WEBSTERS
SURVEYORS

HOME SURVEY LEVEL 2

PROPERTY INSPECTED ON 9TH AUGUST 2023
AND REPORT ISSUED ON 11TH AUGUST 2023

PREPARED BY INFO .

CLIENT NAME(S):

WEBSTERS REFERENCE NUMBER **18309**

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PRODUCED IN ACCORDANCE WITH
THE RICS HOME SURVEY STANDARD
PROFESSIONAL STATEMENT

USING THIS REPORT

RICS® CHARTERED SURVEYORS

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1.0 Introduction

Thank you for instructing Websters Surveyors to provide your Home Survey report.

Buying a property is one of the most stressful, yet exciting challenges that most of us ever experience. That's why at Websters Surveyors, we try to at least make this part of the process as easy as possible. This report will try to ensure that you are well informed before you potentially take the next important steps in your purchase.

What's more is that our team of Surveyors and support staff are here to help even after we've provided the report. We can talk you through our findings and try to answer any queries you may have.

We also offer an array of other valuation services such as extending leases, valuations for probate or capital gains tax so please consider us for any other needs you may have.

Whatever your next steps are after reading this report, we wish you all the best and thank you again for using Websters Surveyors.

1.1 Scope of Instruction

The scope of instruction is to inspect the subject property and provide a survey to the level indicated in our Terms of Engagement received and signed by yourselves. This service is delivered in accordance with the Home Survey Standard (1st edition) RICS professional statement.

Our team member who has written this report is an RICS qualified surveyor and has done so for you to use. The advice provided in this report is for your benefit alone. Not acting on it leaves you at risk so please consider our advice very carefully.

Our report should put you in an informed position on defects, maintenance items or risks identified. You can then decide whether you proceed with the purchase, renegotiate the price or request that the seller provides assurances, documentation or on a rare occasions rectifies defects prior to exchange of contracts.

We shall also, where appropriate make recommendations on any further action and third party advice that we recommend is taken before you commit to the purchase.

Where we state repair works are required, these should be undertaken by a suitably experienced general contractor, preferably with membership to a governing body (for example, the Federation of Master Builders - FMB). Works where specialised contractors should be used will be specified in that element, for example, "A roofing contractor should... "

Prior to our inspection, we carried out a desktop study and vendor questionnaire. Our findings and any answers we receive aid production of this report and our advice to you.

During our survey, we used equipment as appropriate such as a moisture meter, torch, binoculars, telescopic ladder, laser measuring device, crack gauge, manhole lifting keys and ancillary small devices.

Flat roofs (externally) and loft hatches, no more than 3m above ground/floor level are inspected where possible and safe to do so.

1.2 Related Party Disclosure

We are not aware of any conflict of interest as defined in the Royal Institution of Chartered Surveyors 'Rules of Conduct'.

1.3 Limitations of the Survey

We shall thoroughly inspect the property with best endeavours to see as much as possible and where appropriate with the aid of binoculars, ladders and a drone camera.

Our inspection is of the main building and any permanent outbuildings (if applicable) where the property is a house. Where the property is a flat or maisonette, our inspection is of the main building and any permanent outbuildings which are included within the subjects demised area.

Home Surveys are non intrusive. We do not lift up any secure floor coverings, move heavy items such as some furniture, white goods or remove secured panels. We will not remove any stored goods nor are we able to inspect hidden or unexposed areas of the property such as hidden pipework and wiring and inaccessible spaces.

1.4 Terminology

Our Home Surveys are laid out in a way that helps you determine what are the most important issues to be concerned about, whilst still providing you with enough information to make informed decisions and plan ahead.

We use a traffic light system where the most serious concerns are in **red** and least serious are in **green**.

Significant issues / Requiring urgent attention
This is where we identify significant defects that we recommend are repaired, replaced or investigated by a third party urgently. Failure to act could pose long term damage to the property and/or serious risks.

If and where we recommend further investigations, our advice is to obtain and reflect on these prior to committing to purchase.

Attention required
This is where we have identified defects that we do not consider serious or urgent, but which unattended to, may deteriorate causing further damage to the property and/or pose risks.

No repair / General maintenance only
This is where we either have not identified any defects or repairs needed or where we have, they can be dealt with by normal, often cyclical maintenance.

Not Inspected
This is where we have been unable to inspect an area.

Not Applicable
This is where an element is not applicable.

Safety First
This is where we are recommending third party advice is sought in relation to health and safety matters. This is very common with utilities in particular as upon change of ownership, it is advisable to have your own safety checks done

2.0 Overall Summary of the Property

This section is to provide a summary of our overall opinion of the property. The sections which follow this provide far more comprehensive detail on the individual elements and we recommend are read thoroughly.

This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of the inspection and no liability can be accepted for any deterioration in its condition after that date.

If your purchase is dependent upon your ability to make any significant changes, I strongly recommend you approach the Local Authority, before a commitment to purchase, to ensure that they have no stringent objections to your proposals in terms of local planning policy restrictions that may be applicable. Also, that you obtain an indication of any architectural considerations and limitations. These can have a direct bearing on excessive costs and may render a project unfeasible.

Where directions are given in this report, they are provided as if facing the front of the property, with the road behind you.

The property is considered to be a reasonable purchase with no evidence of any significant problems. There are some items requiring attention or further investigation and there may be some expenditure at the outset.

3.0 General Description

3.1 Tenure

32 Thorpe Road, Walthamstow, London, E17 4LA is believed to be freehold.

3.2 Description of the property

The property comprises a three bedroom mid terrace house.

The principal accommodation is arranged on the ground and 1st floors.

The walls are of solid construction, part brick facing, part rendered externally.

The main roof is pitched and covered with concrete tiles.

Ground floors are partly of timber and partly solid, upper floors are of suspended timber joist construction

3.3 Approximate Age

The property was built in approximately 1900.

3.4 Location and amenities

The property is situated in the Walthamstow area of East London, within the Waltham Forest administrative district, in a residential area comprising properties of a similar age and style.

Access to the property is by roads and footpaths which are made up and are assumed to be adopted by the local authority.

The property is conveniently located for a reasonable range of shopping facilities and other amenities.

You should familiarise yourself with the local facilities before purchase; particularly if you have any specific requirements or preferences.

Parking is restricted in the vicinity.

We have no other matters to draw to your attention, subject to searches. You will need to be mindful that the inspections are undertaken on a weekday, usually in the late morning; when the neighbours were probably out, traffic outside at a low level, and parking close to the property more readily available.

You are advised to conduct such further enquiries that are likely to assist you in your decision. It is suggested that you visit the property at a variety of times, day and night, as there may be neighbouring uses likely to create varying levels of traffic volume, parking restrictions and other noise and possible inconvenience, commensurate with the uses concerned. Commercial uses, rail lines and flightpaths, together with schools and colleges, will all be subject to specific time periods when some interference with the property, where relevant, can be anticipated.

Our inspection was over the course of one visit, which permitted us to form an opinion of the property at that specific time. However, we recommend that you view the property and the surrounding area at different times during the day and week to ascertain issues such as traffic volumes, ease of parking nearby, safety and noise levels.

3.5 Accommodation

Ground Floor: Reception room, Kitchen

First Floor: Reception room 1, Reception room 2, Reception room 3, Bathroom

3.6 Outside areas and parking

The property has the benefit of a front and rear garden.

There are no permanent outbuildings.

The property stands on a substantially level and regular shaped plot.

Parking is available on street and is permit controlled during the hours of 10am and 4pm.

3.7 Status of the property during our inspection

The vendor was present at the time of the inspection.

The property was occupied and fully furnished. Internally, floor surfaces were obscured by carpets or other fitted coverings.

