



BUILDING SURVEY REPORT

CLIENT Mr Joe Bloggs

PROPERTY 28 Example Street
Sample
UK
EX1 2EX

SURVEY DATE 01/01/2027

REF 010101



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1.1 - About the survey and the report

Introduction

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

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

This report tells you;

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

This report does not tell you;

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



1.2 - How the survey is carried out

General

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

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

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

The Surveyor uses equipment such as a moisture meter, binoculars and a torch, and may use a ladder or extended camera pole to obtain views of flat roofs, and to access hatches or obtain views no more than 3m above ground (outside) or above floor surfaces (inside) if it is safe to do so. The surveyor also carries out a desk-top study prior to the survey inspection and makes oral enquiries, where possible, for information about matters affecting the property.

Services

Where possible, services will be checked for their normal operation in everyday use.

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

Outside

The Surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can reasonably be obtained. Where there are restrictions to access, these are reported, and advice is given on any defects that may require further investigation. The Surveyor will not normally assume that access to neighbouring properties is granted, though may request permission for access if convenient to do so and considered necessary for a specific purpose, such as following the trail of suspicion to the source of a defect.

The surveyor does not carry out a survey to identify Japanese Knotweed, or other invasive plant species, though will conduct a general assessment of the grounds to locate large or obvious plants, shrubs or trees that could present a risk to the structural safety of the property.

The Surveyor assumes that no treatments or management plans are in place for the control of invasive species unless informed otherwise by the property owners, or their agents.



1.2 - How the survey is carried out (contd)

Outbuildings

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

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas.

The Surveyor also inspects (within the identifiable boundary of the flat) drains, lifts, fire alarms and security systems, although the Surveyor does not carry out any specialist tests other than through their normal operation in everyday use. The Surveyor does not identify the nature, safety or suitability of any External Wall Systems or other forms of cladding.

Hazardous substances, contamination and environmental issues

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

The surveyor makes desk-top and online investigations of free and publicly available information about contamination or other environmental dangers. The Surveyor will recommend further investigations if a problem is suspected.

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

Asbestos

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

The Surveyor will indicate the presence of materials or surface coatings that are commonly known to contain asbestos, where they are clearly visible. However the surveyor will not undertake any tests to confirm whether they do contain asbestos. See also section 3.2

Consents, approvals and searches

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

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

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



1.2 - How the survey is carried out (contd)

Assumptions

Unless we agree to a different approach with you, while preparing the report we will assume that:-

- The property (if for sale) is offered with vacant possession;
- The property is connected to mains services and you are aware of any matters to do with your right to access those services; and
- you are aware of and accept the basis on which you can access the property.

We will not be liable to you if we make an error or fail to tell you something in the report based on any of the above assumptions.

Legal matters

The surveyor does not act as 'the legal adviser' and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report.

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

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

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

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

Limitation of our liability

We will not be liable to you if we make an error or fail to tell you something in the report as a result of any of the following

- Our inability to inspect an area of the property; or
- Any reliance placed by us on information provided by you or by any person who provides such information on your behalf

If we fail to comply with the terms of this contract we are responsible for loss or damage you suffer that is a foreseeable result of our breaking this contract or our failing to use reasonable care and skill, but we are not responsible for any loss or damage that is not foreseeable. Loss or damage is foreseeable if either it is obvious that it will happen or if, at the time the contract was made, both we and you knew it might happen, for example, if you discussed it with us during the survey process.

Our maximum liability

Our maximum liability to you for our negligence or any other breach or fault on our part arising in connection with the service shall be limited to the cost of your rectifying any defect in the property which under the terms of this contract we should have but did not notify you of or failed to adequately notify you of in the report.

We do not exclude or limit in any way our liability to you where it would be unlawful to do so. This includes liability for death or personal injury caused by our negligence or the negligence of our employees, agents or subcontractors; for fraud or fraudulent misrepresentation.



1.3 - Condition Ratings

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

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

The condition ratings are described:-

Condition Rating 1

Only minor or cosmetic repairs, or no repairs at all are currently needed. Normal maintenance must be carried out. It is anticipated any repairs identified would be rectified during a programme of normal maintenance, and you should budget accordingly.

Condition Rating 2

Repairs or replacements are needed but these are not considered to be serious or urgent. However, you should obtain quotations for any works identified prior to exchange of contracts if purchasing the property.

Condition Rating 3

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

Condition Rating HS

These are actual or potential health and safety risks identified at the property which you should consider carefully. In some instances a matter which has been identified will require specific testing of services such as electricity or gas to confirm that they are safe to use, but in other instances it may refer to hazards for which there is an increased risk of harm to those using the property. The level of risk may depend on a number of factors including the age, mobility and vulnerability of occupants. You should consider any health and safety measures identified within this report and commission any further tests or investigations prior to exchange of contracts if you are purchasing the property. You should also consider how the risks identified may affect your personal use of the property.

Condition Rating NI

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

Condition Rating NA

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

Where the surveyor has identified that repairs, or further investigations, are required, you should obtain quotations and/or reports prior to exchange of contracts to ensure that you are aware of the cost of any works before you are committed to purchase the property.

	Section - 1.4/1.5 - Additional Information for this Survey	
Conflicts of Interest	A conflict of interest is anything that impedes or might be perceived to impede an individual's or firm's ability to act impartially and in the best interest of a client.	
	There are no known relevant conflicts of interest	
Specific Exclusions	Areas which are excluded from the inspection and report by prior arrangement	
	There are no areas of the property excluded from the extent of the inspection at the request of the client	

	Section 2 Property information 2.1 - About the property
Seller Information	No occupants were present at the time of the survey and it was therefore not possible to obtain any additional information about the property or its history. The property owners were not present for any part of the survey. The keys were collected from the agents.
General Construction Information	The property is a detached residence arranged over two floors. Based on our knowledge of the area and housing styles, we believe the property was originally built between 1960-1970. The main walls are of brick-faced cavity construction. The roof is pitched and covered with plain concrete tiles. The windows are a mixture of PVC/timber/metal frames with single and double glazing. The ground floors are a mixture of solid and suspended construction while those on the first floor are of suspended timbers. The front of the house faces in a generally north direction. The property is presented in its original form with no extensions or other major conversion work undertaken. Room descriptions and directions used in this report are based on those given on the plan included. Orientation (left-right, back-front) used in this report is based on the viewer standing at the road-side of the property with their back to the road and facing the property.
Council Planning Information	No specific information for this property was available on the public areas of the council planning website section.
Listing	According to https://cadw.gov.wales/ the property is not listed.
Nature of the property when inspected	The property was vacant, habitable and unfurnished. All connected services were operational.
Summary of mains services	Gas – Connected to Mains Electricity – Connected to Mains Drainage – Connected to Mains Water – Connected to Mains
Weather Conditions	At the time of the survey the weather was dry and cold, approximately 6°C, after a period of wet and cold weather.

Local Authority	The property is within the area of Newport City Council.
Conservation / AONB / National Parks	The property is not within a conservation area. The property is not within a National Park. The property is not within an Area of Outstanding Natural Beauty.
Heating	A full central heating system is installed with a gas-fired boiler supplying hot water to radiators throughout the property. At the time of the survey inspection, the boiler was activated and was seen to be operating. The boiler was not inspected in detail and should be examined by a suitably qualified engineer in accordance with the manufacturers' guidance.
Outside facilities	The gardens extend to the front and rear of the property. There is a concrete slab patio area to the rear of the property. There are no permanent outbuildings to the property.
Renewable Energy Services	There is an open fire place to the living/dining room which has the capability to burn wood logs. This is classified a carbon neutral resource.
Broadband Service	Checks on the Ofcom website show that download speeds of up to 1800Mb per second may be available. Fibre optic services are believed to be currently available for installation at the property. You are advised to confirm what services are available at the property prior to exchange of contracts and to ensure that these are suitable for your personal needs and requirements.
Tenure	The property is understood to be of freehold tenure and with vacant possession but your conveyancer should confirm this to be the case.

	Section 2 Property information 2.2 - Summary and Issues
This section is a summary of matters that are of particular interest but you should consider ALL information contained in this report.	
General	The property was found to be in a dated and unmaintained condition, with no significant structural defects apparent. As with any property of this age there is general unevenness and wear of surfaces which includes floors, walls and ceilings. This can result in misshapen doorframes, skirtings, architraves and cornices.

Main Issues	External - Issue 1 Vegetation growth and mortar missing to both chimneys - Issue 2 Unsightly lead sealant - Damaged tile - roof repair sections around right chimney stack - Issue 3 Lack of tile oversail to rear gable end bargeboard - Issue 4 Lack of effective pitch slope to side roof - Issue 5 Major moss growth to roof covering and valley gutter sections - Issue 6 Wide spacing between roof tile joints - Issue 7 Internal dampness indicative of roof element defects and failure - Issue 8 Water staining observed beneath front gutter - Issue 9 Rainwater downpipe servicing side roof discharging water directly to ground - Issue 10 Several gullies obstructed with vegetation detritus - Issue 11 Spalling brickwork and missing mortar pointing - poor condition of right side elevation - Issue 12 Hairline cracking to mortar joints to side and rear elevations - Issue 13 Subfloor ventilation points - air bricks in close proximity to ground level - Issue 14 Major corrosion to metal window frames - Issue 15 Decaying timber dormer window cill - Issue 16 Several decaying timber window frames - Issue 17 Missing end cap to right side external joinery (soffit/fascia) Internal - Issue 18 Evidence of nest behind roofing felt - Issue 19 High moisture recorded in purlin to right side elevation (evidence of penetrating damp) - Issue 20 Water stained felt and saturated roof timbers (side mono-pitch roof) - Issue 21 Dampness noted to ceiling in bedroom 1 - Issue 22 Moisture damaged ceiling - living room - Issue 23 Dampness noted to bedroom 1 walls - Issue 24 Moisture damaged and woodworm evidence to flooring in entrance hall beneath radiator valves - Issue 25 Fracture in plaster directly below load bearing lintel/joist from wall removal - Issue 26 Moisture detected in utility room solid floor - Issue 27 Uneven kitchen floor surface - Issue 28 High moisture in utility room skirting boards - Issue 29 Fungal growth in bedroom 1 skirting board (indicative of wet/dry rot) - Issue 30 Woodworm flight holes observed in store room (shed) timbers - Issue 31 Lack of mechanical ventilation to bathroom - Issue 32 Outdated electrical consumer unit posing a fire risk. You should read the full contents of this report to establish whether any matters are of concern to you.
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Dampness Summary	Dampness causes can be for a variety of possible reasons:- Rising dampness is where a damp proof course within the external and internal walls is either not present, has failed, or has been breached by high ground levels. It is where ground based moisture rises up a wall to a maximum height of 1m. Penetrating dampness is where moisture penetrates from outside through a wall or roof element. This can include a roof tile failure, an open chimney, a gutter failure, driving rain through a solid wall, high ground levels, failed window seals, and poor external drainage. Cold bridging is generally where cold spots are created at the base of internal walls due to the proximity to another cold surface (such as a solid floor) - internal airborne moisture is then attracted to the cold spots which condenses. Condensation is moisture produced by washing, cooking and bathing etc., carried by the air as vapour, and which settles on colder surfaces, often around windows or on cold walls and ceilings, resulting in stains and mould growth. It is often present where there is a lack of good ventilation, heating and insulation. Moisture meter readings were taken internally at regular intervals, about 9/10 per room, where access permitted, throughout the property. They were taken from areas such as the internal face of all external walls, party walls, ground floor, ceilings, chimney breasts, around windows, around all water using fittings, and in the loft space. (This is not an exhaustive list). There are always areas within a property where there is no access to test, such as tiled walls, floors or behind kitchen units or furniture. There is evidence of penetrating dampness associated with defective external roof and chimney elements, together with condensation-related dampness within internal areas. In addition, rising damp is suspected to the solid ground floor construction within the utility room, which appears to lack an effective damp-proof membrane (DPM). Temperature and Relative Humidity levels were taken with a hygrometer throughout the building: The ground floor tested at 59% RH with a temperature of 17°C The first floor tested at 64% RH with a temperature of 15°C The roof void tested at 86% RH with a temperature of 9°C The Chartered Institute of Building Surveyors (CIBS) and The Institute of Specialist Surveyors and Engineers (ISSE), recommend relative humidity (RH) range between 40-60%, in dwellings and air-conditioned buildings.
Structural Summary	No evidence of movement was seen other than that which would normally be expected in any building of this age.

