WEBSTERS
SURVEYORS

HOME SURVEY LEVEL 3

PROPERTY INSPECTED ON 6TH SEPTEMBER 2023
AND REPORT ISSUED ON 11TH SEPTEMBER 2023

PREPARED BY INFO .

CLIENT NAME(S):

WEBSTERS REFERENCE NUMBER **18491**

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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.

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.

You should be mindful that a property of this age and type will be subject to a much greater maintenance requirement than a more recently constructed one. Moreover, given the limitations of the inspection, you are likely to find that some making good is required prior to instigating your own particular improvements and redecorations.

Although the property is considered a reasonable proposition, defects have been noted that will need to be investigated further, prior to legal commitment to purchase. Several other items of repair and maintenance have also been identified.

3.0 General Description

3.1 Tenure

is believed to be freehold.

3.2 Description of the property

The property comprises a four bedroom semi detached house.

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

The original walls are of solid construction, rendered externally.

The main roof is pitched and covered with plain tiles.

Floors throughout are evidently of suspended timber joist construction

3.3 Approximate Age

The property was built in approximately 1930.

3.4 Location and amenities

The property is situated in the Barnet area of North West London, within the Barnet 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 good 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.

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 1, Reception room 2, Kitchen, Shower room, Bedroom 4, Utility room

First Floor: Bedroom 1, Bedroom 2, Bedroom 3, Bathroom, Shower room

3.6 Means of Escape and Fire Safety

Ageing battery operated smoke alarms were noted in the house. A mains operated, integrated system should be installed with sensors in principal areas, including a heat sensor in the kitchen.

This is a two-storey property with a main staircase providing access to the first-floor accommodation and this staircase will provide the main means of escape from the upper floors.

There are three main access points to the property on the ground floor.

The main front door provides access to the entrance hall which leads to the principal rooms. There are further access doors that opens directly off the reception room, kitchen and ground floor bedroom. The subject property is considered to have adequate means of escape.

Following the Building Regulations 2010, Approved document B, Windows must be capable of remaining open without any obstructions in an openable area. The minimum requirements for this are as follows: Exit free area: 0.33m2 Minimum width: 450mm Minimum height: 450mm A basic rule is, if the opening is 450mm wide, the height must be at least 750mm, which will create an open area of 0.33m2.

3.7 Outside areas and parking

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

Off-street parking is available in the front garden which is used as a driveway.

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

3.8 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.

3.9 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 and with the assistance of a drone within the boundaries of the property and from accessible public areas only. As a result, where traffic light ratings have been provided these may be based on our limited inspection.

As per the guidance in the RICS Home-Survey Standard (1st Edition) regarding Level 3 surveys, all reasonable efforts have been made to access and open all windows where it was possible/safe to do so.

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

Open valleys, which are formed at the intersection between two sloping roof surfaces, were viewed with the aid of a drone only and appeared to be lined with lead but where seen to be congested.

Image - 2

Image - 3

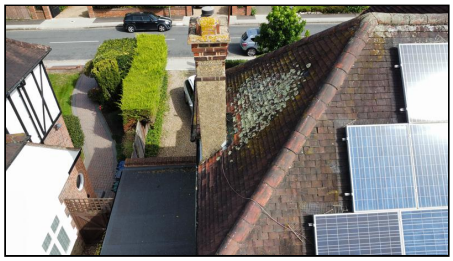


Image - 4

Image - 5

Image - 6

Image - 7

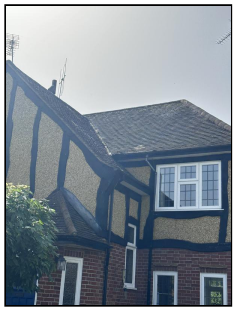


Image - 8

Image - 9

DEFECT/CONDITION

The main pitched roof appears generally even, with no indication of significant sagging or distortion. The roof covering appears to be in generally satisfactory condition for its age and with no significant defects noted. The rear roof slope however is ofcourse largely covered in the solar panels. Subject to normal ongoing maintenance, the covering should remain serviceable for some years.