Access was generally restricted by items of storage, and the usual household and personal effects.

3.8 Weather

The weather at the time of inspection was dry and bright preceded by settled conditions.

4.0 Outside the Property

The external inspection of the building was limited to those parts that could be seen from ground level within the boundaries of the property and from accessible public areas only. Our inspection was assisted by a drone camera although the inspection is still somewhat limited. As a result, where traffic light ratings have been provided these may be based on our limited inspection.

In accordance with the RICS instructions governing provision of the Level 2 service only a random sample of unlocked/ accessible windows have been opened. It is possible, therefore, that defects may exist with those windows not opened. Where directions are given in this report, they are provided as if facing the front of the property, with the road to your rear, unless otherwise stated.

4.1 Main roof

DESCRIPTION

The main roof is pitched and is covered with concrete tiles.

The ridge (the horizontal line running the length of the roof where the two roof slopes meet) is protected by half round concrete tiles bedded into cement.

Open valleys, which are formed at the intersection between two sloping roof surfaces, were viewed from ground level with the aid of binoculars and a drone camera and appeared to be lined with metal.

Image - 2

DEFECT/CONDITION

The roof covering appears to be in generally satisfactory condition for its age and with no significant defects noted. Subject to normal ongoing maintenance, the covering should remain serviceable for some years.

The main pitched roof appears generally even, with no indication of significant sagging or distortion.

Externally we could see no evidence of eaves ventilation.

The ridge tiles appear to be adequately secured in position. However, the mortar has started to shrink in places and the need for repointing is likely to be required at some point during your occupation.

The replacement concrete tiles are likely to be heavier than the original covering and the roof frame would have ideally been strengthened. No evidence of significant deflection was observed but additional strengthening might be required in the future.

The valleys between the various roofs are metal. The detailing to the valley is somewhat questionable although appears to be effective. Our inspection at this position was still somewhat limited due to the guttering but also the tiles adjacent to the valley, despite the use of a drone camera. These appear to be satisfactory but valleys are prone to water penetration and require ongoing maintenance.

There are hipped roofs above the bay windows and these are covered in plain tiles with tile and mortar flashings. No significant defects were noted although the roofs appear to have been overpainted which may conceal defects. Tile/mortar flashings are known to shrink and crack and these may require renewal in leadwork during your occupation.

GENERAL ADVICE

The replacement concrete roof tiles are heavier than the original slates, and therefore when the roof coverings were renewed these works would have required local authority consents.

ACTIONS

You should instruct your legal advisor to confirm whether formal approvals have been obtained.

4.2 Chimney Stack(s)

DESCRIPTION

There are two chimneys which are shared with both the neighbouring properties.

The chimney stacks are of masonry construction above the roofline with metal flashings at the stack/roof abutment to prevent damp penetration occurring internally.

The rear stack has been covered in render.

Image - 3

Image - 4

Image - 5

Image - 6

Image - 7

Image - 8

DEFECT/CONDITION

The stacks appear to be in generally satisfactory condition, with no significant defects noted. Normal maintenance will be required.

The condition of the front stack is consistent with age, with some weathering evident to the brickwork and mortar. There is also minor cracking to the flaunching of the front chimney stack which will need to be

repaired in due course.

The rear stack has been capped and covered in rendering to which no significant defects were noted. There is staining to the render which is likely to be due to inadequate drip details around the top of the stack. This is not considered to be of significance. The rendering may conceal defective brickwork and pointing and should you ever wish to remove the rendering the need for repairs should be expected.

The lead flashings generally appear to be in reasonable condition.

GENERAL ADVICE

There may be Party Wall Agreements needed for any work to the stacks.

When the repair work is carried out it would be advisable to check the condition of all hidden parts to see if any other repairs are needed. Until the work is carried out, regular checks should be made internally for any possible water leakage.

It would be advisable to cap and ventilate any pots which serve now redundant flues to prevent unnecessary water penetration.

The rear chimney stack appears to have been capped although there is no evidence of ventilation at roof level.

In view of the age of the property the stacks are unlikely to contain a damp proof course (DPC). Therefore, even with the flashings in good repair, some internal dampness may occur from time to time.

The television aerial and satellite dish attached to the chimney stack should be removed and attached to the main wall masonry. Aerials can damage the stack in high winds, and due to rusting embedded fittings.

There is cracking to the neighbours side of the rear stack. One of the pots to the neighbours side has been capped. Part of the pot itself has been laid over the top of the open flue and we are unable to confirm if this is adequately secured in position. This should be checked when undergoing any works.

ACTIONS

Repairs to the chimney are not urgently required but should be budgeted for in the medium term.

4.3 Parapet Walls

DESCRIPTION

There are raised brick and rendered parapets above the party walls with tiled copings and lead flashings at the wall/roof abutment.

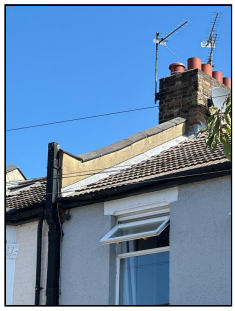

Image - 9

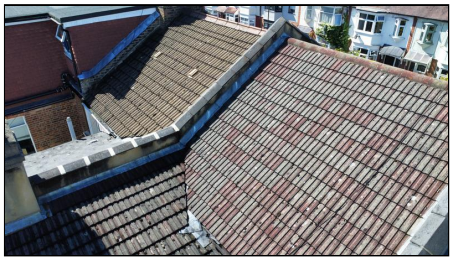

Image - 10

DEFECT/CONDITION

There is very minor cracking to the render, although this is not considered to be of significance.

The coping tiles are uneven in places and it appears the mortar to some of the tiles has shrunk. There is also minor damage to one of the tiles. During future maintenance, the tiles are likely to require repointing.

The flashings are laid flat over the tiles and unless metal soakers are incorporated beneath this might lead to water penetration.

GENERAL ADVICE

In view of the age of the property the parapets are unlikely to contain a damp proof course (DPC). Therefore, even with the flashings in good/reasonable repair, some internal dampness may occur from time to time.

ACTIONS

No immediate action required.

4.4 Fascia's & Soffits etc (external joinery)

DESCRIPTION

External roof joinery such as fascias, verge boards and soffits, etc are mainly of hardwood.

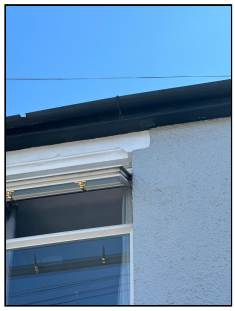

Image - 11

Image - 12

DEFECT/CONDITION

External roof joinery such as fascias, verge boards and soffits, etc., appear to be in generally satisfactory condition but a closer inspection may reveal areas of rot, such as behind guttering.

There are uPVC fascias to the rear bay window. These appear to be in reasonable condition although can conceal rotten timbers beneath.

GENERAL ADVICE

Given the age of the property some paint may contain lead. Removal of lead based paint can pose a health risk unless correct procedures are followed. Urgent action is not required, but before paint is removed advice should be obtained.

You will appreciate that periodic redecoration and occasional overhaul of the external joinery will be required from time to time.

ACTIONS

No immediate action required.

4.5 Gutters and downpipes

DESCRIPTION

The property has uPVC gutters and downpipes.

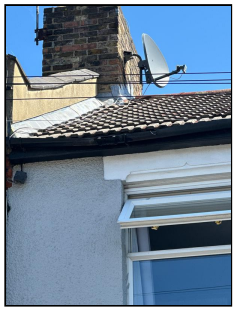

Image - 13

DEFECT/CONDITION

There is staining to the joints and the guttering is damaged in places. The support to the guttering is inadequate in places which has resulted in poor alignment. Repairs are required to both the front and rear of the property.

