various light fittings were noted; however, the type and efficiency of individual bulbs could not be fully verified. It is recommended that any outdated or inefficient lighting be replaced with low-energy alternatives as part of general property improvements.- Consider replacing existing light bulbs with energy-efficient LED equivalents to improve performance and reduce energy consumption.- Where full lighting upgrades are being considered (e.g., as part of renovation works), advice should be sought from a qualified electrician or lighting designer to ensure compliance with current energy standards and appropriate levels of illumination throughout the property.- Ensure that lighting circuits are tested and certified by a competent person as part of routine electrical safety checks.

J Energy matters

J4 Ventilation

Consideration should be given to installing mechanical extract ventilation to the main bathroom, as the current provision may be inadequate for managing moisture levels. This will help to reduce the likelihood of condensation forming on internal surfaces, which can lead to mould growth and deterioration of finishes. Any new extract system should ideally be humidistat-controlled, ensuring automatic operation in response to increased humidity levels. Elsewhere within the property, extract ventilation appears to be generally adequate at the time of inspection.However, improvements are required to the ventilation of the main roof void. Adequate roof ventilation is essential to prevent condensation build-up, particularly during colder months, which can lead to timber decay and reduced insulation effectiveness. A roofing contractor should be instructed to assess current provision and, if necessary, install appropriate ventilation measures such as eaves vents or ridge vents in accordance with current Building Regulations.

J5 General

At the time of inspection, there were no apparent issues related to aircraft, rail, road, or other sources of noise adversely affecting the property. However, it is recommended that your legal advisers undertake formal enquiries with the Local Authority to establish whether there is any recorded evidence of noise pollution in the vicinity. Such information, if available, may be material to your decision to proceed with the purchase.Additionally, your legal advisers should investigate any current or proposed developments, including alterations to nearby transport infrastructure (road, rail, or air), which could potentially impact the property and your future quiet enjoyment.

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

5046948

Qualifications

Assoc RICS

Company

South Surveyors

Address

20-22 Wenlock Street Islington London N1 7GU

Phone number

020 3355 3418

Fax

Email

hello@southsurveyors.co.uk

Website

www.southsurveyors.co.uk

Property address

Sample Report Road, London, BRX XXX

Client's name

Desmond James & Celia Douglas

Date this report was produced

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

Signature

L

What to do now

L

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

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

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

The service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims to:

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

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

The inspection

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

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

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

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

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

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

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

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal condition of any chimney, boiler or other flue.

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

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

Dangerous materials, contamination and environmental issues

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

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

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

The report

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

Condition ratings

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

- R – Documents we may suggest you request before you sign contracts.
- Condition rating 3 – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- Condition rating 2 – Defects that need repairing or replacing, but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- Condition rating 1 – No repair is currently needed. The property must be maintained in the normal way.
- NI – Elements not inspected.

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

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

Energy

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

Issues for legal advisers

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

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

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

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

Risks

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

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

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

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

Standard terms of engagement

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

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and reinstatement costs and
- negotiation.

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

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

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

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

5 Cancelling this contract – You should seek advice on your obligations under *The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013* ('the Regulations') and/or the *Consumer Rights Act 2015,* in accordance with section 2.6 of the current edition of the *Home survey standard* RICS professional statement. In particular, once we have provided you with our report, you will lose your right to cancel during the 14-day 'cooling off' period provided by the Regulations.

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

Note: These terms form part of the contract between you and the surveyor.
This report is for use in the UK.