There are a number of tiles that appear to have been replaced to the front and rear as they are much cleaner in appearance. Some tiles however to both slopes are dislodged, including right on the rear party wall between the two properties. Clarification should be sought legally with regards to ownership and responsbility. A roofer will be required to fix the tiles to both slopes in any event.

The solar panel installation will havea added weight to the original covering and may have required strengthening. No evidence of significant deflection was observed but additional strengthening might be required in the future.

Slight deflection of both roof slopes can be seen over the party walls. This is often found with houses of this age and is not considered to be significant.

GENERAL ADVICE

Moss and other vegetation inhibit the efficient dispersal of rainwater. In addition the moss can become dislodged and roll off the roof slope into the gutters causing blockages, which can result in damp penetration occurring. The moss and lichen should be removed and the roof slopes thoroughly cleaned and treated with a suitable fungicide or herbicide to prevent re-growth occurring. If left unchecked, moss and lichen can compromise the integrity of the material to which it is attached and shorten their lifespan as well as affect the aesthetic of the roof.

ACTIONS

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

4.2 Chimney Stack(s)

DESCRIPTION

There is a central chimney which is shared with the adjoining property to the left hand side. There is also a single chimney serving the property on the right hand side of the house.

The chimney stacks are of masonry construction, mostly rendered above the roofline with metal flashings at the stack/roof abutment to prevent damp penetration occurring internally to the smaller stack. No flashigns were visible to the central main stack.

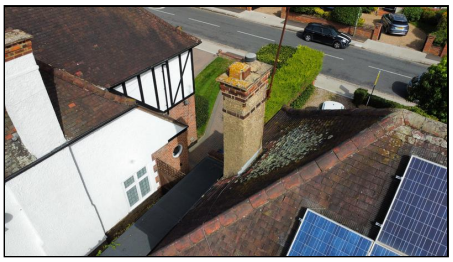


Image - 10

Image - 11

Image - 12

Image - 13

DEFECT/CONDITION

The brickwork and pointing to the chimneys is becoming slightly weathered. Repointing is required to prevent further deterioration and to maintain the long-term stability of the stacks. Any badly weathered bricks will need to be cut out and replaced.

The cement mortar flaunching to the top of the stacks appears to be cracked and damaged, which will result in rainwater penetration to the brickwork and further deterioration in the future.

Flashing should be introduced to the base of the central chimney. This would be done by a roofer or builder.

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

GENERAL ADVICE

It would be advisable to cap and ventilate any pots which serve now redundant flues to prevent unnecessary water penetration. This should be done in such a way to allow for air to circulate ,smoke effluent to escape the fire places (particularly if they are to be used) but discourage nesting birds and other debris/water from entering the flue.

There may be Party Wall Agreements needed for work to the stack(s).

The mortar flaunching to the stacks, securing the pots to the stack brickwork, is a very vulnerable component, and may be worn and cracked. These should be examined at the time of the inspection and repairs as above, and further repair is likely.

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.

ACTIONS

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

4.3 Parapet Walls

DESCRIPTION

There are raised brick parapets above the rear extension with concrete copings and lead flashings at the wall/roof abutment.

Image - 14

Image - 15

DEFECT/CONDITION

The parapets appear to be in generally satisfactory condition given their likely age and exposed position. Normal maintenance will be required.

ACTIONS

No immediate action required.

4.4 Fascia's & Soffits etc (external joinery)

DESCRIPTION

External roof joinery such as fascias and soffits etc. are likely of softwood.

Image - 16

Image - 17

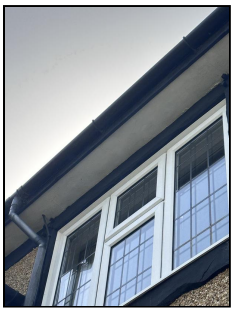


Image - 18

Image - 19

Image - 20

DEFECT/CONDITION

External roof joinery such as fascias and soffits, etc., appear to be in generally satisfactory condition but a closer inspection may reveal areas of rot, such as behind guttering. The property is in generally satisfactory decorative order externally, although you will appreciate that periodic redecoration, along with the normal associated maintenance works will be required if a good condition is to be maintained.