GENERAL ADVICE

Leaking rainwater disposal systems can lead to penetrating dampness and deterioration of the building. You should ensure that rainwater gutters and downpipes are regularly cleaned and maintained.

Whilst robust, uPVC joints can be prone to seasonal movement and leakage. Rubber seals and gaskets are also known to perish over time.

ACTIONS

You should instruct a reputable roofing contractor to make a closer inspection to provide a quote for the necessary repairs.

4.6 External Walls

DESCRIPTION

The walls are part rendered externally and are of solid masonry construction.

Image - 14

DEFECT/CONDITION

The structural condition of the walls appears to be generally satisfactory, and we found no evidence of significant cracking, subsidence or structural movement. The main walls all appear to be satisfactorily straight and true to the eye, and generally well pointed. Ongoing repair should be anticipated as part of future maintenance cycles.

Foundations have not been exposed, but no defects are evident to the walls above ground level that might indicate failure or inadequacy of the foundations or footings.

The walls to the front of the property and to the rear bay window have been covered in rendering which can conceal defective brickwork and cracking. No significant defects were noted to the rendering at the time of the inspection although there is minor cracking and deterioration in places which should be repaired to prevent water penetration.

The rendering should not be carried to ground level as this can provide a bridge past the damp proof course for groundwater. The rendering appears to have been applied in two separate phases and this join can help prevent rising moisture bypass the damp proof course.

Dampness was identified to the left side of the front bay window, to the left side wall of the kitchen, in the porch and dampness may be concealed elsewhere behind furniture and fixtures and fittings. You will need to seek the advice of a PCA damp specialist and recommended works may include the removal of render in places.

In any event we would recommend the render is cut back to the height of the damp proof course.

Where the base of the brickwork has been covered over with rendering, this may have been done as a cheap alternative to replacing bricks that have suffered frost damage. Consideration should be given to its removal. It should be noted that this may reveal defective brickwork which will need to be repaired or replaced.

The window sills at the property and the stone surrounds to the front bay window would benefit from redecoration. Moderate dampness was identified internally beneath the sills in places although this was not at a level to warrant further investigation at present. Any cracking to the sills will need to be repaired to prevent water penetration into the brickwork below.

The damp proof course is not visible due to rendering, although given the age of the property this is likely to be of slate and incorporated during construction. Ground levels to the front and rear of the property appear to

be an adequate distance below the expected height of the damp proof course although we are unable to confirm this.

No evidence of damp penetration was found at the property.

The damp-proof course is bridged by the garden walling. This will allow damp to bypass or bridge the damp-proof course. The walls close to the damp-proof course need to be removed or a vertical damp course should be inserted.

There is minor cracking above the rear bedroom window which is likely to be due to thermal movement. This is not considered to be of significance although should be filled to prevent water penetration.

A doorway to the rear side return has been infilled with blockwork. This is somewhat unsightly and ideally would have been infilled with brickwork although no defects were noted. Elsewhere, an opening to the rear bedroom has been infilled and the middle bedroom window opening has been reduced in size. These works have been completed to a reasonable standard although once again are somewhat unsightly.

The external walls have been painted in places at the rear which can also conceal defects. The paintwork is currently in reasonable condition.

GENERAL ADVICE

Most properties have foundations of some variety located beneath the main walls which support the whole structure and carry the loads to the ground. We have not exposed any foundations that may be present as to do so would cause unacceptable disturbance. Therefore, we are unable to comment on their design, condition or estimate their future performance.

The masonry paint to the outside walls should be maintained in good condition at all times to reduce the risk of penetrating dampness. Only breathable masonry paint should be used, so that it does not trap moisture within the masonry, and also allows salts that develop to escape.

Solid external walls can be prone to penetrating dampness. They rely upon the integrity of the external finish for their weatherproofing. Even in good condition, water penetration may occur during severe weather conditions. These walls often contain concealed timbers, e.g. lintels above openings, and any timbers in contact with dampness will be prone to decay. It is important therefore that the external finishes of the walls are maintained in good condition. Walls of solid masonry are below the standard of thermal insulation of cavity walls and heat loss can be quite high.

ACTIONS

You should arrange for a competent building contractor to inspect the property and provide an estimate for remedial work required.

4.7 Windows and external doors

DESCRIPTION

In compliance with the Home Survey Standard (1st edition) RICS professional statement, our report is based on the findings following our attempt to open a sample of the windows.

Windows are of uPVC double glazing.

External doors include the front door and back door. The doors are of uPVC double glazed.

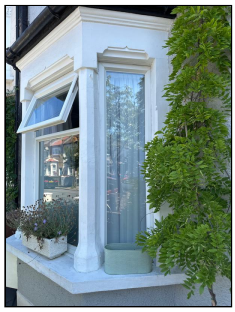

Image - 15

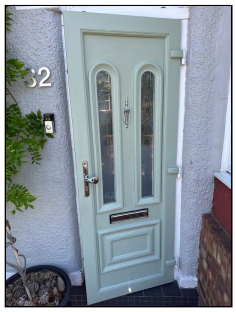

Image - 16

DEFECT/CONDITION

The windows and doors appear to be in a general condition consistent with their age and type.

The windows are of some age with the exception of the units in the bathroom and rear bedroom which are approximately five years old. Generally the windows are in reasonable condition although the window handles have worked loose in places and were also difficult to operate elsewhere. The rear door is also difficult to operate and would benefit from adjustments.

The doors and the bathroom and study windows may have the benefit of guarantees.

The glazing is provided with British standard marks where required which suggests the glazing is toughened.

GENERAL ADVICE

The quality of sealed unit double glazed windows varies and no assurances can be given concerning long term durability. Over time, double glazing seals can deteriorate allowing moisture to form between panes thus causing misting. The presence of such moisture depends upon certain atmospheric conditions which can vary from time to time. Therefore this problem cannot always be seen during a single visit.

The junction between the window frames and surrounding wall is frequently a source of water penetration, particularly during severe weather conditions. It is important that the sealing material that protects these joints is regularly checked and maintained in good condition.

Condensation is frequently a lifestyle issue and care should be taken to avoid activities that can contribute to the problem such as drying clothes indoors. The control of condensation can be difficult and requires maintaining a careful balance between heating, insulation and ventilation.

The windows and doors should have been provided with the FENSA certificates at the time of the installation.

ACTIONS

You should instruct your legal advisor to confirm whether formal approvals have been obtained.

Instruct a reputable glazier to inspect and quote for the necessary repair/replacement works.

4.8 Driveways, gardens and boundaries

DESCRIPTION

The front garden is laid to tiling and paving.

The rear garden is laid to paving, grass and timber decking.

Front and rear boundaries are of timber panel fencing and brick walls and boundaries are generally well defined.

The site is level and regular in shape.

Image - 17

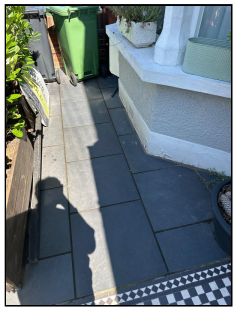

Image - 18

DEFECT/CONDITION

The gardens have been maintained to a good standard and no significant defects were noted.

There is minor cracking to the front boundary wall which may require localised repairs prior to redecoration.

GENERAL ADVICE

Patios and paved areas constructed on shrinkable clay sub-soils do require substantial foundations to prevent deflection and distortion occurring. We cannot confirm that the patios and paved areas are constructed to the appropriate specifications and we can give no guarantee that movement will not occur in the future.