Health & Safety related matters	There is no evidence of recent inspection of the electrical or heating installations, but certification may be available. See also 6.1 and 6.4. NOTE: At the time of the survey inspection, no documentary certification was available to confirm that the electrical and heating installations had been inspected in the last 12 months. As a result, a red HS rating has been applied to highlight that, although no specific defects were identified, you should ensure that these services are inspected by a suitably qualified competent person prior to exchange of contracts to confirm they are safe to use, and that you are aware of the costs of any works that may be necessary.
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2.3 - External Photographs



Front elevation



Rear elevation

 2.4 - Summary of Accommodation									
	Reception Rooms	Bedrooms	Bath/ Shower	Sep WC	Kitchen	Utility	Conservatory / Sun room	Other	Integral Garage
The approximate living area of the property, excluding outbuildings, is 94m ² (1011.44ft ²)									



2.5 - Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Floorplan

Areas highlighted in red on the plan indicate where high moisture meter readings were recorded, indicating that dampness may be present. Dampness may be present in locations not marked on the floorplan. See sections 5.2 & 5.3

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



2.6 - Energy Performance

The Energy Performance Certificate (EPC) is obtained from the publicly accessible national database where one has been lodged. There may be no requirement for an EPC to be prepared for some property types and circumstances, in which case none is provided. The surveyor considers the contents of the EPC and provides information about energy efficiency measures that could be implemented.

The Energy Performance Certificate (EPC) for the property, which was not prepared by me, shows a current efficiency rating of 50, band E. The potential rating is given as 77, band C.

The rating as provided for this property is below the UK average.

The full certificate is available from www.epcregister.com, and the front page is reproduced below.

FeatureDescriptionRating

WallCavity wall, as built, no insulation (assumed)Poor

RoofPitched, 200 mm loft insulationGood

RoofPitched, no insulation (assumed)Very poor

WindowSome double glazingVery poor

Main heatingBoiler and radiators, mains gasGood

Main heating controlProgrammer, room thermostat and TRVsGood

Hot waterFrom main systemGood

LightingNo low energy lightingVery poor

FloorSolid, no insulation (assumed)N/A

Secondary heatingRoom heaters, coalN/A

The external walls could benefit from the installation of cavity wall insulation. However, some properties are not suitable for insulation. You should gain the view of a reputable installer before proceeding. A list of installers is available at <https://ciga.co.uk/>

The EPC documentation provided indicates that the roof insulation is considered adequate. However, during the inspection, the depth of insulation visible within the roof space was observed to be approximately less than 100 mm, which is below current recommended standards.

The recommended depth is 270mm. When installing loft insulation it is essential to ensure that good ventilation of the roof space is maintained.

The property already benefits from a modern boiler and efficient heating controls.

Further improvements can be gained employing renewable energy sources such as solar and/or PV (photovoltaic) panels for hot water and electricity generation.

Before commencing any work you should ensure that all statutory permissions have been obtained for any changes you wish to make to your property.

There is a requirement for any domestic rented property to achieve a minimum of an EPC E rating.

As of the year 2030, all rental properties will need an EPC rating of 'C' or above.

Limited exemptions from this restriction will be applicable for some properties legally excluded from EPC requirements, however, failure to comply with the regulations could incur a fine of up to £5000, as well as enforcement action.

As this property does not currently achieve the minimum requirement you should consider any potential costs that may be incurred in the event that you wished to offer the property on the rental market.

Further information can be obtained from <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Energy Performance Chart



Section 3 - Conveyancing, Health & Safety and Environmental Matters

3.1 - Conveyancing Related Matters

This information should be highlighted to your conveyancer.

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

Extensions & Alterations	Extensions: None noted Conservatory: None noted Loft Conversion: None noted New Boiler: A modern condensing boiler has been installed Chimney / Breast Removals: None noted Wall Removal: Noted to the living/dining room Post 2002 Windows: None noted Log Burner Installation: None noted
Access & Rights of way	No issues were noted by the Surveyor.
Easements & Wayleaves	In simple, but non-legal terms, an easement is the right of one landowner to make use of another nearby piece of land for the benefit of his own land. An example may be that of a right of way across land belonging to someone else to gain access to a garage or gate. A wayleave is a right for someone (usually a utility company) to take pipes, wires or cables across another's land. Nothing was seen at the site which suggested that such rights may exist, but you should check with your legal advisor who will have seen any relevant documentation. No issues were noted by the Surveyor.
Property Let	The property is to our knowledge not currently let. No issues were noted by the Surveyor.
Tree Preservation Orders	No issues were noted by the Surveyor.
Party Wall Award	No issues were noted by the Surveyor.

Drainage	No issues were noted by the Surveyor.
Boundaries and Title Deeds	The Land Registry holds a map, called the Title Plan, which is the Government's official register of the location of a property. Although it shows the boundaries of the property, normally in a red line, they are only an indication of the location of the boundaries and are not specific or highly accurate. The line drawn on the plan may be 1 mm wide at a scale of 1:1250, giving an accuracy of significantly less than 1 metre on the ground. In most cases this is the only official recognition of the boundaries of a property. As such, it is impossible to determine whether a fence or wall is in the correct place. However, during the course of the survey an inspection was conducted to identify any obvious features which could suggest that the boundaries are not consistent with the general line identified on the title plan. No detailed measurements were taken to establish the precise location of any boundary, and, if concerned, you should seek further advice from a boundary dispute specialist, particularly if planning to make alterations that might be immediately adjacent to, or affect, the boundaries. Determining the precise location of a boundary can be a very lengthy and expensive process, and can result in disputes arising between neighbours. Similarly, the Land Registry title documents rarely indicate who is responsible for the maintenance, repair or replacement of a particular boundary fence or wall. And although existing neighbours may believe that an arrangement is officially recorded, it is usually the case that no such information is given within the title plan or register, and that most boundary fences and walls are of shared responsibility. You should check the title deed as supplied by your legal advisor against the actual property layout on the ground.
Common and Shared Areas	No common or shared areas noted by surveyor



3.2 - Health & Safety related matters

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

Fire Risk

The design of the windows on the first floor prevents easy exit in the event of fire. You are advised to ensure that adequate smoke alarms are fitted, and that they are in good working order.

No smoke alarms or fire detection devices were observed within the subject property at the time of inspection. Due to the non-invasive nature of the survey and the presence of furnishings and possessions, it cannot be confirmed whether alarms are installed in concealed or uninspected locations; however, none were readily visible.

There is a solid fuel burning appliance in the living/dining room. You should ensure that a carbon monoxide alarm is present.



Lack of handrail to stairwell

Safety Glass

Some glazing units within the property are not marked as safety glass. Where glazing is installed in critical locations, such as doors, side panels, low-level windows, or areas subject to human impact, current standards require the use of safety glazing. The absence of visible safety markings raises concern that some glazing may not comply with current safety requirements. See section 5.7.

Lead	A visual inspection was carried out, however pipes buried within walls or beneath the ground were not inspected.
Risk of Falls	The staircase is not provided with a suitable handrail. Current standards and good practice require staircases to be fitted with a securely fixed handrail to assist safe use and reduce the risk of falls. An unprotected edge was noted to the rear patio area, where there is a change in level without the provision of guarding, balustrading, or other protective measures. The edge presents a foreseeable risk of persons stepping or falling from the patio level, particularly in poor light or wet conditions. Stairs Steepness: No issue noted. Stairs Handrails: Issue noted. Stairs Balustrades: No issue noted. Window Cill heights: No issue noted. Unprotected Balconies: Issue noted to rear patio. Trip Hazards: No issue noted.
Unsafe Fittings	No issues were noted by the Surveyor. Fittings within the property, where possible, were checked for normal everyday use, but have not been inspected or tested for safety purposes.
Insect and Rodent Infestations	Evidence consistent with wood-boring insect activity (commonly referred to as woodworm) was noted to exposed timber elements of the utility room ceiling. This includes small, round exit holes and surface irregularities typical of historic infestation. No definitive evidence of active infestation, such as fresh bore dust (frass), was observed at the time of inspection; however, the inspection was non-invasive and limited to accessible areas only. The extent of the infestation and whether it is active or historic could not be fully confirmed without specialist investigation. A wasp nest was observed within the roof space during the inspection. The nest was visible from accessible areas only; no intrusive inspection was undertaken, and the full extent of activity could not be confirmed. The presence of a nest indicates that wasps have accessed the roof void, likely via gaps at eaves level or ventilation openings.
Recent testing of services	There is no evidence of recent inspection of the electrical or heating systems, but certification may be available. See also 6.1 and 6.4.

Asbestos	This report is not an asbestos inspection under the Control of Asbestos Regulations 2012 and no specific testing to detect the presence of asbestos has been conducted. Based on a visual inspection only, the Surveyor suspects that some construction materials and products used at the property may contain asbestos. These include the lid to the outside bin store. Asbestos-containing materials can also be present in areas that cannot be accessed or inspected. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. You can obtain further information from the Health & Safety Executive asbestos site http://www.hse.gov.uk/asbestos/ The following should be noted:- No specific tests have been carried out to confirm the presence or absence of asbestos in any materials, and so any references are an assumption based on of the type and age of material seen. None of the materials seen were in a condition that would give any cause for concern, even were they to contain any asbestos. Asbestos only poses a risk where airborne fibres are present and none of the materials seen were seen to be damaged in a way that would release fibres. Asbestos containing materials were commonly used in the construction, conversion and refurbishment of houses in the 1950's-70's, though the use of asbestos was not completely prohibited until the late 1990's. Many houses therefore include materials that contain asbestos and are lived in safely and without risk to health. However you should be aware that there are health risks when asbestos containing materials are drilled or sanded and you should consider this when carrying out any alterations, repairs or renovations.
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3.3 - Environmental Matters

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

Flood

Based on a postcode search only, the property is understood to be in a very low flood risk area for surface/coastal/river flooding.