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. There is a hopper head downpipe leading down from the box gutter at the front roof valley. There are further valleys at the front roof slope where the different roof sections intersect. These appear to be lined with lead.


Image - 21


Image - 22


Image - 23


Image - 24

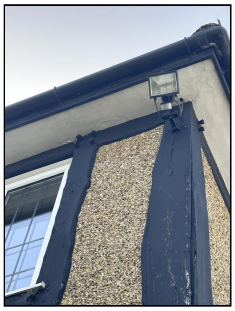


Image - 25


Image - 26


Image - 27


Image - 28

DEFECT/CONDITION

These appear to be in generally serviceable condition with no evidence of significant defects although some ongoing maintenance will be required. It was not raining at the time of inspection and, therefore, it was not possible to confirm whether the rainwater goods are watertight.

However, the roof valley gutters are generally badly congested and will need to be cleaned to ensure they operate as expected. The front central roof valley between the subject and the house to the left has quite a lot of vegetation growing.

A gutter clearance will need to be undertaken.

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.

The valley gutters are vulnerable to blockage and can be a source of damp penetration that can potentially lead to timber decay. It is essential, therefore, that regular maintenance inspections are carried out.

ACTIONS

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

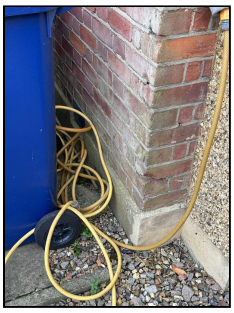
4.6 External Walls

DESCRIPTION

The walls are a combination of solid and cavity masonry construction with the latter relating to the rear extension. The walls are part rendered externally with a mock Tudor style to the front with the inclusion of painted timber beams. There is a cement plinth running around the external perimter of the house.


Image - 29


Image - 30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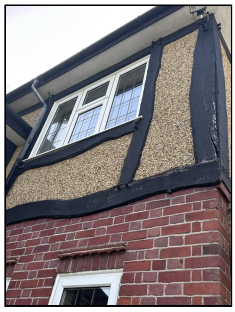
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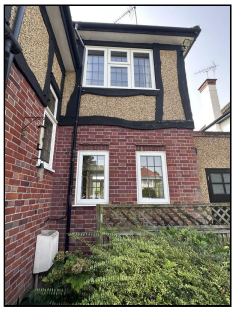
Image - 33


Image - 34

Image - 35

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.

The condition of facing brickwork is consistent with the age of the building. Some areas are becoming slightly weathered, for example to the side at the front near to the bins with some localised repointing needed to keep the external walls in good condition.

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.

There is a cement plinth around the base of the walls to the house. This architectural device was used to deliberately hide the DPC and also to provide decoration and emulate more expensive brick plinths. The cement has degraded over the last 120 years or so it may have become porous and allow rising damp to bridge or bypass any damp course which may be present.

The pebble dash render at first floor level to the front is slightly weathered. There are is a crack and some damage to th render on the side wall of the rear extension. The application of good quality masonry paint might prolong the life of this render to some extent but re-rendering will be required at some stage in the future.

We were unable to identify the DPC due to the external finish. In a property of this age, it is likely that a slate or bitumen DPC would have been used. DPC's of this type are prone to long term failure due to the natural deterioration of material. It is possible that dampness may occur in the future which will require remedial treatment. DPC's should ideally be 150mm above external ground level. In this case, ground levels are high in some positions and this could lead to bridging, causing dampness to the interior of the building. External levels should now be reduced as a precaution.

The mock Tudor timber panelling appears in a generally satisfactory condition but a closer look may reveal sections of rot or decay. The timber is in need of decorating as this is deteriorating in some places. A competennt decorator can assist with this work.