Timber decking requires regular treatment to keep it in a generally satisfactory condition. It will likely be slippery and can also be an attractive area for wild-life to set up nests. Regular monitoring and maintenance will be required.

Timber fencing requires regular treatment to keep it in a generally satisfactory condition.

Bamboo plants have invasive root and shoot systems which can cause damage to patios, buildings and services. Whilst no damage was seen the Bamboo plants within the adjoining garden should be removed although this may be difficult to enforce.

Boundary ownership and liability should be confirmed legally.

ACTIONS

No immediate action required.

4.9 Sub Floor ventilation

DESCRIPTION

Suspended ground floors require ventilation to prevent an accumulation of moisture within the floor voids. There seems to be an adequate number of vents of sufficient size to provide satisfactory ventilation under the floors.

It is possible that dampness and condensation could cause timber decay to the sub floor.

Image - 19

DEFECT/CONDITION

Vents to the front and rear elevations should provide a sufficient level of ventilation.

GENERAL ADVICE

All vents should be kept clear of obstruction to ensure that the subfloor areas are properly ventilated.

ACTIONS

No immediate action required.

4.10 Permanent outbuildings and other structures

DESCRIPTION

There is a brick outbuilding attached to the rear of the property, built beneath a concrete tiled roof.

Image - 20

Image - 21

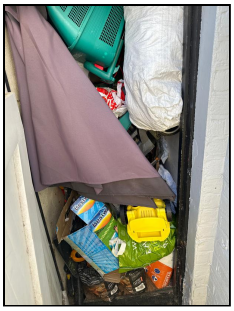

Image - 22

DEFECT/CONDITION

The timber lintel above the door has snapped and resulted in settlement and cracking to the brickwork above. Whilst this may have occurred some time ago, this may get progressively worse and eventually collapse.

There is evidence of differential movement between the store and the main dwelling. This is not unusual given that the outbuilding is likely to be constructed upon shallower foundations. This is not considered to be of significance although you can expect some degree of ongoing movement during your occupation.

GENERAL ADVICE

Repairs to the lintel are now required.

ACTIONS

You should arrange for a competent building contractor to inspect the property and provide an estimate for remedial work required.

5.0 Inside the Property

Items of furniture and storage restricted the inspection of the accommodation. There is a possibility of further defects/ repairs becoming apparent once the property is cleared, or when fittings are replaced. The fitted floor coverings hindered our inspection and we can make no comment on the condition of the structural timbers beneath, therefore these should be checked when next exposed.

Damp meter readings are produced by passing an electrical current through prongs inserted into walls and timbers. These are as a guide for general surveying inspections only; and do not constitute a professional diagnosis of the reading obtained. They are used to identify concerns that should be addressed by a specialist firm with sophisticated equipment that can differentiate between the various contributing factors that produced the reading and ascertain the correct remedy – if any is required.

There was restricted access to the loft because it was full of stored items. Our inspection was further restricted by the presence of lining to the underside of the timbers which has concealed most of the frame. Our inspection was therefore undertaken from the position of the hatch, without entering the roof void. No comment can be made on the condition of the timbers, ceiling joists and ceilings etc. below the boarding.

5.1 Roof void and structure

DESCRIPTION

Access to the roof void is via a fold down hatch in the ceiling of the landing. An extending ladder is fitted.

From within the roof void we can see the roof is formed of the original traditional purlin and rafter construction.

As previously mentioned, our inspection of the roof frame was severely limited due to the presence of linings beneath the timbers as well as a significant amount of stored items.

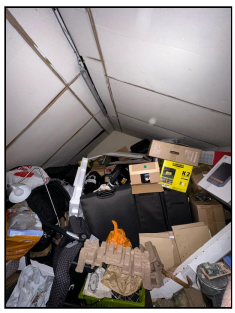

Image - 23

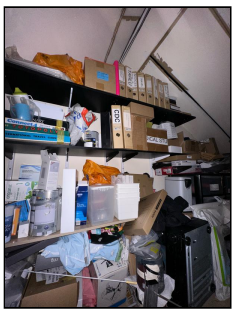

Image - 24

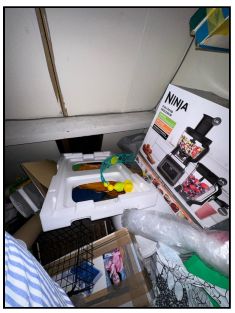

Image - 25

DEFECT/CONDITION

The party walls are concealed behind linings, and therefore we are unable to confirm if these are complete in a fire retardant material.

Whilst there was no evidence of frass (powdered wood) to indicate ongoing wood boring beetle activity, roof voids are intrinsically dusty places and it is possible that the evidence may be concealed.

It is evident that the roof covering has been replaced with heavier concrete tiles, which over time can lead to deflection and distortion of timbers and consequent structural damage. There were no obvious signs of this during the inspection although the roof may need strengthening at some point during your occupation.

Felt is visible beneath the tiles, although as with the frame this is largely concealed and therefore we cannot comment upon its condition.

The main roof void does not appear to be sufficiently ventilated. Fixed air vents should now be installed to prevent moisture condensing on the timbers. In the long term, it is possible that timber decay could develop if correct ventilation is not installed.

Insufficient insulation is provided within the roof void. You should ensure that insulation is provided here to current standards, of at least 270mm, and does not interfere with ventilation.

GENERAL ADVICE

Generally, we would advise that loft spaces are kept free of household items, furniture and other personal belongings as the presence of such items can put undue stress on the roof members and impede air flow around the loft.

You should be aware that loft spaces are attractive places for wasps and other pests to set up their nests particularly at this time of year. Any nests or evidence of animal activity found should be promptly dealt with by a suitably qualified pest controller and any gaps that are not for the purposes of ventilation promptly closed off.

The roof frame above the rear bedroom is concealed within the structure and therefore could not be inspected.

ACTIONS

Instruct a competent roofing contractor (ideally a member of the National Federation of Roofing Contractors) to provide quotations for the installation of roof vents.

5.2 Ceilings

DESCRIPTION

Ceilings are of plasterboard with skimmed plaster and painted finishes.

There is textured finish to the ceiling within the porch.

Image - 26

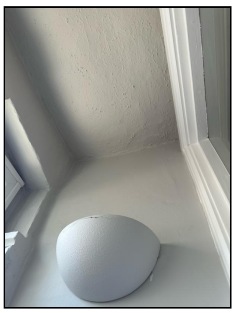

Image - 27

DEFECT/CONDITION

The ceilings appear to be in generally satisfactory condition.

Where ceilings appear to be of plasterboard construction the original lath and plaster ceilings may have been over boarded. We are unable to confirm whether the new plasterboard is adequately secured to the ceiling joists.

There is minor cracking to the ceilings in places, although this is not considered to be of significance.

A textured finish has been applied to the ceiling and to thew walls around the consumer unit in the porch. It is now known that such finishes may contain low levels of asbestos. These appear to be in satisfactory condition at present and should present no health risk if undisturbed. However, they should not be cut or worked in any way and specialist advice must be sought if they are to be removed as this could be costly.

GENERAL ADVICE

Ceilings of plasterboard construction are prone to cracking along the lines of the joints between boards, and which normally develops over time. These can be repaired as part of internal redecoration cycles.

ACTIONS

No immediate action required.

5.3 Walls and partitions

DESCRIPTION

Internal walls and partitions are a mixture of solid and lightweight construction with plasterboard or lath and plaster facing construction. Finishes include painted plaster and tiling.