Further information can be obtained from <https://www.gov.uk/check-flood-risk>

No specific information was obtained about the risks of pluvial flooding (rain related flooding, especially in urban areas).

You should check with your insurers that cover is available for the property, at normal rates, and without special conditions, prior to exchange of contracts.

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

28, ENVILLE ROAD, NEWPORT, NP20 5AE

This information is for the area **within 10 metres of the address above**. It shows the **highest** risk level for each type of flooding.

The risk levels are: High, Medium, Low and Very low.

Very low risk

Flooding from rivers

Risk less than 0.1% chance each year.

[More about very low risk from rivers](#)

Very low risk

Flooding from the sea

Risk less than 0.1% chance each year.

[More about very low risk from the sea](#)

Very low risk

Flooding from surface water and small watercourses

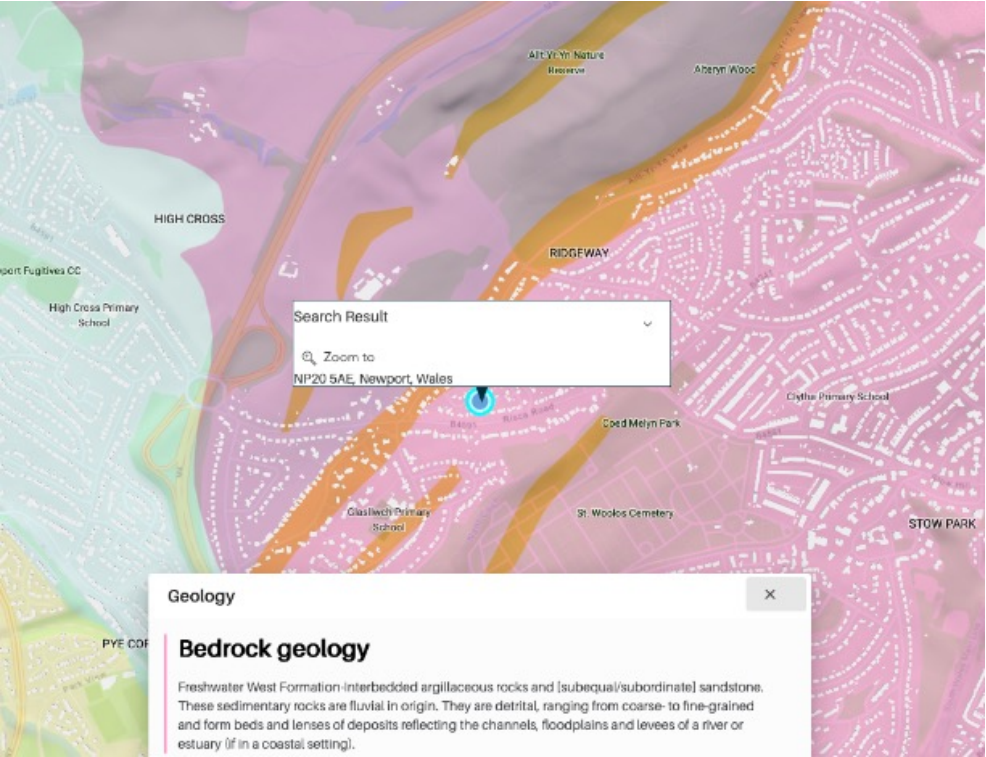
Risk less than 0.1% chance each year.

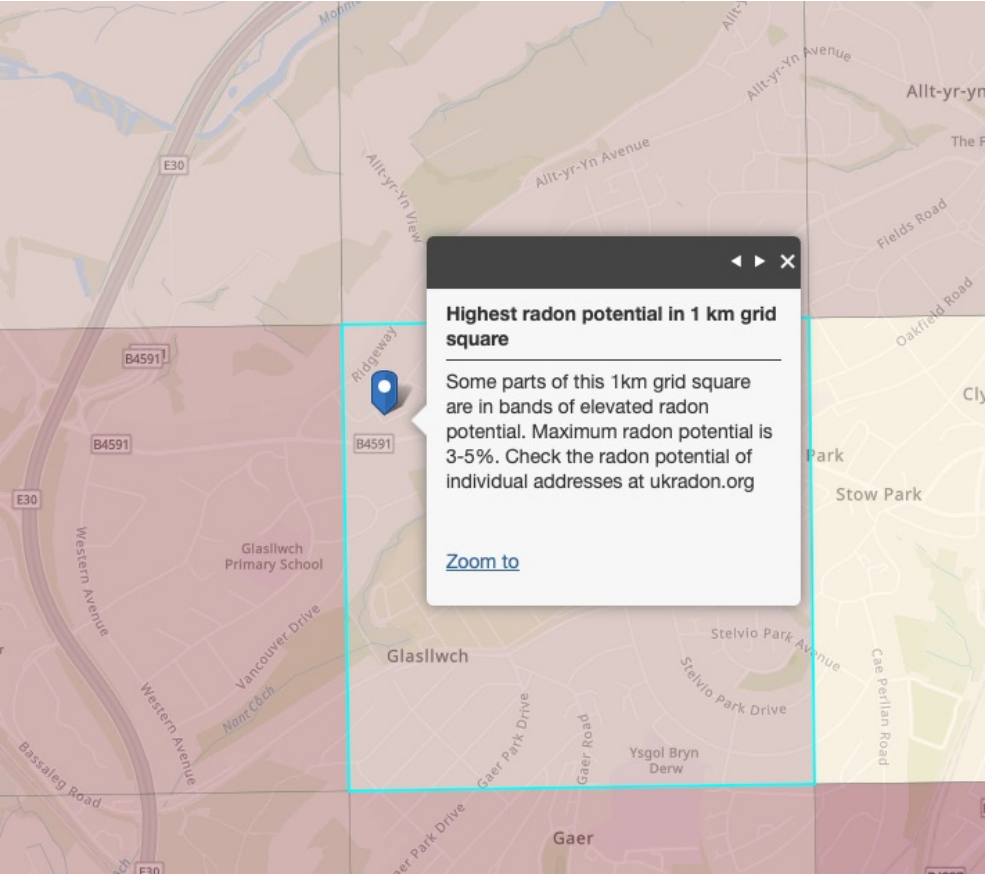
[More about very low risk from surface water and small watercourses](#)

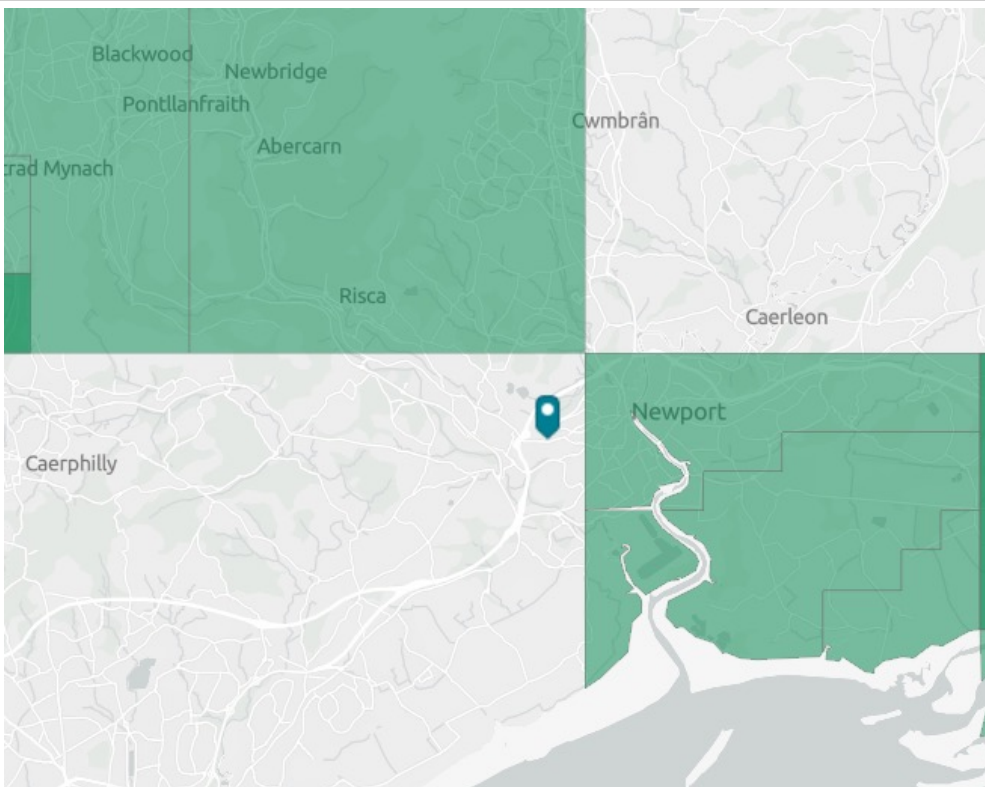
This area

Does not benefit from flood defences.

Flood risk

Geology	The British Geological Survey website indicates the bedrock of the area is of argillaceous rocks and sandstone which is a base susceptible to shrinkage and some slight seasonal movement is to be expected. See section 4.4.  Geology map
Radon	The property is in a postcode area normally affected by low levels (3-5%) of naturally occurring Radon Gas emitted from the ground. You can obtain more information from UK radon, the reference site on radon from Public Health England at www.ukradon.org Radon is a radioactive gas, we can't see, smell or taste it. You need special equipment to detect it. It comes from the rocks and soil found everywhere in the UK. The radon level in the air we breathe outside is very low but can be higher inside buildings. Radon produces a radioactive dust in the air we breathe. The dust is trapped in our airways and emits radiation that damages the inside of our lungs. This damage, like the damage caused by smoking, increases our risk of lung cancer. Radon maps can indicate if your home is in an area generally affected by radon, but cannot identify if a particular property is affected. Radon may affect one property, but not another in the same street or even next door. Testing for radon requires a kit from UKradon, at a cost of around £50, and takes 3 months to complete. If the test identifies a high risk of radon then it can usually be removed by increasing ventilation, particularly in sub-floor areas. The cost of this will vary but is usually in the range of £500-£2000.