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.

Lintel supports above door and window openings are concealed within the construction and as a result were not visible for inspection. There was no evidence of significant cracking, which suggests they are performing satisfactorily.

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.

Render material can be prone to deterioration and loss of key over time. It may conceal cracks or other defects. If the mesh used to strengthen the render is of galvanised steel, then rust bleed may occur - this is characterised by the unsightly orange/brown coloured staining it produces, often in the vicinity of corners or openings for which repair will be required.

Damp proof courses (DPC's) are built into properties to prevent the movement of ground moisture through the wall and prevent deterioration of internal fixtures and fittings and also to prevent high levels of moisture leading to wood rotting fungi.

Damp proof courses were a well established building practice by the 1930s, having first been required by the Public Health Acts in 1875.

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.

Cavity wall style construction comprises an inner and outer leaf of masonry material, usually bricks or blocks, with a space in-between tied together with straps, usually metal, which are called wall ties. It is often the case with cavity wall construction that most of the load is carried by the internal leaf of brick or blockwork. The external leaf provides stability to the load-bearing inner leaf, weatherproofing and creating a free draining cavity. In recent times with the much-increased emphasis on energy conservation, the external wall cavity has become a convenient space to incorporate thermal insulation either retrospectively or during initial construction.

ACTIONS

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

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

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 all windows.

Windows are predominately of uPVC double glazing. There are two timber framed stained glass windows either side of the front door.

External doors include the front door and three sets of rear doors.

The doors are a combination of uPVC double glazed and timber framed single glazed.


Image - 36


Image - 37


Image - 38


Image - 39


Image - 40

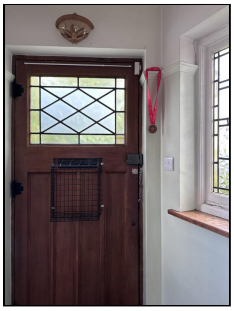
Image - 41

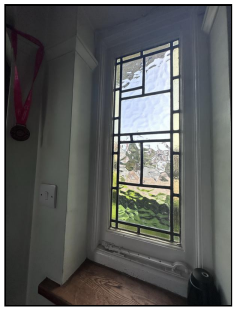
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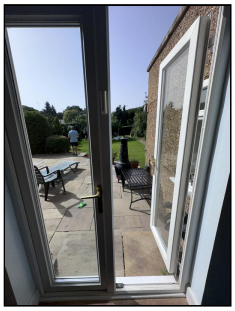
Image - 44

Image - 45



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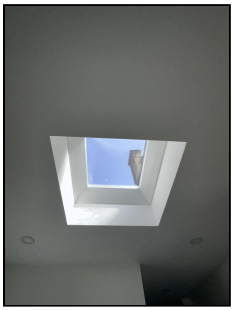


Image - 47

Image - 48

Image - 49

DEFECT/CONDITION

The windows and doors appear to be in a general condition consistent with their age and type. Normal maintenance will be required. Replacement uPVC sealed unit double glazing has been installed. Those windows that we could open, operated satisfactorily.

The timber framed stained glass windows are currently not used and were not able to be opened. The frames have been painted shut.

The seals to some of the double glazed units appear to have failed causing misting on the glass. This was noted in the en-suite shower room. It is recommended that the units are checked and replaced as necessary.

The rear doors and the timber front door all appeared to be generally satisfactory. Normal maintenance will be required.

GENERAL ADVICE

The junction between the window and door frames and surrounding masonry 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.
Your legal adviser should confirm that a FENSA Certificate or suitable alternative is available otherwise the installation may not comply with the Building Regulations.

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 single glazed windows will obviously be a source of heat loss from the property and will be prone to high levels of condensation, particularly in the winter months.

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.

uPVC (unplasticised Poly Vinyl Chloride) is a common material for the production of window and door frames. The quality of the plastic can vary, which will impact upon performance over time and it is impossible to recognise this from a superficial inspection. Key load-bearing members of the frames often have to be strengthened, usually with metal, but the strengthening is hidden within the frame and we cannot confirm its presence, condition or comment on long term durability.