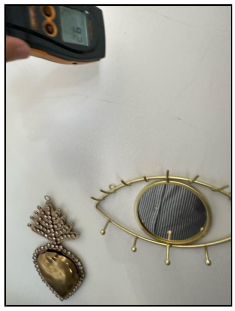

Image - 28

DEFECT/CONDITION

The walls appear to be in generally satisfactory condition.

Dampness was identified to the left side of the front bay window, to the left side wall of the kitchen, in the porch on the right side; dampness may be concealed elsewhere behind furniture and fixtures and fittings.

You will need to seek the advice of a PCA damp specialist to provide recommendations and quotations for remedial works.

Internal walls have been removed within the kitchen and the reception room and these works would have required local authority consents. There was no evidence of distress at these locations although the method of support is concealed within the structure.

We noted some sporadic areas of loose plaster typical of a building of this type and age. You should allow for some making good when internal redecoration is next carried out.

Minor cracking was noted to some walls, but not thought to be of structural significance.

GENERAL ADVICE

Condensation is frequently a lifestyle issue and care should be taken to avoid activities that can contribute to the problem such as drying clothes indoors. The control of condensation can be difficult and requires maintaining a careful balance between heating, insulation and ventilation.

Internal decorations are generally clean and tidy, although need attention in some areas. Some additional filling and patching may be necessary once the vendor's fixtures and fittings have been removed.

Walls of plasterboard construction are prone to cracking along the lines of the joints between boards, which normally develops over time. These can be repaired as part of internal redecoration cycles.

It should be noted that paint finishes and tiles can often conceal blown, loose or defective plaster or conceal other damage not readily visible without damaging the property, therefore, you should budget for some repairs.

Similarly, tiles can sometimes become dislodged, grouting can fail and mould growth can all compromise their ability to remain watertight.

Regular cleaning and maintenance of grouting and sealants particularly in bathrooms, around sanitary fittings and kitchen sinks etc.) is paramount.

ACTIONS

Before entering into a legally binding commitment you should instruct a PCA registered damp specialist to carry out an inspection of the whole property prior to exchange of contracts and to provide a quote for any necessary treatment.

You should instruct your legal advisor to confirm whether formal approvals have been obtained for the removal of the internal walls.

5.4 Floors

DESCRIPTION

The floors are a mixture of solid concrete and timber construction.

A variety of coverings are fitted, including ceramic tiling, laminate timber and carpet.

A floating floor has been installed in the kitchen where floor levels were previously stepped. This can conceal hidden defects and dampness and the risk of unseen defects must exist. The floor within the kitchen is likely to be a combination of suspended timber and solid concrete.

Image - 29

DEFECT/CONDITION

The floors are in generally satisfactory condition being firm and level where accessible.

The timber floors were found to have some degree of spring and unevenness, but with no signs of significant deflection or distortion. This is not considered unusual for a property of this age and type. When coverings are removed/replaced, loose or defective boards can be attended to.

There is also unevenness to the kitchen floor in front of the oven. This is likely to be where floor coverings were laid to a questionable standard although some degree of levelling may be required when the coverings

are replaced. As previously mentioned, our inspection of the floor in the kitchen was limited and the risk of unseen defects must exist.

GENERAL ADVICE

The quality of timber laminate flooring, as well as the workmanship in fitting, varies and no assurances can be given concerning long term durability. Over time, these boards can become loose or warped.

Where ceramic tiling is fitted over timber floorboards, it is necessary to have a layer of marine specification plywood sheeting installed as a base. Without this, flexing and vibration of the original boards, can cause cracking and looseness of the tiles.

There is always a risk that water will have damaged the floor surfaces particularly below and around sanitary and/or kitchen fittings etc, due to defective seals, careless use and spillage etc. If/when such fittings and floor coverings are replaced repairs may prove necessary.

Whilst the concrete floors appear basically level, it is not unknown for them to subside due to poor workmanship or deficiencies in the hardcore or ground beneath. Without destructive investigation we are unable to comment specifically on the quality of the floor construction or on the subfloor ground conditions.

In a property of this age the solid ground floors are unlikely to incorporate a conventional damp proof membrane and as a result, dampness may occur. Whilst we found no dampness during the inspection, this could occur in the future. Correct remedial treatment would require re-laying the floors, including a damp proof membrane.

Suspended ground floors require ventilation to prevent an accumulation of moisture within the floor voids. This is achieved by vents built into the base of the main walls. The vents should be kept clear of any obstruction to ensure an adequate cross-flow of ventilation.

We assume you have assessed the adequacy of floor coverings for your own purposes.

ACTIONS

No immediate action required.

5.5 Woodwork (internal joinery)

DESCRIPTION

Internal joinery is modern with panelled timber doors and moulded softwood skirtings and door linings.

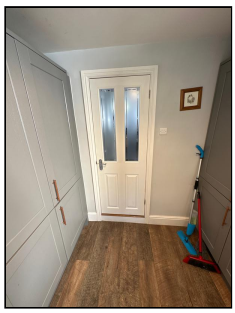

Image - 30

DEFECT/CONDITION

The internal doors, frames, skirting boards, stairs etc are reasonably presented, subject to some general wear and tear.

The various storage, shelving, and wardrobe units appear to be adequately presented and generally satisfactory, subject to normal wear and tear. No doubt you have already assessed the suitability of these, and other built-in fitments, for your own purposes. You should verify which units are to remain.

British standard marks are present to the internal doors which suggests the glazing is toughened.

The staircase construction is largely concealed but the treads seem reasonably firm and in the absence of any obvious significant movement, no serious defects are suspected. However, some treads are creaking and will need to be redefined in position upon renewal of the coverings.

The internal decorations are generally satisfactory, although you should allow for some marking to be revealed when the present occupiers remove their fixtures and fittings, and that some localised redecoration will be required.

GENERAL ADVICE

Normal maintenance will be required.

Fire doors need to meet certain criteria and also need to be installed appropriately to ensure they act as intended. We have not made any attempt to test the fire doors for effectiveness.

In a property of this age woodworm is sometimes found. Whilst no evidence was found of active infestation in those areas we were able to inspect, it is possible that it may be detected when the property is emptied or during other repair or refurbishment works. Future specialist treatment may be required.

It should be noted that built in wardrobes and cabinetry (especially those abutting external walls/roofs) can often be a place for condensation and mould to form. They should be aired out regularly.

ACTIONS

No immediate action required.

5.6 Fireplaces, Chimney Breasts and Flues

DESCRIPTION

The fireplace remains open to the front of the reception room.

Elsewhere in the front and middle bedrooms and to the rear of the reception room, the fireplaces have been sealed.

The chimney breast beneath the rear stack has been removed in the property.

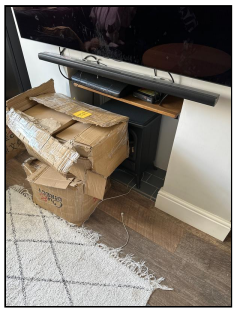

Image - 31

DEFECT/CONDITION

Unused flues are not capped externally nor are they ventilated at the site of the original fireplace, with the exception of the front bedroom. This will likely increase the risk of condensation forming.

If you propose to use any fireplace as an open fire, we recommend that the flues are swept before use. It is also likely that any original flue linings in a building of this age have deteriorated and may need to be renewed. Background ventilation levels should also be checked and these may need to be upgraded.

A load-bearing chimney breast has been removed. The loads from above should have been provided with some form of support although this is now concealed within the fabric of the building and we cannot confirm either its adequacy or existence. Unsupported chimney breasts are potentially hazardous and you should seek confirmation either through enquiry with the local authority Building Control department or physical investigation that appropriate support has been installed. If you cannot confirm that there is correct support, this will now need to be installed to prevent the risk of collapse. Any remedial work will require local authority approval.