	 Radon map
Fracking	It is understood that the property is not located within an area that falls within a block of land offered by the Oil & Gas Authority (OGA) for applications to obtain a Petroleum Exploration and Development Licence (PEDL). Such licences may include permission to carry out fracking. Licensing for oil and gas exploration (including fracking) is currently under review and we are not able to provide any advice on whether there are any potential risks in the area. The Government gives further information in its document "Guidance on fracking: developing shale gas in the UK". You can read the information at:- https://www.gov.uk/government/publications/about-shale-gas-and-hydraulic-fracturing-fracking/developing-shale-oil-and-gas-in-the-uk

	 Oil Gas map
Landfill	There is no evidence that the property is located on or immediately adjacent to a former landfill site. This report assumes that no contamination exists. However, should it subsequently be established that contamination, seepage or pollution exists at the property or on adjoining land or that the property has ever been put to a contaminative use, this might have a material effect on the saleability and value of the property. We are not aware of any other environmental matters affecting the property but we have not had the benefit of seeing an environmental report. Your legal adviser should request an environmental report in all cases.
Invasive Species	The grounds around the house were inspected for any indications of Japanese Knotweed. It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.
Mining	No issues were noted by the Surveyor.



Section 4 - Outside of the Property

Scope of survey

The following was carried out:-

A visual non-invasive inspection of the outside of the main building and permanent outbuildings from various points within the boundaries of the property and from public areas such as footpaths and open spaces, without entering neighbouring private property unless permission had been expressly granted.

High level features were inspected either from points within the property using binoculars, a ladder or other equipment, where safe to do so. A ladder, or other equipment, was used to view or photograph areas not visible from the ground.

Because of the risk of falls or of causing damage, flat roofs were not walked upon.

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

	4.1 Chimney Stacks	Condition rating	3
Construction & Type	There are two chimney stacks associated with the property. The chimney stacks are brick built. The right side stack has one pot which provides a flue to the open fire in the reception room. The left stack has one pot which provides a flue to the heating boiler. The flashing at the base of the stacks at the junction with the roof slopes is lead.		
Nature of inspection and Limitations	The chimney stacks were examined from ground level with the aid of binoculars, and a camera on an extended pole, for possible defects including undue movement, distortion, chemical or weather related damage, brickwork, render and pointing damage and other evidence of failure. Due to limited viewing angles it is not possible to see all faces of the chimney stacks from ground level, and it is assumed that the condition of those faces not visible is similar to that of the visible faces.		
Condition	The mortar flashing detail at the base of the chimney stack exhibits unsightly and excessive use of external sealant, suggesting either poor original installation or a subsequent remedial attempt to address defects. The pots have rain cowls correctly fitted to allow flue gases to escape but prevent vertical rain entering the flue line. The chimney stacks were observed to have missing sections of mortar between the brickwork, with areas of vegetation growth present in the joints and on the surface. This deterioration is typically due to prolonged weathering and a lack of regular maintenance. Exposure to freeze-thaw cycles causes mortar to degrade over time, and the presence of vegetation such as moss or small plants often indicates that moisture is being retained within the structure. The damaged mortar may allow moisture ingress leading to internal dampness or timber decay within the roof space where the stack penetrates the structure. Internal damp staining and high moisture readings have been observed in areas corresponding with the chimney breast and roof timbers adjacent to the right-hand chimney stack. The exact source of the moisture ingress is not visibly identifiable from within the property. However, it is likely attributable to defective external elements associated with the chimney stack such as damaged or missing mortar pointing, fractured render, vegetation growth, or failed lead flashing. A roof-level inspection by a qualified roofing contractor is recommended to assess the condition of the right-hand chimney stack. This should include: - A full check of lead flashings, mortar pointing and pointing		

Action Required	A competent contractor should remove all vegetation from the stack and the mortar joints should be raked out and repointed using a suitable mortar mix. The chimney stack should be regularly monitored for any indications of damage, instability or other defects. You should carry out a thorough visual inspection at least once a year, ideally in the Spring, and ideally at roof level, to identify and repair any damage that could have been caused by winter weather. Missing, loose or defective mortar should be repointed as necessary. It is advisable to fit cowls on the top of the pots of any open flues.
	 View of right side chimney stack - vegetation growth - unsightly lead sealant



View of right side chimney - missing section of mortar



Left side chimney - vegetation and mortar missing



View of left side chimney

	4.2 Roof Coverings	Condition rating	3
Construction & Type	The main roof slopes are pitched and covered with plain concrete tiles. The primary roof is of a cross-gable design, incorporating apex-formed sections with pitched slopes to the front, rear, left, and right elevations. Projecting dormer windows are present to both the front and rear roof slopes. All ridge tiles are of concrete construction, and the valley gutters are swept and lined with concrete tiles. There is a mono-pitch roof section to the side servicing the utility room. This is covered with terracotta clay tiles, flashed into the main building with lead detailing.		
Nature of inspection and Limitations	The roof pitches were examined from ground level with the aid of binoculars and a camera on an extended pole, for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.		

Condition	Pitched Sections No evidence was seen of unusual sagging or other movement which might indicate that the primary roof structure and dormer windows are failing. Moss and lichen growth were noted across both roof pitches and within the valley gutter sections. The accumulation appears moderate to heavy in certain areas, particularly where water runoff is slow-moving or where shade promotes biological growth. Valley gutters, by their nature, are more prone to such accumulation due to the convergence of water flow and debris. If left unmanaged, moss and lichen can retain moisture against roof tiles, leading to accelerated weathering or frost damage, particularly in freeze/thaw conditions. Also lead to issues such as blocking water runoff routes including valley gutters and rainwater downpipes, increasing the risk of water ingress into the roof structure or eaves, conceal underlying defects such as cracked, displaced, or slipped tiles, and promote the growth of roots or detritus, causing disruption to flashing or gutter linings. A number of slipped, chipped, and cracked tiles were observed on the main roof pitches. Additionally, various tiles appear to have been replaced, suggesting previous roof maintenance or repair attempts. Internally, staining and water damage were noted to ceiling and wall finishes beneath these areas. Damage to roof tiles is commonly caused by weathering, impact damage, poor-quality materials, or movement within the roof structure. Slipped tiles may result from corroded or broken fixings, or deterioration of the nibs/hooks that secure them in place. The presence of replaced tiles may indicate previous leaks or repairs, potentially carried out as spot fixes rather than comprehensive roofing works. Wide gaps were observed between several roof tiles across the main roof slopes. These joints appear uneven and larger than is typical for this type of roof covering. It was noted that the roof tiles to the rear gable end do not oversail the bargeboard sufficiently. The tile edges are near flush with the bargeboard, or in some areas fall short, providing inadequate projection over the fascia and wall below. The lack of tile oversail may be the result of poor detailing during re-roofing works, or inadequate installation of more modern UPVC bargeboards. Insufficient oversail allows rainwater to run directly down the face of the bargeboard and wall, rather than being directed into the rainwater guttering. The mono-pitched roof to the side elevation appears to lack sufficient slope. Evidence of water ingress was observed beneath the roof tiles, with staining and elevated moisture levels recorded to the roof felt and supporting timber structure beneath. The observed issue is due to an inadequate pitch to the mono-pitched roof. Pitched tile roof coverings require a minimum angle to ensure proper water run-off. If the pitch is too shallow, water can penetrate between the laps of the tiles, eventually reaching the underfelt and internal timbers. This condition may be original to the construction or due to a later roof modification or extension where pitch considerations were overlooked.
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Action Required	Removal of moss and lichen using appropriate soft-brush or biocidal treatment (not pressure washing, which may damage tiles). Inspection of the valley gutters for blockages, standing water, and damage to the lining. Check of roof tiles and flashing beneath the moss to identify any hidden damage. Ongoing maintenance may include annual roof inspections and application of preventative treatments to reduce regrowth. A roof-level inspection by a competent roofing contractor is strongly recommended to: •Fully assess the condition of the tile coverings, underlay, and roof structure. •Repair or replace slipped, cracked, or chipped tiles and check for consistency in previous repairs. •Investigate flashing and roof junctions, particularly in areas where water ingress has occurred internally. •Ensure that replacement tiles are well-matched and securely fixed to prevent future displacement. Assess the pitch of the mono-pitched roof and confirm whether it meets the minimum requirements for the installed roof covering (typically 20°–30° for interlocking tiles, depending on manufacturer). Consider re-covering the roof with a suitable low-pitch roofing system, such as single ply membrane, metal sheet, or proprietary low-pitch tile or slate products, if the existing tiles are unsuitable.
	 Moss evidence to roof covering



Damaged tile - roof repair sections



Lack of tile oversail to rear gable end bargeboard



Wide spacing between tile joints



Lack of effective pitch to side roof

	4.3 Rainwater and Above Ground Drainage Fittings	Condition rating	2
Construction & Type	The rainwater gutters and downpipes are uPVC throughout. The soil stacks is PVC. There is a gully to the rear providing drainage from the kitchen. Additional gulleys for rainwater are provided around the property and may probably drain to ground soakaways.		
Nature of inspection and Limitations	An inspection was carried out from ground level with the aid of binoculars, and with a camera on an extended pole, to look for possible areas of leakage, misalignment, overflow and other defects. The soil stacks and gulleys were examined for any signs of damage, leakage, correct supports, cracking and evidence of significant wear. As it was dry at the time of survey only a limited assessment could be made as to the effectiveness of the rainwater fittings. No tests have been carried out to either trace or establish the structure or condition of any underground soakaways.		
Condition	The gutters around the property are mostly serviceable and appear to be intact. However, localised staining was observed to the external wall below the front left gutter, indicating that overflowing may have occurred. A contributing factor appears to be moss accumulation on the roof tiles, which can obstruct the free flow of rainwater into the gutters. All gulleys require regular clearing of any debris that will accumulate over relatively short periods of time. A downpipe servicing the left side mono-pitch roof discharges rainwater directly to the base of the building. Discharging water from a downpipe at the base of a building can cause several problems. It can lead to soil erosion, penetrating dampness, water damage, and impact the stability of the buildings footings/structure. Directing the downpipe away from the building and discharging the water onto a permeable surface or into a drainage system can help avoid these issues. The soil stack and associated plumbing is in a fair condition with no leakages noted.		
Action Required	Gutters and downpipes should be cleaned and inspected regularly to ensure that they are free from blockages and leaks. If it is noted during any heavy rain, that gutters or downpipe joints are leaking, then these must be fixed as soon as possible to prevent water penetration to the property and damage to the foundations. Install gutter guards or leaf traps where appropriate to reduce future moss and debris accumulation. Monitor affected walls internally for any signs of moisture ingress that may have resulted from prior gutter overflows.		



Staining observed beneath front gutter



Detritus in gully



Rainwater downpipe to ground

	4.4 Walls	Condition rating	3
Construction & Type	The outside walls are brick-faced and of cavity construction. The external leaf of brickwork is laid in a stretcher bond style consistent with this type of construction. The damp proof course at ground level [waterproofing to prevent rising damp] is bitumen. Sub floor ventilation points (airbricks) around the property, are terracotta.		
Nature of inspection and Limitations	The outside walls were examined from ground level with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork and pointing, cracking, indications of subsidence and land failure and other defects. Where walls are covered with finishes such as hanging tiles, the wall surface beneath cannot be directly viewed and it is assumed that no unusual defects exist within these concealed areas.		