Locks provide security to the building and if they are defective or not operational, this may either invalidate insurance or impede access/egress for occupants. They should be kept in a reasonable state of repair. You may wish to consider changing the locks on change of ownership and this may be encouraged by your legal advisors and insurance company. The repair and replacement of locks and hinges etc. can prove difficult and expensive.

The quality of sealed unit double glazed doors varies, and no assurances can be given concerning long term durability.

Your legal adviser should confirm that a FENSA Certificate or suitable alternative is available otherwise the installation may not comply with the Building Regulations.

ACTIONS

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

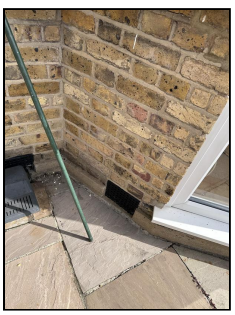
4.8 Sub Floor ventilation

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.

Image - 50

Image - 51



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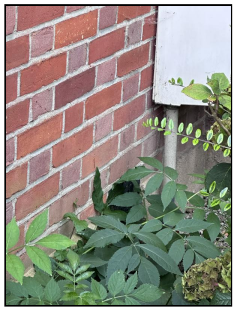

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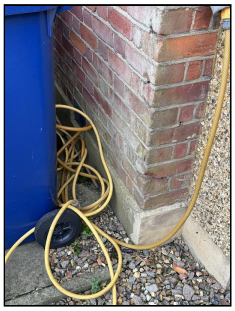


Image - 54

DEFECT/CONDITION

In a number of areas, the subfloor-ventilation is level with the exterior ground levels. This increases the change of surface water entering the sub-floor and causing rot and decay. The exterior ground levels should now be reduced as a precaution. Ideally, this work should be undertaken with a competent gardener/ landscaper alongside a competent general building contractor to ensure there is no cross-over.

Vents to the front elevation might be concealed by the mature hedging and plants.

GENERAL ADVICE

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

ACTIONS

No immediate action required.

4.9 Foundation and Trees

DESCRIPTION

There are a number of trees and mature hedges growing nearby which are within possible influencing distance of the building. Trees can cause damage to buildings and services via their roots or physical damage from falling branches.

Image - 55

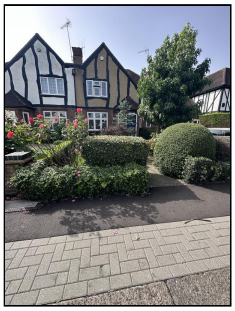


Image - 56

DEFECT/CONDITION

Whilst no damage was seen, the trees should be inspected on a regular basis, ideally by a qualified arboriculturalist, so that their continued health and safety can be maintained.

GENERAL ADVICE

Given the probability of a clay sub-soil, mature trees should not be removed without specialist advice. This is because of the risk of 'heave' – if a tree is removed it will no longer take moisture from the ground, which can cause a clay sub-soil to swell, potentially damaging drains and/or foundations.

ACTIONS

The advice of a qualified arboriculturist should be sought.

4.10 Driveways, gardens and boundaries

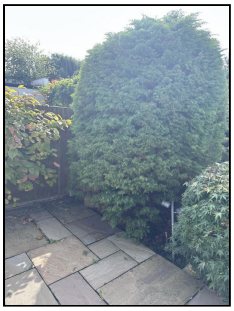
DESCRIPTION

The front garden is partly used as a driveway which is laid to gravel. There is a pathway with a section of lawn and mature hedging all around. The low rise brick walls are covered in vegetation. Generally the front garden is well presented.

To the rear is a patio then theg arden is mostly laid to lawn with timber panel fencing. The furhtest section of garden is not as well kept and includes a shed and greenhouse. Generally the rear garden is mature in nature with plenty of hedges, plants and trees.