GENERAL ADVICE

As mentioned elsewhere, all unused flues should be capped and ventilated, or if fireplaces are to be used, then they should be swept clean prior to use and maintained regularly. A HETAS registered engineer and/or chimney sweep should be employed to comment on and make good any defects and clean the chimney. This should be done on an annual basis (depending on frequency of use) and before exchange of contract.

ACTIONS

If you wish to use the open fires, you should obtain further advice from a HETAS registered contractor.

Structural support for the remaining brickwork above the rear breast cannot be ascertained as it is concealed within the construction, though there are no external indications to suggest structural instability. It is imperative that the relevant documentation for this is requested to include Building Regulations approval. In the absence of such documentation we recommend that retrospective approval is obtained as this may affect resale. At best some opening up works will be required to confirm the adequacy of support. Although at worst some significant building works will subsequently be required to involve the installation of suitable steel structural support which will be messy and expensive.

5.7 Kitchen(s)

DESCRIPTION

The kitchen is located to the rear of the property.

There are laminate worktops with built in appliances and integrated appliances.

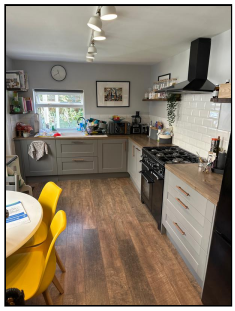

Image - 32

DEFECT/CONDITION

The kitchen units appear to be modern and well presented.

Ventilation in the kitchen appears to be adequate.

The kitchen tap is dripping and requires adjustment.

GENERAL ADVICE

Flexible sealants around sinks and worktops should be regularly checked and maintained. Damage may allow water penetration to enclosed areas beneath, which can cause rot and decay.

Fitted appliances are included, and you should confirm whether these are to remain, together with obtaining details of operating instructions and any service agreements/guarantees applicable.

It should be remembered that we have not taken out any of the kitchen appliances and cannot verify the adequacy of the connections.

Leaks can occur at any time between the date of survey and your taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible, or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of the appliances can reveal or cause defects in plasterwork and services, this must be accepted when proceeding with your purchase.

ACTIONS

A competent plumber should be able to make adjustments to the kitchen taps.

5.8 Bathrooms & Sanitary Ware

DESCRIPTION

There is a bathroom on the first floor. The bathroom comprises a four piece suite with sink, toilet, shower cubicle and bath.

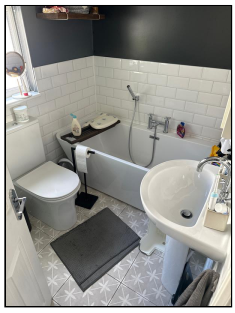

Image - 33

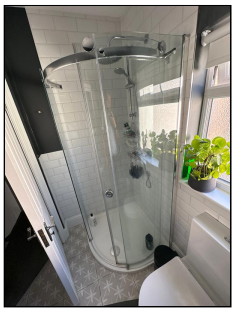

Image - 34

DEFECT/CONDITION

The sanitary fitments appear to be reasonably modern and generally satisfactory. No doubt you have already assessed the adequacy of these for your own purposes.

The WC is adequately secured to the floor.

Ventilation to the bathroom is considered to be adequate.

The shower screen is provided with British standard marks which suggests the glazing is toughened.

GENERAL ADVICE

Tiled walls are commonly a source of water penetration which can lead to damage as well as timber decay. While no problems were seen, regular maintenance should be undertaken along with prompt repair.

Flexible sealants around sinks, baths, and shower trays should be regularly checked and maintained. Damage may allow water penetration to enclosed areas beneath, which can cause rot and decay.

There is always a risk that water will have damaged the floor surfaces particularly below and around sanitary and/or kitchen fittings etc, due to defective seals, careless use and spillage etc. If/when such fittings and floor coverings are replaced repairs may prove necessary.

ACTIONS

No immediate action required.

5.9 Miscellaneous

DESCRIPTION

There are mains powered smoke alarms noted within the property.

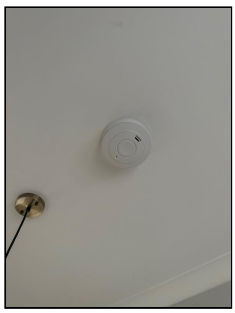

Image - 35

DEFECT/CONDITION

SAFETY FIRST

The alarms were not tested at the time of the inspection although no physical defects were apparent.

GENERAL ADVICE

Although the risk is considered low, in a property of this age asbestos based components may have been used in some areas, some of which may be hidden within the structure. This should be borne in mind when undertaking any works to the property. Should asbestos based materials be found then they may need to be dealt with by specialist contractors and this could prove expensive.

Condensation is frequently a lifestyle issue and care should be taken to avoid activities that can contribute to the problem such as drying clothes indoors. In addition, you should ensure that bathrooms and kitchens are well ventilated during use. The control of condensation requires maintaining a careful balance between heating, insulation and ventilation. Regular maintenance of mechanical ventilation is also important.

In a property of this age woodworm is sometimes found. Whilst no evidence was found of active infestation in those areas we were able to inspect, it is possible that it may be detected when the property is emptied or during other repair or refurbishment works. Future specialist treatment may be required.

We recommend that the smoke and heat alarms are regularly tested in accordance with the manufacturer's instructions. A carbon monoxide detector should be installed in the vicinity of the boiler and any gas appliances.

ACTIONS

We recommend you consult with a Fire Industry Association professional in respect of the fire alarms. Their member directory can be found here: https://www.fia.uk.com/membership/member-directory.html

6.0 Services

As far as the service installations (gas, electricity hot and cold water, space heating and drainage, all where applicable) are concerned, the inspection was limited and superficial.

In the absence of specific tests no warranty can be offered with regard to their condition, design or efficiency. The suitability of the mains supplies, and the installations connected to them, is something upon which only registered contractors can comment. It is always recommended that prior to purchase you instruct suitably qualified contractors to provide tests and reports in respect of each of the main service connections.

Underground pipes from rainwater downpipes or gullies were not traced or tested.

Where tests are recommended this automatically requires a Safety warning. This does not necessarily imply that the system is defective, but as the further investigation should be undertaken before you enter into a legally binding contract.

6.1 Electricity

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

DESCRIPTION

The property is currently occupied and the installation in use (lights were used).

The meter and consumer unit are located in the porch.

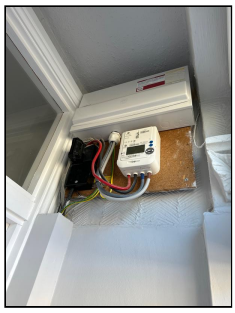

Image - 36

DEFECT/CONDITION

SAFETY FIRST

Mains electricity is connected, with a modern consumer unit containing miniature circuit breakers and residual current devices. There are no indications of a recent test.

We assume you have assessed the adequacy of provision of sockets for your own purposes.

Whilst largely hidden, given the number of extension cables in some of the rooms, the provision of power outlets may prove less than adequate for modern requirements.

ACTIONS

It is now recommended that all previously occupied properties are the subject of an electrical wiring test every ten years and always on any change of ownership. This is, in particular, to guard against DIY additions and alterations that may have been carried out since the last re-wiring/certification. We would therefore recommend that prior to legal commitment to purchase you employ an NICEIC/ECA or similar registered contractor to carry out a thorough check of the electrical system.

6.2 Gas

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

DESCRIPTION

The gas meter is located in the meter box to the front of the property.