Condition	Foundations During a non-invasive inspection of this type it is not possible to expose the foundations. No evidence was seen of cracking, or other damage, which might indicate that the foundations are failing to provide adequate support for the property. Movement Hairline cracking was noted to the mortar joints of the external brickwork in the form of step fractures, typically seen following the mortar courses in a stepped pattern. These cracks were observed in isolated areas and are currently minor in width. Most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, or thermal expansion, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance . Other Aspects The side elevation facing south-west was observed to have areas of missing mortar between brickwork joints, along with evidence of spalling to individual masonry units. These defects are most pronounced in areas that appear more exposed to the prevailing weather. This elevation is subjected to prevailing wind and driving rain, which accelerates weathering. Further deterioration of mortar joints could compromise the weather resistance of the wall and reduce thermal performance. The ingress of any penetrating moisture can put wall ties at risk of corrosion leading to structural instability. A vertical fracture was noted running through both the mortar joints and individual bricks within an area of the external wall that has previously been infilled with brickwork to the left side elevation. The crack is visible over several courses and appears to follow a straight, vertical path through the infilled section. The cracking is likely due to differential movement between the original structure and the infilled section, which may not have been adequately tied or bonded into the surrounding wall. This movement could result from thermal expansion, foundation settlement, or the use of different materials or construction methods during the infill process. Lack of movement joints or insufficient curing of new materials can also contribute. In most external walls there should be a damp proof course (DPC) just above ground level. This is an impervious layer present to prevent dampness rising up the walls from the ground. In modern properties this is often a plastic membrane but in older properties other materials such as bitumen felt or slate are often found. Houses built before 1880, or so, usually have no provision to prevent dampness rising up, or penetrating through, the walls. In this case the bitumen DPC can be seen at the base of the walls. Wall ties are metal linking plates built into the wall at intervals to hold the inner and outer leaves of the cavity wall together. In older properties these may have been of wrought iron that has since corroded and failed. In later properties they may be of galvanised steel, stainless steel or plastic. In the worst case their failure can allow the outer leaf to fall away from the inner leaf of brickwork. No evidence was seen to indicate any failure of the wall ties and it is therefore assumed that they are in a stable condition. Air bricks are visible at the base of the walls. These are present to ensure adequate ventilation to the under floor voids to minimise the build-up of moisture that can promote the development of rot and other defects in the materials that support the floors. It is essential that a free flow of air is maintained through the air bricks. Several airbricks to the external walls were found to be in close proximity to the surrounding ground level, with insufficient clearance. In some cases, ground levels are almost flush with or partially covering the lower edge of the airbricks. This issue is typically caused by raised external ground levels from the installation of patios and paving.
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Action Required	Repairs are needed to the right side elevation wall including replacing missing areas of mortar. Replace any severely spalled bricks with matching materials to maintain structural and aesthetic integrity. Monitor for further signs of moisture ingress internally and ensure adequate ventilation and heating to help control condensation internally. Walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent. You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather. Ensure that the air bricks, visible at the base of the external walls, are kept clear to maintain adequate ventilation in the underfloor void. External paving and soil levels should not be allowed to rise above the level of the air bricks.
	 Spalling brickwork and missing mortar pointing - right side elevation



Subfloor ventilation points and dpc line - air brick in close proximity to ground level



Hairline cracking to mortar joints



Fractured section of brickwork left side elevation

	4.5 Windows and External Doors	Condition rating	3
Construction & Type	The windows are a mixture of single and double glazing with timber, uPVC, and metal frames and are of a top or side hung casement type. The front, side, and rear doors are timber.		
Nature of inspection and Limitations	External doors were checked for normal operation and signs of failure or damage. Windows were examined for general signs of degradation and failure including blown double glazing units and worn seals. The condensation levels in certain weather conditions can disguise evidence of blown double glazed units.		
Condition	Doors The external door to the left side utility room was found to be locked at the time of inspection, and no key was available. As a result, the door could not be tested for operation, condition, or security. The rear timber French doors serving the lounge were found to be in poor condition, with clear evidence of decay and softening to the lower sections of the door leaves and frame. Paintwork was found to be peeling and worn, exposing the timber beneath to prolonged moisture ingress. Windows Most timber window frames and cills including dormer windows were found to be in poor condition, with clear evidence of decay and softening and frame. Paintwork was found to be peeling and worn, exposing the timber beneath to prolonged moisture ingress. The metal window frames were found to be displaying advanced signs of corrosion. This includes flaking paint, surface rust, and pitting. Structural weakening of frame sections, which impairs the integrity of window operation or compromise security.		
Action Required	The defects noted have arisen due to the age of the existing windows, prolonged exposure to the elements, and a lack of consistent maintenance. Single-glazed units offer minimal thermal insulation, and damaged frames often allow for moisture ingress and air leakage, accelerating their decline. It is recommended that the affected windows be fully replaced with modern uPVC double-glazed units, which provide significantly improved thermal performance, weather resistance, and security. Be aware that previous owners may have distributed multiple sets of keys for the windows and doors to individuals not known to you. When purchasing a property, you should consider the cost of replacing all of the door and window locks as soon as possible after you take up occupation. When doing this you should consult your insurers to ensure that you meet their requirements for security, and obtain any discounts that may be available by improving the security of the property.		



Decaying timber dormer window cill



Decaying timber window frame



Corrosion to metal window frame

	4.6 External Joinery and Finishes	Condition rating	2
Construction & Type	This includes such items as woodwork at the roof edges, fascias, and trim panels. Soffits are the horizontal timbers joining the fascia boards to the house walls. Fascia boards are the vertical timbers to which the gutters are normally fixed. Barge boards are the diagonal boards at the roof edge on the gable end of the house. “Timbers” (including fascias, soffits and bargeboards) at the roof edges are made of uPVC.		
Nature of inspection and Limitations	All such materials were examined from ground level and with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around.		
Condition	Most of these timbers are visibly sound, have been maintained and are in a serviceable condition. A section of PVC end cap is missing from the front right fascia and soffit board. This leaves the edge of the timber substructure exposed to external weather conditions.		
Action Required	Regular maintenance will be required especially to the right side elevation which faces south-west. This section of the property will receive most of any inclement weather and the heat of the sun. Fascia boards are an important component of a house's exterior as they protect the eaves and rafters from water damage. They also provide a finished appearance to the roofline. If fascia boards are not properly maintained, water can seep into the eaves and rafters causing rot and structural damage. Additionally, if the fascia is not in good condition, it can negatively impact the overall aesthetic of the house. It's important to maintain fascia boards by inspecting them regularly for signs of damage and making repairs as necessary.		



Missing end cap to right side external joinery

	4.7 Conservatories and Porches	Condition rating	NA
Construction & Type	There is no conservatory or external porch at the property. There is an inset porch area created within the footprint of the property which has been considered within the other standard report sections.		



Section 5 - Inside the Property

Scope of survey

The following was carried out:-

A visual non-invasive inspection of all the parts of the property that can be seen without causing damage to the fabric or any fixtures, fittings, possessions or furnishings present at the time of inspection.

Checks for damp using a moisture-measuring meter where possible.

Inspection of the roof structure from inside the roof space where it was safe to access and move around the roof space, but insulation material, stored goods and other contents were not moved or lifted.

Floor surfaces were inspected where readily and safely accessible, but fitted floor coverings and furniture were not moved.

Sound insulation or noise is not commented on.

Personal possessions, including those within cupboards and wardrobes, for example, pictures, mirrors, furniture, and other valuable or delicate objects were not moved.

Secured panels and/or hatches were not removed.

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

	5.1 Roof Spaces	Condition rating	3
Construction & Type	The main roof space is accessed from a hatch in the ceiling of the first floor landing. There is a loft ladder fitted. A pole and hook for releasing the hatch and ladder was present. It is constructed of individual timbers in a traditional style, built with a cut timber frame comprising rafters spanning from ridge to eaves supported by struts and purlins. The sarking felt [undercovering] is bitumen. Insulation is laid to a depth of about 100mm. The side roof is unable to be accessed. Sections of this roof are exposed in the outbuilding section and side elevation. It is constructed of individual timbers comprising rafters spanning from wall to eaves. The sarking felt [undercovering] is a breathable membrane. No insulation was observed.		
Nature of inspection and Limitations	The roof space was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, insects, animals and beetles (woodworm), and other defects. The roof space was further investigated for any indications of lack of adequate ventilation or suitable fire walls. A representative selection of timbers was examined more closely for infestations by wood boring insects (such as Common Furniture Beetle and Death Watch Beetle), though it must be noted that within a general survey it is not physically possible to inspect every timber in sufficient detail to provide conclusive proof of the presence or absence of such infestations. Wood Moisture Equivalent readings were taken from timbers in a selection of representative locations to determine whether moisture levels within the roof space were above average. Normally approximately 6-8 readings will be obtained.		

Condition	Brown staining was observed to the purlin timber where it is embedded into the right side elevation wall within the main roof void. Moisture meter readings taken at this location exceed acceptable limits, indicating ongoing dampness within or around the embedded end of the structural timber. The staining and moisture ingress are caused by water penetration through the external wall or associated roof elements, such as defective flashings, cracked mortar joints, or porous masonry. As the timber is embedded into the solid wall, any water tracking through the masonry can be absorbed by the timber end, particularly if the wall is saturated or unsealed externally. Brown staining and visible water penetration were observed on the underside of the sarking felt to the side roof slope. The ingress is actively saturating the structural roof timbers, including rafters and potentially the purlin and wall plate in this location. This is indicative of ongoing roof failure in the affected area. The defect is likely due to damaged or displaced roof coverings defective flashing, or the lack of sufficient slope required for a tiled roof, allowing water to pass through the roof tiles and membrane. Once the membrane has failed, water is able to track underneath and reach the timbers below. The slope is shallow and may not provide adequate water run-off during periods of rainfall. High relative humidity levels can lead to condensation build up and effect moisture content within timbers leading to a number of defects. It is important the roof void is well ventilated. In this case, humidity levels were recorded at 86% (high). The installation of felt lap vents and tile vents is recommended to effectively ventilate the roof void. The main roof space is laid with about 100mm of wool type insulation at joist level. Increasing the thickness to the current recommendation of 270mm is recommended for increased energy efficiency, but when adding insulation it is important to maintain good ventilation within the roof space and not to block ventilation grillws or openings. Between the outer tile covering and the inner timbers is an underlining, sometimes called "sarking". It is present to provide an additional weather-proofing layer to moisture, snow and rain etc. that may be blown past the outer covering. In older properties it may not be present at all. Typically, in the 1920's the sarking is of timber planks. Later properties often have a layer of bituminised felt, while in modern properties a breathable membrane, such as Tyvek, is normally used. In this case the sarking is of bitumen. It was found to be in a mostly undamaged condition but has areas of tears that will require patch repair.
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Action Required	Regularly monitor timbers, at least twice a year, for evidence of wood boring insects and other such infestations. It is not possible to inspect each individual timber in a general building survey. It is recommended you instruct a timber and damp specialist to further inspect timbers in the property for rot, decay, and wood boring insect infestations. It is important to ensure that spaces remain well ventilated so as to reduce the likelihood of the development of defects such as rot and infestations by wood boring insects. In many cases, ventilation derives from openings at the eaves at the edge of the roof, though these can become blocked where insulation is forced into the spaces. When adding or replacing insulation, make sure that good ventilation is maintained. If installing extractor fans, make sure that hoses passing through the roof space extend to an external grille so that warm moist air is not ventilated into the roof. Care should be taken when moving around, or storing heavy objects, in the roof space. The spaces between the floor joists will not support a persons weight, or that of large boxes etc. Where heavy items are to be stored it is important to distribute the weight evenly using fixed boards. Additional structural support may be required if you plan to store large quantities of heavy items in the roof space.
	 High moisture recorded in purlin to right side elevation