Image - 57


Image - 58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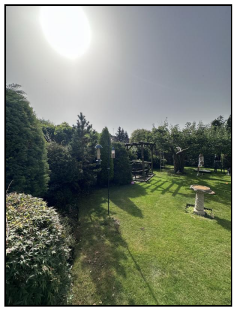
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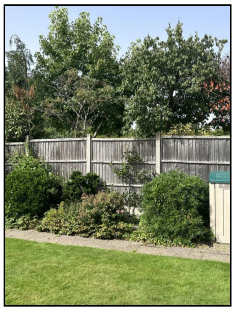
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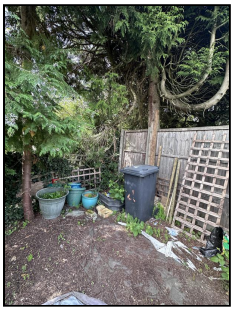
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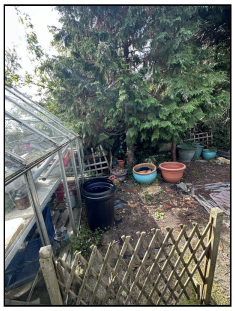
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Image - 67


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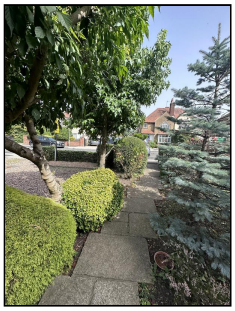
Image - 69



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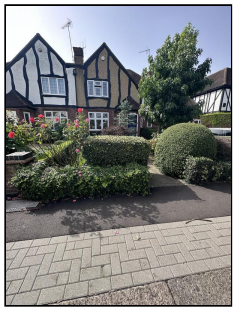

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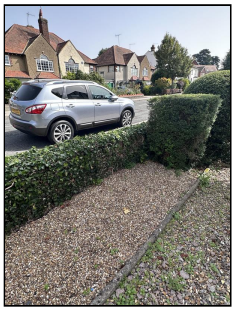


Image - 73

DEFECT/CONDITION

The walls and fences are generally in an adequate condition but will require ongoing maintenance. Liability for the shared boundaries requires clarification.

The rear section of the rear garden is poorly attended and partly overgrown with a variety of plants and weeds. It is beyond the scope of this report to identify these plants and we cannot, therefore, confirm whether invasive plants such as Japanese Knotweed are present. Japanese Knotweed is a fast growing and invasive weed which can cause damage to buildings and services and is difficult to eradicate.

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.

There is a timber storage shed and greenhouse in the rear garden. Whilst generally adequate for purpose, a detailed inspection is outside the scope of this report. Normal maintenance and periodic replacement of the felt roof covering will be required.

ACTIONS

The advice of a reputable gardener should be sought.

4.11 Other roofs

DESCRIPTION

There are three additional roofs. These being the pitched roof above the front porch, the flat roof above theg arage extension and the flat roof above the rear bay windows.

The pitched roof is covered in plain tiles, like the main roof.

The other two roofs are covered in mineral felt.

Image - 74

Image - 75

Image - 76

Image - 77

Image - 78

DEFECT/CONDITION

The roof coverings appear to be in generally satisfactory condition for their ages and with no significant defects noted. Subject to normal ongoing maintenance, the coverings should remain serviceable for some years.

The flat roofs are covered with mineral felt. This type of covering has a limited lifespan and ongoing repair maintenance and eventual replacement must be anticipated. Experience shows that leaks can manifest themselves unexpectedly. Repair works may prove to be expensive as water ingress may cause collateral damage to structural elements and decorative finishings.

There is no visible provision for ventilation of the flat roofs. Condensation is a risk with unventilated flat roofs

and this can lead to decay to the timber decking and ceiling joists. Whether condensation is occurring can only be ascertained by opening up the roof structure for an internal inspection, which is clearly disruptive. Therefore no action at the present time is recommended, however, when the roof covering is next replaced adequate provision for ventilation should be provided at the same time. This will bring the roof in line with current building standards.