Image - 37

DEFECT/CONDITION

SAFETY FIRST

Gas supply pipework and appliances can only be tested using specialist equipment, and it cannot therefore be confirmed within the remit of this report whether the gas installation is safe or satisfies current regulations. It is recommended that all gas appliances should be regularly serviced (at least on an annual basis) and that all flues are examined by a Gas Safe registered contractor to ensure that they are serviceable.

ACTIONS

You are therefore advised to have the system thoroughly tested prior to legal commitment to purchase. Information in respect of testing gas systems can be obtained from a Gas Safe registered engineer.

6.3 Heating

DESCRIPTION

Central heating and domestic hot water are provided from a Worcester Bosch gas fired combination boiler located in the kitchen with a fan-assisted flue to the left side.

The system feeds a series of radiators in the various rooms. All radiators are fitted with Thermostatic Radiator Valves (TRVs), which allow for a greater degree of control over individual rooms.

Image - 38

DEFECT/CONDITION

SAFETY FIRST

The heating and hot water systems appear fairly modern but there are no records of regular and recent servicing.

Pressurised systems of this type require regular servicing to ensure efficiency and safety.

ACTIONS

All Service Records for the central heating system should be produced. If servicing has not been undertaken within the last 12 months, a service/assessment should be carried out by a Gas Safe registered contractor prior to legal commitment to purchase. The report should include advice regarding the boiler flue arrangement and whether this complies with current requirements.

6.4 Hot water

DESCRIPTION

Instant hot water is heated via the gas boiler. This is an unvented central heating system that requires no storage tanks. It provides hot water straight to the taps 'on demand' and provides hot water to heat the radiator system which can be programmed and controlled. Combination boilers only heat what is required and offer space advantages as there is no need for a hot water cylinder. They can have the disadvantage of lower hot water flow rates if multiple taps are opened at the same time.

DEFECT/CONDITION

SAFETY FIRST

See action below

ACTIONS

The condition of the hot water system should be included in the electrical and heating tests advised above.

6.5 Water

DESCRIPTION

Mains water is connected.

The internal stopcock can be found in the understairs cupboard and appears to be of copper.

The outside stop tap appeared to be located in the front pavement.

Internal pipework, where visible, is of copper.

Image - 39

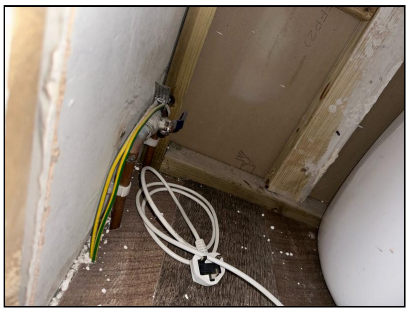

Image - 40

DEFECT/CONDITION

The homeowner is responsible for the incoming main supply from the external stop tap. If this has not already been replaced with a modern polypipe it might be of galvanised steel or lead piping. Pipework of this age is likely to be nearing the end of its life and lead pipes present health risks, especially to the young. If the pipe has not been replaced a contractor's quote should be obtained, before you enter a legally binding commitment.

It should be ensured that the stop tap is readily accessible and can be turned with ease.

Leaks can occur at any time between the date of survey and your taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible, or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of the appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase.

The supply pipes, where visible, are in generally satisfactory condition and no leaks or other serious defects were noted. However, much of the pipework is concealed and it is therefore possible that defects could exist in unseen areas.

ACTIONS

Without an inspection by a qualified contractor, you must appreciate that there may be hidden defects to the plumbing. You are therefore advised to have the water and plumbing system thoroughly checked and tested prior to legal commitment to purchase.

6.6 Drainage

DESCRIPTION

The property is believed to be connected to the mains drainage system, adopted by the local authority or statutory provider. Drain runs will be identified on the searches provided by your solicitor.

There is a uPVC and cast iron vent pipe, attached to the rear wall.

There is one inspection chamber to the rear lawn of the property.

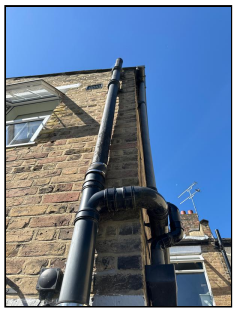

Image - 41

Image - 42

Image - 43

DEFECT/CONDITION

The soil stack appears to be generally serviceable. The soil and vent pipe (SVP) should have a cage fitted to prevent the entry of debris and vermin into the drain system. The configuration of the soil pipe is somewhat unsightly and ideally wouldn't travel such a distance laterally. Having said that, no significant defects were noted at the time of the inspection.

There was evidence of a blockage within the inspection chamber to the rear of the property where the system did not adequately clear.

Underground drain pipes serving properties of this age are likely to be the original rigid earthenware with cement joints. Ground movements over the years may have caused fractures, and a precautionary test of the underground drainage system would therefore be prudent.

There is also what appears to be an additional stack on the line of the party wall to the front left side of the property. The vendor informed me that they were advised of an inspection chamber at this position, although this was not visible at the time of the inspection. This stack is likely to ventilate the main sewers, although it

would be prudent to make further enquiries in this respect.

The waste pipe from the bathroom runs around the perimeter of the rear bay window and is unprotected. This should ideally be re-positioned although is not considered to be of significance.

ACTIONS

Without a test and report by a qualified contractor, you must appreciate that there may be concealed defects to the drainage installation. You are therefore advised to have the surface and foul water drainage systems thoroughly checked and inspected prior to legal commitment to purchase.

7.0 Energy Efficiency & Environmental Matters

7.1 Energy

EER: Current rating of E 41 and potential rating of C 74.

EIR: Current rating of F and potential rating of D.

The EPC will show you the property's current thermal efficiency, its potential thermal efficiency following the recommendations contained within the document and also benchmark it against the average dwelling in England and Wales. The EPC is based on standard assumptions on occupancy and energy use and does not reflect how energy is consumed by individual occupiers. In general, the thermal performance of the property is likely to be generally satisfactory.

We have not undertaken an audit of the energy efficiency of the lighting as this is beyond the scope of this report.

If you wish to undertake any of the improvements suggested in the Energy Performance Certificate (EPC), you should obtain quotes prior to purchase so that you are aware of the consequences and the scope and costs of all the works.

7.2 Flooding

The local lead flood authority (LLFA) is: Waltham Forest council.

The property is in an area of high risk from surface water flooding. High risk means that each year this area has a chance of flooding of greater than 3.3%.

In addition, the property is in an area of very low risk from rivers and sea flooding. Very low risk means that each year this area has a chance of flooding of less than 0.1%.

The recorded risk of flooding from Reservoirs is: Extremely unlikely, but possible from some nearby reservoirs.

The recorded risk from Groundwater Flooding is: Unlikely.

Your legal advisors should check for any claims history on the building insurance policy and ensure that the premium levels are both reasonable and acceptable to you.

7.3 Radon

We understand that the property is in an area where less than 1% of homes are at risk of Radon Gas. This does not preclude the individual property being at risk. Only site specific long term tests can determine the level affecting any specific property.

7.4 Local Environment

Examination of information published by the British Geological Survey indicates that the property is constructed upon bedrock of shrinkable clay (London Clay Formation). This subsoil is susceptible to excessive shrinkage or swelling during periods of dry or wet weather and there can be subsidence problems to some buildings as a result of this. It is particularly important to maintain drains close to the building in good condition at all times. No trees should be planted close enough to the building to dry out the subsoil and all existing trees should be professionally managed.

This survey does not cover potential issues arising from historic land uses or localised underground geological conditions.

We have no other matters to draw to your attention, subject to searches.

8.0 For Your Legal Advisor

As the property has been extended and altered, your legal advisor should ensure that correct Professional Consultant Certificates, Building Control Sign off and Planning Permission (where necessary) are made available to you.