Evidence of nest behind roofing felt



General view of roof structure



Torn roofing felt



Water stained felt and roof timbers



General view of roof structure

	5.2 Ceilings	Condition rating	3
Construction & Type	The ceilings are constructed from plasterboard. Floor to ceiling heights are approximately 2.59 m on the ground floor, and 2.57m to the first floor.		
Nature of inspection and Limitations	Ceilings were examined for signs of undue levels of bowing, cracking, staining and other defects. Moisture meter readings were taken at regular intervals.		
Condition	Plasterboard Hairline cracking is visible in some plaster-boarded areas. There is perimeter junction cracking between the ceilings and walls in some places. This is not of structural concern. It is caused by normal thermal and mechanical movement of the building materials and is within acceptable tolerance levels. Ceilings throughout the property exhibit visual damage, including staining and deterioration of decorative finishes, attributable to historic water ingress. While most areas appear to have dried, a high moisture reading was recorded in the bedroom ceiling, indicating that this area remains actively affected by penetrating dampness.		
Action Required	Normal future maintenance is required, including filling and redecorating any cracks as necessary. Where high moisture levels persist, remove affected ceiling finishes locally to allow full drying and assessment of concealed timber condition.		



Dampness noted to ceiling in bedroom 1



Moisture damaged ceiling - living room



Hairline cracking to plasterboard junctions

	5.3 Walls	Condition rating	3
Construction & Type	Internal walls are of both solid and timber stud constructions.		
Nature of inspection and Limitations	Internal walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage. Moisture meter readings were taken at regular intervals where access and wall construction/location permitted. Moisture meter readings can only provide a guide as to the presence of dampness and the recording of high readings can be affected by other factors, for example metallised wall finishes, chemical salts within internal plaster, or reactive materials below the plaster surface. A definitive and complete diagnosis for the presence of dampness, and the cause, will involve further testing requiring invasive methods that will cause some damage to the wall surfaces.		

Condition	Dampness was detected in the internal walls on the first floor and ground floor, particularly on the right side elevation. Visual evidence included staining and deterioration of decorative finishes. The likely cause of this dampness is failure of external weatherproofing elements such as the roof coverings, chimney flashings, or chimney stack flashing. Defective detailing at junctions between the roof and chimney, or missing mortar, can allow water ingress which then penetrates the internal wall structure. The south-west facing external wall displays areas of missing and degraded mortar joints between the brickwork. This elevation is exposed to the prevailing weather conditions and is subject to wind-driven rain. If the missing mortar joints are not repaired, there is a significant risk of penetrating dampness, especially during periods of heavy rain. Water can enter the wall structure through the gaps. Some cracking of the internal walls can be noted in a variety of locations. It is common for cracking to occur as the materials of the building expand and contract during normal heating and cooling. Often this cracking is focused on the weakest areas of the walls which are the openings of, such as windows and doors. The condition of most of the wall finishes below the wallpaper is unknown and may be in poor condition. The only way to determine the condition of wall finishes is by removing the wallpaper. Evidence of black mould is noted in some areas, specifically to the understairs cupboard. The most significant contributor to black mould is high humidity coupled with poor ventilation. An internal wall in the lounge has been removed and from a visual inspection only it cannot be confirmed that loads from the structure above have been properly redistributed. Slight cracking was observed beneath the pad of where the supporting lintel/steel sits. As part of the legal process, your legal adviser should contact building control and obtain any records of any notifiable works completed. No specific information was available to indicate when these works may have been carried out, but decorative and other evidence would suggest that it was probably more than 20 years ago. The fracture could be due to thermal movement or natural shrinkage of plaster over time. However, given its location directly below the RSJ/lintel, it may indicate that the steel beam is not adequately bearing into the supporting wall, or that the end bearing is insufficient in depth or width. This could lead to concentrated stress, resulting in movement and cracking of the underlying wall.
Action Required	A thorough inspection of the external roof elements, chimney stacks, flashings, and associated junctions is required to identify and rectify sources of water ingress. A structural engineer should be appointed to assess the adequacy of the RSJ support and bearing. Invasive investigation may be required to expose the bearing ends and confirm whether the RSJ is correctly seated into the wall with appropriate padstones and minimum bearing lengths (typically 300mm, depending on the load and design). Allow walls to dry thoroughly before carrying out plaster and decoration repairs.



Dampness noted to bedroom 1 walls



Black mould evidence in kitchen cupboard



Hairline cracking above bedroom door



Wall removal from lounge - fracture in plaster

	5.4 Floors	Condition rating	3
Construction & Type	The floors on both ground and first floors are of suspended timber construction, except for the utility room extension which has a solid concrete floor. The supporting floor joists are believed to span the building from front to back.		
Nature of inspection and Limitations	Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings in most rooms prevented direct examination of the floor surfaces/timbers. Tiled floors prevented direct examination of the floor surfaces but were examined for any cracked tiles which could indicate movement of the structure.		

Condition	Cracked and loose floor tiles are noted in multiple locations of the kitchen floor suggesting the underlying structures may be flexing. The floor surface beneath the tiles cannot be evidenced. We would recommend a damp and timber specialist surveyor inspects the floor joist conditions for any form of timber defects/decay before the exchange of contracts. As mentioned in 4.4, air bricks are visible at the base of the external walls. These are present to ensure adequate ventilation to the underfloor voids to minimise the build-up of moisture that can promote the development of rot and other defects in the timbers that support the floors. No evidence of any undue flexing of the ground floor structure was noted; this indicates that the ventilation levels are adequate. It is however, essential that a free flow of air is maintained through the air bricks. Several air bricks are in close proximity to ground level, See section 4.4. Elevated moisture levels were recorded in the solid floor and skirting boards within the utility room. It is likely that the floor beneath the utility room lacks an effective damp proof membrane (DPM). In the absence of a DPM, moisture from the ground can permeate through the concrete slab and rise into adjacent wall finishes and timbers by capillary action. This is a common issue in older properties where no membrane was installed at the time of construction. Evidence of wood-boring insect activity (commonly referred to as woodworm) was observed in the floor timbers below the radiator valves in the entrance hall. Small, round exit holes were visible, and there is some localised softening of the timber surface, suggesting historic or potentially active infestation. Upper Floors Floors in properties of this age can be uneven and out of level. This type of unevenness is commonly found in properties of this age and type and usually reflects settlement of the structure that has occurred over a long period of time. Where significant movement of the floor structures has occurred recently, it is most commonly identified by separation of the joints of the skirting's, door frames and other associated finishes, exposure of undecorated areas where one surface has moved away from another, and unusual amounts of spring in the floor surfaces. The floor surface in the dressing room was found to be uneven underfoot. No evidence of structural deflection or significant movement of the supporting floor structure was observed at the time of inspection. This is likely the result of previous plumbing works having been carried out beneath the floorboards. It appears the floorboards and/or coverings were not refitted correctly following the works, resulting in unevenness across the surface.
Action Required	Ensure that the air bricks, visible at the base of the external walls, are kept clear to maintain adequate ventilation in the underfloor void. External paving and soil levels should not be allowed to rise above the level of the air bricks. A lack of ventilation can allow moisture levels beneath the floor to become elevated, increasing the risk of the development of moisture related defects such as rot and infestations by wood boring insects (commonly known as woodworm). It is recommended you instruct a timber and damp specialist to further inspect floors and floor timbers by undertaking an invasive survey by removing floor coverings. Floors should be monitored for any changes that occur in their level or springiness or noise, and further investigations carried out should any such changes become apparent.



Moisture damaged and woodworm evidence to flooring in entrance hall beneath radiator valves



Uneven floor in kitchen



Moisture detected in utility room solid floor

	5.5 Chimney Breasts, Fireplaces and Flues	Condition rating	2
Construction & Type	The chimney breasts are of masonry construction. Breasts remain to the lounge and kitchen. A fireplace remains in the lounge. The fire was not in operation at the time of the survey. The remaining kitchen breast is blocked up and currently unused.		
Nature of inspection and Limitations	The chimney breasts were examined for indications of dampness, lack of support, failed lining and other defects. It is not possible to investigate the condition or serviceability of chimney flues for use with fixed or open fires during a survey. The active fireplaces were not tested during the survey. It is recommended that chimneys are swept and carefully checked before they are used in this way.		
Condition	High moisture readings were recorded to the internal walls around the chimney breast. No obvious signs of water ingress or staining from rainwater were noted in this specific location Given that the property was uninhabited at the time of survey, it is most likely that the dampness is due to condensation. Chimney breasts are typically constructed of dense masonry and are more susceptible to becoming cold spots in the absence of regular heating and ventilation. Moisture in the air condenses on these colder surfaces, particularly in vacant or poorly ventilated buildings.		
Action Required	All active flues should be checked by a reputable heating engineer specialising in flues and chimneys, prior to use. Flues should also be swept clean at this time. Maintain consistent background heating and improve ventilation in the affected areas. It is important to maintain an adequate airflow, by means of ventilation, through unused chimney flues to prevent the build-up of condensation within the chimney. Ventilation grilles should be fitted to all blocked breasts.		



High moisture recorded in wall next to fireplace



View of fireplace

	5.6 Built-In Fittings	Condition rating	2
Construction & Type	The kitchen fittings include wall and base units, drawers, sink, worktops and similar fittings in the utility room.		
Nature of inspection and Limitations	The fitted units were examined for general condition. A selection of cupboards and drawers were checked for normal operation. Built-in appliances were not checked for operation or safety.		
Condition	The fittings are of a dated style but serviceable condition. The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use. Hot water was obtained from all hot tap outlets. There is no mechanical ventilation, such as an extractor fan or cooker hood, in the kitchen. This increases the risk of condensation affecting the property. It is recommended that you install an extractor fan to improve ventilation. The damper pad fitted to the underside of the kitchen sink may be made of a material that contains small amounts of asbestos. See section 3.4. In its current state, it would not present any health risk if it did contain asbestos. It does not need to be removed, but should be disposed of correctly in the event that the sink is replaced.		
Action Required	It is recommended that a suitable mechanical extractor or cooker hood be installed to provide adequate ventilation in the kitchen. This should comply with current Building Regulations and ensure effective removal of moisture and cooking fumes. Regular cleaning and maintenance of the ventilation system are advised once installed. Maintain, repair or replace units as necessary.		