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

Complaints handling procedure

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

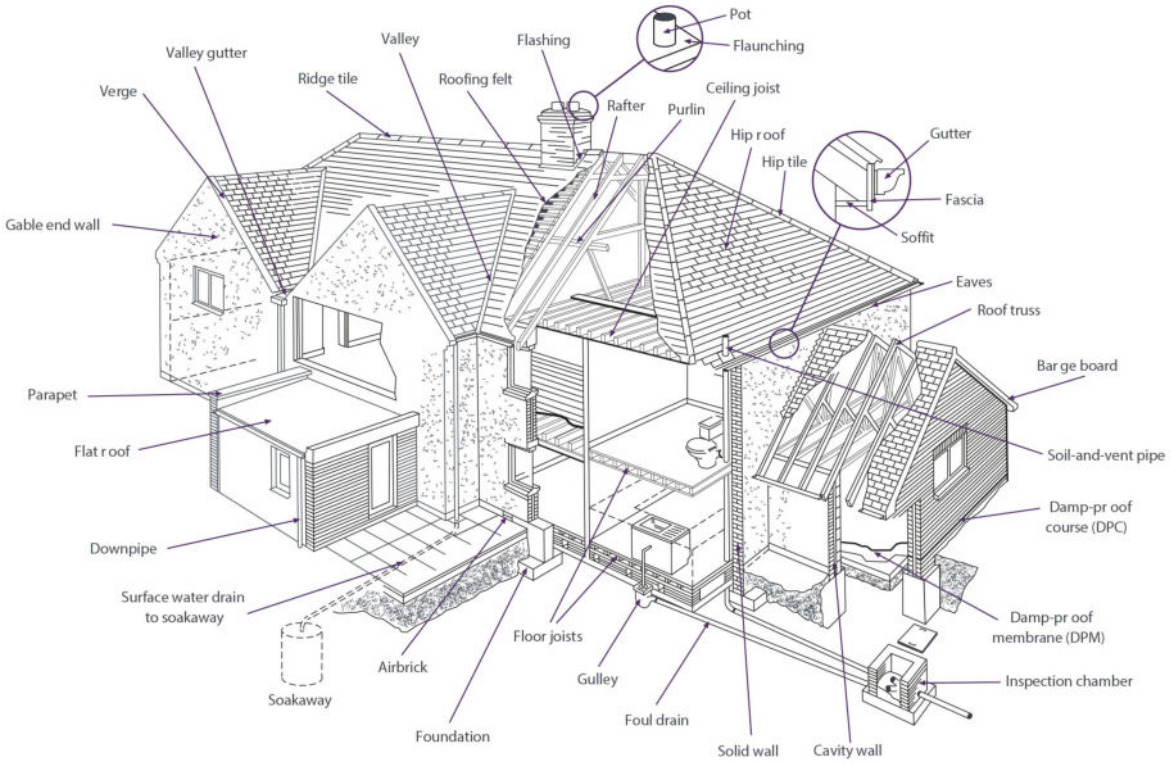
N

Typical house diagram

N

Typical house diagram

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



RICS disclaimer

You should know...

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

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

Leasehold properties advice

The advice contained here is for both current and prospective owners of leasehold properties.

Before you buy a leasehold property, you need to pay particular attention to the terms of the lease.

Other than in Scotland, most flats and maisonettes and some houses are leasehold.

Your legal advisers are responsible for checking the lease for you, but they do not normally see the property. The surveyor may note specific features that may have legal consequences.

These matters will be set out in Section H of your report and you should give a copy to your legal advisers immediately.

Unless the report says otherwise, the surveyor will assume that all the terms of the lease which might have an effect on the value are standard and that only a small ground rent is payable.

The surveyor assumes that:

- if there are more than six properties in the building, the property is managed either directly by the freeholder or by a professional managing agent;
- if there is more than one block in the development, the lease terms apply (except for upkeep of common roads, paths, grounds and services) only to the block the property is in;
- all the leases are the same in all important respects if there is more than one leaseholder;
- you have the right of access over all shared roads, corridors, stairways, etc., and the right to use shared grounds, parking areas and other facilities;
- there is no current dispute, claim or lawsuit relating to the lease;
- the lease has no particularly troublesome or unusual restrictions;
- the unexpired term of the lease is 85 years (that is, the lease has at least 85 years still to run); and
- the property is fully insured.

When calculating the reinstatement cost (where included), the surveyor assumes that the property is insured under a satisfactory policy covering the whole building. (The ‘reinstatement cost’ is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques and in line with current Building Regulations and other legal requirements.)

Your legal advisers should check the full details of any lease. You should also ask your legal advisers the following questions.

- Are the other flats occupied by owners or short-term (Assured Shorthold Tenancy) tenants?
- Is there a management company or a managing agent (or both) correctly set up to deal with running and maintaining the block the property is in?
- Who is the 'dutyholder' under the Control of Asbestos Regulations 2012? Your legal advisers should also get confirmation that an asbestos register and current management plan are in place, and confirmation of any associated costs that you may have to pay.
- Is there a suitable maintenance and replacement fund, with suitable reserves, to deal with:
  - general cleaning
  - maintaining and repairing the shared parts;
  - repairs to the main structure;
  - shared heating systems; and
  - repairing and maintaining lifts.
- How much is the ground rent?
- How much was the last paid maintenance or service charge and what period did it cover?
- Are the service charge accounts satisfactory and up to date?
- Are there any existing or likely management problems or disputes, or any known repairs or programmed work still to be carried out, which would affect the level of the maintenance or service charge to be paid?
- Are services regularly and satisfactorily maintained and are there satisfactory and current certificates for:
  - any lifts;
  - the fire escapes and fire alarms;
  - the security systems;
  - any shared water and heating systems; and
  - other shared facilities
- Is the liability clearly set out for repairs to the property, to the shared parts and the main structure?
- Is the liability for repairs shared equally between leaseholders and is there a suitable process for settling any disputes which may arise in this area.
- Is it the management company or each individual leaseholder who is responsible for the building insurance, and is there a block insurance policy?
- Are there any unusual restrictions on the sale of the property?

The majority of the above questions are contained within a document called the LPE1. This is a questionnaire usually sent from your legal adviser to the seller's legal adviser. The seller and/or the managing agent will complete the LPE1 and send it back to your legal adviser who will discuss it with you.

If the property is a leasehold house, it may still share responsibilities with other building owners, and so may involve management companies, service charges, etc. You should ask your legal advisers to confirm this. You may also want them to investigate the possibility of buying the freehold (which might be complicated).

Your surveyor may also be able to advise you on extending the lease of your flat or house.

Maintenance tips

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

Outside the property

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

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

- Chimney stacks: Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- Roof coverings: Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

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

- Rainwater pipes and gutters: Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- Windows and doors: Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- Conservatories and porches: Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it’s raining. Arrange for repairs by a qualified specialist.
- Other woodwork and finishes: Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property

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

- Roof structure: When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- Ceilings: If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- Walls and partitions: Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- Floors: Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.
- Fireplaces, chimmney breasts and flues: You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- Built-in fittings: Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris.

Grounds

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