8.1 Regulations and consents

Your legal advisor should check that the following works have received Planning Consent, Building Regulation Approval and Professional Consultant Certificates (where applicable):

Removal of walls within the reception room and the kitchen
Replacement of windows and doors
Roof coverings - replacement of roof coverings

8.2 Guarantees

Your legal advisor should establish in their pre-contract enquiries, the existence and validity of any guarantees, service agreements or engineers certificates and that they are transferrable to you upon completion.

8.3 Conservation areas and Listed status

The property is not in a conservation area.

The property is not listed with Historic England.

8.4 Other key matters

Your legal adviser should confirm the following:

That the property is Freehold and not subject to any unusual covenants or restrictions.

Any adverse easements, servitudes or wayleaves affecting the property.

The responsibility for maintenance and repairs of the boundary walls and fences.

That highway authority consent has been obtained for access to the property from the highway over the footpath/verge to the front of the house.

The position regarding any planning, highways or building proposals that might affect the value of the property. Any areas of concern should be referred back to the Surveyor.

That the property is insured from the moment of exchange of contracts for a sufficient sum against all usual perils including fire, impact, explosion, storm, tempests, flood, burst pipes and tanks, subsidence, landslip and ground heave.

Check the insurance claim history of the property.

USING YOUR REPORT

If we have identified something that you are not clear about, or uncertain as to the implications of; please talk with us. Reports can sometimes appear 'clinical' even if in plain language, and a quick chat can often alleviate any worries.

The cost of repairs may influence how much is appropriate to pay for the property. Before you exchange contracts, if we have identified repairs that need to be made, you should get quotations in writing from reputable and experienced contractors. If you need to call in a building contractor, or a specialist firm for roofing or damp; it is reasonable to request the vendor provides access.

Remember, the main objective is for you to be fully armed with as much information about the property, repairs and costs, BEFORE a final commitment to purchase is made.

There are often other professionals that our Surveys recommend get involved, such as electricians, plumbers, damp and timber specialists or structural engineers. It can be a minefield to know who to approach. That's why we have also created our own 'Useful contacts guide', which was provided to you with this Survey.

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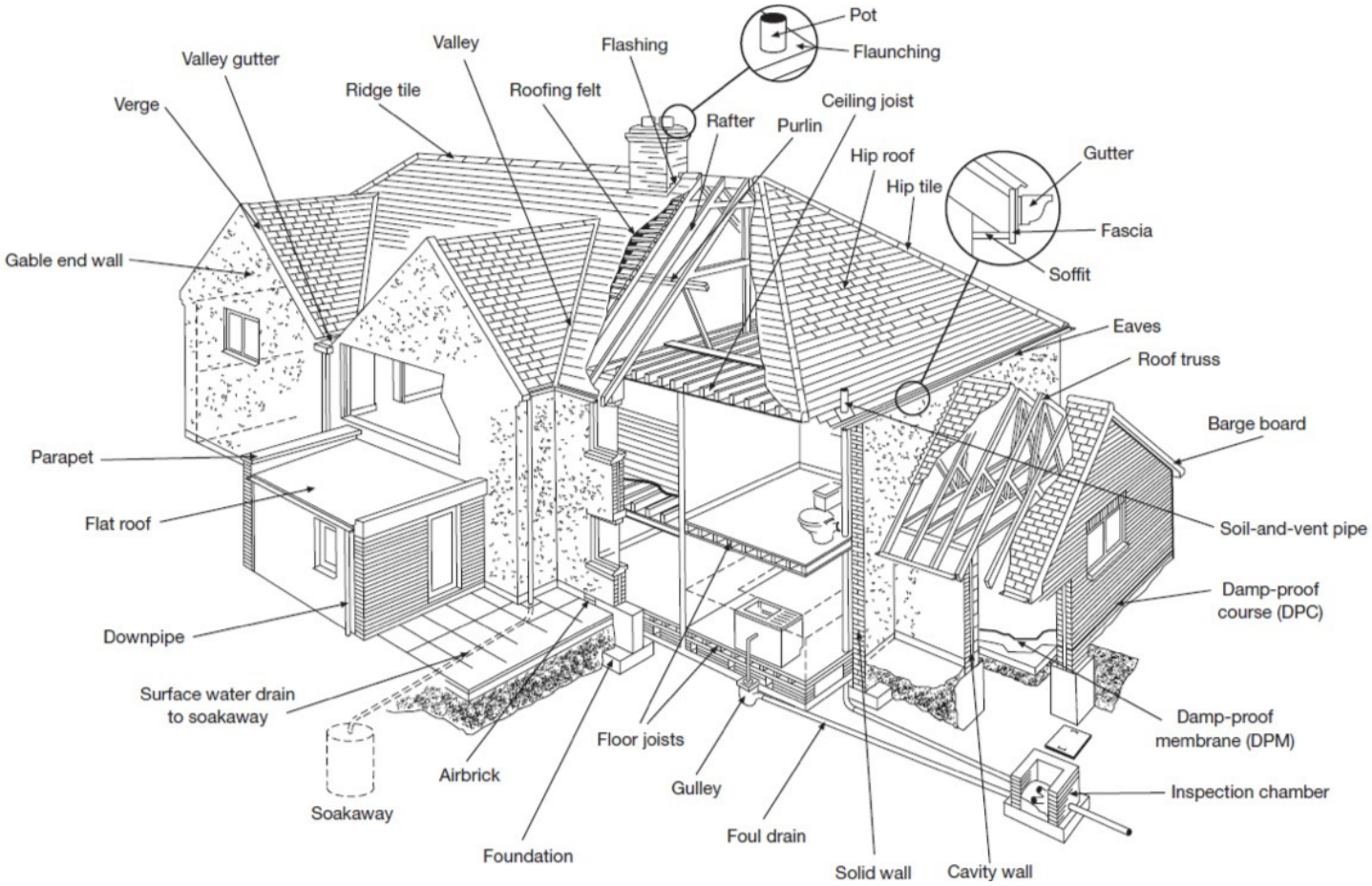
HOUSE DIAGRAM AND GLOSSARY



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Airbrick	A brick with holes in it by design, used especially underneath timber fioors and in roof spaces, to allow ventilation.
Barge Board	Also known as a ‘Verge Board’. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a fioor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid fioors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as fiat as possible, typically having a pitch of no more than 15 degrees. A fiat roof usually has the following components: 1.Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a fioor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or waste water from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gulley	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.
Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.

Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a man-hole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a fiat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper, used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and ar- ranged to allow water to disperse through them.
Soffit	A fiat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe	Also known as a soil stack pipe. Typically a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

THANK YOU FOR USING WEBSTERS SURVEYORS

WHATEVER YOUR NEXT STEPS ARE ON YOUR PURCHASE, WE WISH YOU THE VERY BEST AND THANK YOU USING OUR HELP.

WE ALSO PROVIDE VALUATIONS FOR

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MATRIMONIAL	SHARED OWNERSHIP	CHARITIES ACT	COURT COMPLIANT REPORTS
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With our expert team of Chartered Surveyors and RICS Registered Valuers, you will not just get a high quality report quickly. We will also explain our professional advice to you in plain English, cutting out as much of the 'Surveyor speak' as we can. More justification, less Jargon.

Our team have experience of undertaking thousands of valuation and survey reports, acting in the capacity of an expert witness or professional advocate. In a challenging property market, we are a safe pair of hands.

All of our valuation reports comply with professional standards set down by our regulatory body, the Royal Institution of Chartered Surveyors. Where appropriate, reports will comply with the RICS Valuation – Global Standards (known as The Red Book).

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