View of kitchen



Utility room

	5.7 Internal Joinery	Condition rating	3
Construction & Type	The internal woodwork includes such items as doors, frames, skirting, banisters and staircases.		
Nature of inspection and Limitations	All internal doors were checked for normal operation and other woodwork examined for a range of defects. Woodwork was also examined for evidence associated with movement of the structure of the property, woodworm and other infestations, and general condition and usage.		
Condition	Evidence of wood-boring insect activity (woodworm) was noted in the timber elements of the outbuilding, including visible flight holes, minor frass deposits, and surface deterioration to several roof timbers. The affected area corresponds with signs of dampness and water ingress from the roof. The infestation is likely due to prolonged exposure to moisture caused by a failed roof covering, which has allowed water ingress into the outbuilding. Damp timber provides ideal conditions for the infestation, which thrives in untreated or unprotected wood with elevated moisture content. Elevated moisture levels were recorded in the skirting boards within the utility room. The timber shows signs of staining, softening, and minor decoration damage, particularly at low levels where it contacts the solid floor. It is likely that the floor beneath the utility room lacks an effective damp proof membrane (DPM). In the absence of a DPM, moisture from the ground can permeate through the concrete slab and rise into adjacent wall finishes and timbers by capillary action. This is a common issue in older properties where no membrane was installed at the time of construction. Significant moisture ingress has been observed affecting the first floor internal wall and adjacent timber elements, including skirting boards and suspended timber flooring. Evidence of larger fungal growth bodies is present, suggesting the development of timber decay, specifically wet rot or dry rot. This defect is directly related to failed roof coverings and/or defective chimney flashings above the affected area. Water appears to have tracked from the external defects through the chimney structure or wall junctions, down into the first floor level, saturating the internal wall and adjacent timbers. This prolonged exposure to moisture has created an environment conducive to fungal growth and timber deterioration. Timber decay from wet or dry rot can compromise the structural integrity of floor joists, skirting boards, and embedded wall plates; If dry rot is confirmed, the fungus can spread extensively through timber and masonry, causing widespread internal damage if not addressed; The bathroom door was observed to be fouling on the frame during operation. This results in difficulty when opening or closing the door fully and may lead to additional wear on both the door edge and frame components. This issue is commonly caused by poor installation, movement in the door frame, or distortion of the timber due to moisture changes within the bathroom environment.		

Action Required	A specialist timber and damp survey should be commissioned immediately to confirm the type and extent of rot, identify affected areas, and propose a suitable treatment plan. Possible solutions may include: • Installation of a surface-applied damp proofing system or retrofit damp proof membrane; • Use of breathable floor finishes and wall plasters; • Improved ventilation and heating to help manage condensation and aid drying; • Affected timbers should be repaired or replaced once the source of moisture is managed; • Monitor moisture levels periodically to confirm effectiveness of remedial actions. Roof and chimney coverings should be repaired or replaced without delay to eliminate the source of water ingress;
	 Wood boring beetle flight holes



Fungal growth in bedroom 1



Bathroom door fouling in frame



High moisture in utility room skirting boards

	5.8 Bathroom and Sanitary Fittings	Condition rating	3
Construction & Type	The main bathroom is to the first floor and comprises a bath, WC and basin. There is also a ground-floor cloakroom with a WC and basin.		
Nature of inspection and Limitations	Where possible, all sanitary fittings were checked for normal operation. Taps were turned on to form an opinion of the water flow in normal use, but for practical reasons, were only operated individually. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time. Hot taps were left running until hot water became available. Toilets were all flushed at least twice. An inspection was made to identify any obvious leaks sourced from sanitary fittings. However, it is not possible to examine waste or other pipework and joints, where they are concealed beneath baths, etc. Sealant joints were checked for undue wear and failure.		
Condition	The fittings in the bathroom and W/C are of a dated style and operated normally when checked. The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use. Hot water was obtained from all hot tap outlets. There is no mechanical ventilation in the bathroom or W/C. This increases the levels of moisture within the room and hence the risk of condensation damage to the walls and ceiling. A non-IP-rated light fitting has been installed in the bathroom. The fitting is not designed to resist moisture, condensation, or water ingress and is therefore unsuitable for use in wet areas (see section 6.1).		
Action Required	Maintain, repair or replace units as necessary. It is strongly advisable to install an extraction fan to improve ventilation. Regular maintenance of all seals to the bath and shower to prevent water displacement. It is recommended that the existing light fitting be replaced with an appropriately IP-rated unit suitable for use in bathrooms. A qualified electrician should carry out the replacement to ensure compliance with current regulations.		



Lack of mechanical ventilation to bathroom



Cloakroom



Section 6 - Services

Scope of survey

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

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

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

Competent Person Schemes

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

These schemes offer benefits to the building industry and consumers:

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

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

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

Examples of Competent person schemes are Gas Safe Register, CIGA, CERTASS, Competent Roofer, FENSA, HETAS, NAPIT, OFTEC.

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

	6.1 Electricity	Condition rating	HS
Construction & Type	There is an underground mains electrical supply, and the meter and consumer unit [fuse box] are located in a cupboard in the utility room. The consumer unit is of an older style with cartridge fuses. There is no RCD unit (residual current device). The electric meter is on a single tariff.		
Nature of inspection and Limitations	It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within in the scope of this inspection. The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use, such as operating light switches.		
Condition	No evidence of broken, loose or damaged parts of the installation was seen, nor were any obvious amateur alterations or interventions noted. However, where furniture and other items are present, many of the outlets can be hidden from view. The consumer unit is in a timber housing. This is generally not recommended because timber is a combustible material. It is recommended that consumer units be installed in non-combustible housings, such as metal or plastic, that provide adequate protection from the elements and minimise the risk of fire. The property's electrical system incorporates cartridge fuses rather than modern circuit breakers. Cartridge fuses are considered outdated and offer less convenient protection against electrical faults compared to current standards. While functional, cartridge fuses do not provide the same level of protection or ease of replacement as modern consumer unit circuit breakers. They may increase the risk of electrical disruption and do not comply with current electrical installation standards for new installations. Observed Issues - The light fitting to the bathroom is not to current standards. All such fittings to bathrooms are required to have the correct Ingress Protection (IP) ratings for dust and moisture. A new fitting specifically designed for bathrooms should be installed.		

Action Required	NAPIT recommends that domestic electrical installations be inspected and tested every 10 years in line with IET (The Institution of Engineering & Technology) Guidance Note 3 covering Electrical Installation Condition Reports (EICR). This guidance also recommends that at any change of occupancy (such as a house sale or change of tenant) an Electrical Installation Condition Report is carried out to prove the installation to be in a satisfactory or unsatisfactory condition. This report should cover all the fixed wiring and equipment within the property boundaries, including outbuildings. You can get further information from Electricity Safety First at https://www.electricalsafetyfirst.org.uk/guidance/safety-around-the-home/ Any electrical works carried out should have been completed by a Registered Competent Person (Electrical) and, as such, would have provided a Minor Electrical Installation Works Certificate, or an Electrical Installation Certificate, and in addition a Building Regulation Compliance Certificate where required. At the time of the survey, no documentation was seen to verify that an inspection has been carried out within the last 10 years, and the installation must therefore be considered to be in a potentially dangerous and unsatisfactory condition. This is the reason for the HS rating in this section. An electrical installation can look to be in a safe condition, but serious defects may be hidden within the walls or under floors. It is therefore considered to be essential that you commission an inspection and testing of the electrical installation prior to purchase of the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by a registered competent person (electrical) There is no legal requirement on the seller of a house to provide an up-to-date Electrical Installation Condition Report. Whilst it is not unreasonable to ask the seller to provide evidence of the condition of the electrical installation, they are under no obligation to do so. Consideration should be given to replacing the timber housings with modern, non-combustible alternatives to improve safety and compliance with current standards. Regular inspection and maintenance of the electrical system should continue in the interim. It is recommended that the electrical system be inspected by a qualified electrician, and consideration be given to upgrading the consumer unit and protection to modern circuit breakers to improve safety and compliance with current standards. Regular testing and inspection should be maintained in the interim. Bathroom light fittings should be replaced with appropriately IP-rated units suitable for use in wet or damp areas. A qualified electrician should carry out the replacement to ensure compliance with current regulations. Regular inspection of electrical installations in the bathroom should be undertaken as part of ongoing maintenance.
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Electric meter and consumer unit

	6.2 Gas / Oil	Condition rating	HS
Construction & Type	There is a mains gas supply, and the meter and valve are located in the internal store in the former garage. The supply pipe enters the property under the timber floor and goes to the boiler.		
Nature of inspection and Limitations	The system was inspected for any obvious signs of damage or leakage.		
Condition	No significant defects were noted, but see also the recommendation in 6.4 Heating with regard to a full test and inspection.		
Action Required	Monitor the meter and valve for signs of corrosion or degradation. As the property is empty, parts of the system may not have been in use for a while. These observations increase the risk of any hidden issues. Further advice should be obtained as to the operational safety of the complete system. The Gas Safe website, called 'Buying a new home', it states: 'Homebuyers cannot always be sure when the gas appliances in their new home were last safety checked and serviced. Ask your vendor for an annual gas safety record, which shows that a Gas Safe registered engineer has checked the gas appliances. If your vendor cannot supply an up-to-date annual gas safety record, you should get a Gas Safe registered engineer to check the gas appliances before you move in. This check should include the gas boiler, oven, hob and gas fire. The registered engineer will give the vendor a gas safety record, which they should handover to you before you move in. Better Gas Safe than sorry. Poorly maintained or badly fitted gas appliances can put you at risk from gas leaks, explosions, fires and carbon monoxide poisoning.' 'Safety check' - As a minimum, this must check: •Appliances are positioned in the right place; •Any flue or chimney serving appliances are safe and installed correctly; •There is a good supply of combustion air (ventilation) to appliances; •The appliances are on the right setting and are burning correctly; the appliances are operating correctly and are safe to use.		



Gas meter

	6.3 Water	Condition rating	1
Construction & Type	There is a mains water supply. The incoming mains pipework is copper, and the internal stop valve (stopcock) is located in a cupboard in the utility room. The supply to the property is governed by a water meter, which is located in a cupboard in the utility room. The water installation is of the more modern unvented (direct) system style. This does not require a cold water storage tank, and all the cold water draw-off points are fed directly off the mains supply. As the property is fitted with a combination boiler, there are no hot or cold water tanks used with the system.		
Nature of inspection and Limitations	The visible parts of the system were checked for any obvious signs of leaking, damaged pipes, correct covering and insulation, and other evidence of defects. Water taps were operated to check for flow and drainage.		
Condition	No significant defects were noted. The flow of water at all outlets was found to be within a normal range. The property is fitted with a combination (or "combi") boiler. Unlike a traditional domestic system, there are no hot or cold water tanks, and mains water is heated directly by the boiler to supply hot water to taps and radiators. When the incoming water temperature is lower, for example in winter, it will take longer to heat water to the same temperature as in the summer, and so the flow rate, at taps and other outlets, will be reduced. Similarly, when more than one water outlet within the property is operated at the same time, the flow rate will drop. It is also common, when a combi boiler is installed, to experience a delay before hot water reaches tap outlets. The reason is that all the water sitting in the boiler's heat exchanger, and in the pipe run between the boiler and tap, has to be expelled before warm water flows through.		
Action Required	Check the installation for evidence of leaks or other defects on a regular basis i.e. approximately every 6 months, or sooner. Leaks most often occur at pipe joints and where pipes are subject to movement or physical damage, such as airing cupboards, roof spaces and under sinks.		



Incoming water main

	6.4 Heating and Cooling	Condition rating	HS
Construction & Type	The heating and hot water are provided by a gas-fired boiler, which is located in the dressing room. The boiler is an Ideal, ATLANTIC COMBI, 30. On the BRE Product Characteristics Database (PCDB), this boiler is shown as having a SAP 2009/12 annual efficiency rating of 90.5%. It is believed that this model was first manufactured in 2019 and is still in current production. As a guide, most modern condensing boilers have an efficiency of around 85-90%. Heating is distributed by radiators in most rooms. The heating is controlled by a programmer located beside the boiler, a wall thermostat in the ground floor hall and thermostatic valves on most radiators.		
Nature of inspection and Limitations	At the time of the survey, the heating was checked, and the boiler appeared to fire up normally. The operation of any heating controls, such as thermostats, could not be checked. It is not possible to fully assess the condition and safety of a gas installation on the basis of a visual inspection only. A visual inspection was carried out of the radiators, pipework and boiler to detect leaks, corrosion and other common defects.		
Condition	COMBI - The boiler and radiator system was in operation during the survey, and radiators were warm to the touch. When hot taps were checked, hot water was delivered. The water pressure in the radiator circuit is at 2 bar, which is higher than required. No visible repairs were noted. We would recommend seeing the results of the boiler servicing, which should include an inspection of the flue, and observing the boiler and radiator system in full operation with radiators becoming warm to the top and bottom. No evidence was seen to suggest that an inhibitor has been added to the heating system recently to prevent a build-up of sludge in the pipework and radiators, and it is therefore recommended that the system be flushed through and an inhibitor added. Note: Combination boilers can only provide hot water to one appliance at a time (usually the appliance closest to the boiler). Consequently, if there is more than one demand for the boiler at a time, the appliances further away can get reduced levels of hot water. It can also take longer to fill a bath than with a traditional system. Condensing boilers produce a slightly acidic waste product called condensate, which is removed via a white plastic pipe to an external drain. If the pipe becomes blocked, perhaps by liquid freezing within it, it can cause the boiler to shut down. A historic leak from a radiator pipe in the hallway, adjacent to the W/C, has resulted in timber decay. Evidence of wood-boring beetle activity has also been observed in the affected timber (see section 5.4). The leak appears to have been resolved, but residual damage remains. The decay and beetle infestation compromise the structural integrity of the affected timber.		

Action Required	Gas Safe recommends that all gas appliances and boilers be inspected and serviced according to the manufacturer's guidance, but at least once a year. A gas installation can look to be in a safe condition, but serious defects may be hidden, some of which can kill. It is therefore considered to be essential that you commission an inspection of the gas/heating installation prior to purchase of the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by a competent person. You can get more information, or find a Gas Safe registered engineer https://www.gassaferegister.co.uk/find-an-engineer/ Consideration should be given to the replacement or treatment of the damaged timber beneath the previously leaking radiator pipe and appropriate insecticide treatment to eradicate beetle activity. Ongoing monitoring is advised to ensure that the infestation does not spread. Flush through radiator system and add inhibitor No visible repairs were noted; normal maintenance servicing must be continually undertaken. Health and Safety – See also notes in 6.2 regarding the general safety and servicing of the complete Gas system.
	 Boiler badge



Boiler

	6.5 Drainage	Condition rating	2
Construction & Type	The property is understood to be connected to mains drainage. Your conveyancer should confirm this to be the case and advise the water authority to whom fees are payable in respect of sewerage. There is a mains underground drainage system. There is one inspection chamber located at the rear of the property. The chamber has a cast-iron cover, brick chamber walls and salt-glazed pipes at the chamber entrance.		
Nature of inspection and Limitations	It should be noted that the underground drainage network was not inspected with the use of cameras and therefore no assessment could be made of the condition of the drains other than at the inspection chambers described above.		
Condition	Silt and blockages have been observed within the inspection chamber at the rear of the property. The accumulation of debris is restricting the flow of surface and wastewater through the drainage system. If left unaddressed, the blockages could result in slow drainage, ponding, or localised flooding. Continued restriction may place additional strain on the drainage system and increase the risk of water ingress to the building or damage to external finishes.		
Action Required	Drains should be regularly inspected to ensure they remain free from blockages, such as tree root damage or other obstructions. It is often suggested that the manholes only allow inspection of 5-10% of an entire drainage installation. As such, it is entirely possible that damage can be present within the system, but it would not be apparent from opening the manholes. The only way to confirm the condition of the whole installation is to commission a CCTV inspection from a qualified contractor, for example a member of the National Association of Drainage Contractors at www.nadc.org.uk/ It is recommended that a full drainage inspection, such as a CCTV survey, be undertaken by a qualified drainage contractor to identify the extent of blockages and any underlying defects. The inspection chamber and associated drainage system should be cleared and maintained as necessary. Regular monitoring and maintenance are advised to prevent recurrence.		



View down drain chamber

	6.6 Other Services	Condition rating	NA
Construction & Type	There is no aerial, satellite dish or alarm system installed at the property.		



Section 7 - External Elements

Scope of survey

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

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

7.1	Garaging
7.2	Outbuildings and Sheds
7.3	Grounds
7.4	Common and Shared Areas
7.5	Neighbourly Matters

	7.1 Garaging	Condition rating	NA
Construction & Type	The former garage has been converted to provide a store and a utility room, and this area has been considered in all relevant sections of the report.		

	7.2 Outbuildings and Sheds	Condition rating	NA
Construction & Type	There are no outbuildings or sheds associated with the subject property.		

	7.3 Grounds	Condition rating	2
Construction & Type	There are gardens to the front and rear, which are mostly lawned with surrounding borders. There are paths, a patio, and other paving around the property, which are of concrete slabs. There is no driveway to the property. The boundaries are defined by a mixture of timber panel fencing, mature shrubs, and masonry walls.		
Nature of inspection and Limitations	The grounds around the house were inspected for any indications of land failure or movement, or other defects that would have a material effect on the property as a whole. It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained. Some parts of the grounds are overgrown with foliage and could not, therefore, be examined in detail.		

Condition	The gardens are both presented in an poorly maintained condition. There is no evidence of any damage from flooding. No evidence of the presence of Japanese Knotweed was seen during my inspection, but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby. There is no indication of the ownership of any of the boundary walls, fences or hedges, and in most cases this is not specified by the deeds or title documents. Often, responsibility for boundaries to one side or another has been assumed by subsequent owners. You should ask your conveyancer to advise on any indications of ownership included in the title documents. The patio surface is uneven and unlevel, with a number of slabs loose and cracked. Foliage growth is present between and around the slabs, indicating a lack of maintenance and possible deterioration of the underlying bedding material. The uneven and loose slabs present a potential trip hazard and may pose a risk to occupants and visitors. Continued movement and vegetation growth could accelerate deterioration of the patio surface and may allow water to collect close to the building, increasing the risk of damp-related issues. Mature shrubs are present around the grounds and require a higher level of maintenance than would typically be expected for most residential properties. Some growth is close to the building and boundaries. If not regularly maintained, excessive vegetation growth may restrict access for inspection, retain moisture against external walls, and potentially contribute to damp-related issues. Overgrown shrubs may also affect drainage and external finishes over time. There is a lack of safety railing to the patio area, creating an unprotected change in level. This presents an increased risk of falls and is further referenced in Section 3.2 of this report. The absence of guarding presents a significant safety hazard, particularly for children, elderly occupants, or visitors unfamiliar with the property. A fall from the patio could result in serious injury, and the defect may not comply with current health and safety expectations. Some of the timber fence panels are weathered and show signs of decay. The deterioration appears consistent with prolonged exposure to the elements and a lack of recent maintenance. Continued decay may lead to structural weakness of the fence panels, increasing the risk of failure during high winds and reducing the effectiveness of the boundary. Further deterioration may also require more extensive replacement works over time. The gate pillars are leaning slightly and are not fully vertical. The movement appears moderate and may be due to ground settlement, frost heave, or deterioration of the foundations or materials of the pillars. While the defect is currently moderate, continued movement could lead to instability of the gates, increased stress on fixings, and potential failure of the pillars. There is also a minor safety risk if the pillars or gates were to fail.
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Action Required	It is recommended that loose and damaged slabs be lifted and relaid or replaced as necessary to provide a level and stable surface. Vegetation should be removed, and appropriate measures taken to prevent regrowth. Regular maintenance of the patio area is advised to reduce the risk of further deterioration and safety hazards. The shrubs should be regularly pruned and maintained to prevent excessive growth and to ensure adequate clearance from the building fabric. Ongoing grounds maintenance should be anticipated as part of ownership to manage future risks and preserve the condition of the property. It is strongly recommended that a suitable safety railing or guarding be installed to the patio edge to reduce the risk of falls. The design and installation should comply with current Building Regulations and relevant safety standards. This matter should be addressed as a priority. Consideration should be given to repairing or replacing affected timber panel fencing as necessary. All timber fencing should be treated with a suitable preservative to improve durability and prolong service life. Ongoing maintenance should be anticipated to prevent further decay. It is recommended that the pillars be inspected more closely to determine the cause of movement. Remedial works may include realigning, stabilising, or rebuilding the pillars and ensuring foundations are sound. Regular monitoring is advised to assess if further movement occurs.
	 Listing gate pillars



View of rear garden



view of front grounds

	7.4 Common and Shared Areas	Condition rating	NA
Construction & Type	There were no common or shared areas noted at the property.		

	7.5 Neighbourly Matters
Observations	A general unspecific overview of the immediate local area was carried out during the course of the survey to identify issues that might affect the normal enjoyment of the property. No obvious causes of concern were noted; however, it cannot be known if issues are present at other times. You are advised to visit the property on a number of occasions at different times of the day and night to form an opinion of any factors that might be relevant



8.2 - Maintenance advice

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

Outside

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

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

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

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

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

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

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

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

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

Grounds

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

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



8.2 - Maintenance advice (contd)

Inside the property

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

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

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

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

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

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

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

Built-in fittings: Check for broken fittings.

Services

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

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

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

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

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



8.2 - Maintenance advice (contd)

Important information for purchasers of older, listed and historic properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