There is a skylight window within the flat roof above the extension. The skylight window where it intersects the flat roof is considered to be a weak point and the flashings surrounding it may fail allowing damp penetration to occur. No evidence of such a failure was noted but leaks can occur unexpectedly. Repair works may prove to be expensive as water ingress may cause consequential damage to structural elements and decorative finishings.

GENERAL ADVICE

Moss and other vegetation inhibit the efficient dispersal of rainwater. In addition the moss can become dislodged and roll off the roof slope into the gutters causing blockages, which can result in damp penetration occurring. The moss and lichen should be removed and the roof slopes thoroughly cleaned and treated with a suitable fungicide or herbicide to prevent re-growth occurring. If left unchecked, moss and lichen can compromise the integrity of the material to which it is attached and shorten their lifespan as well as affect the aesthetic of the roof.

ACTIONS

No immediate action 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.

5.1 Roof void and structure

DESCRIPTION

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

From within the roof void, our view of the structure was impeded by the underside covering but from what we can see, the roof is likely formed of the original traditional purlin and rafter construction.

The loft was not boarded but covered in items of storage and insulation. A makeshift path was created to access the boiler and hot water tank. No comment can be made on the condition of the ceiling joists and ceilings etc. below the boarding.


Image - 79


Image - 80


Image - 81


Image - 82


Image - 83


Image - 84


Image - 85

DEFECT/CONDITION

The vast majority of the roof structure has been covered by what seems to be a breathable lining that has been placed over the roof framework rather than directly on the underside of the underside membrane/tiles.

This property was built before it became standard practice to install lining felt beneath the coverings as a secondary line of defence against water penetration. This can lead to water penetration and dampness. The lining has therefore been introduced retrospectively.

Placing the lining this way means that any inspection of the roof structure is difficult and will not protect the timberwork from water penetration. Indeed there are some stains near the ridge on the lining which may suggest some water ingress. It would be prudent to have a roofer remove the lining, assess the structure and provide advice as to how best reinstall an appropriate lining. The timbers that were exposed seem to be in adequate condition generally.

However, as solar panels have been put on the roof, it is considered that there will be additional load put onto one side of the roof structure. Some diagonal struts were noted but it was not evidently obvious what these are secured onto and one is split. No external effects of the load were noted to the roof however nearly the whole slope is covered in solar panels so is difficult to tell. It would be prudent to have a roofer check the structure and be mindful that some strengthening works may be required.

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.

The main roof void does appear to be sufficiently ventilated although no external vents were noted. When the lining is removed, it may become evident that ventilation needs to be improved. Fixed air vents could 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 in place.

The main roof void appears to be adequately insulated.

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.

ACTIONS

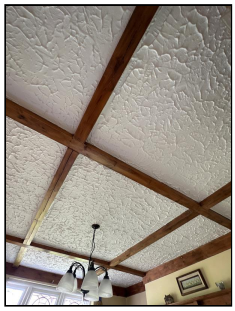
Instruct a competent roofing contractor (ideally a member of the National Federation of Roofing Contractors) to undertake a thorough assessment of the roof and all hidden parts. Further repairs may be necessary.

5.2 Ceilings

DESCRIPTION

Ceilings are a mixture of lath and plaster and plasterboard with skimmed plaster, lined finishes, painted finishes and textured finishes.

Some of the ceilings are adorned with coving.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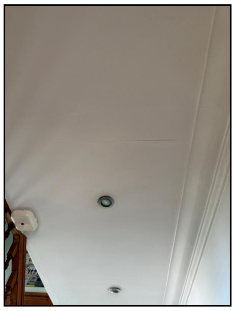
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Image - 88

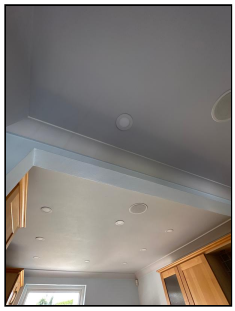
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Image - 90


Image - 91

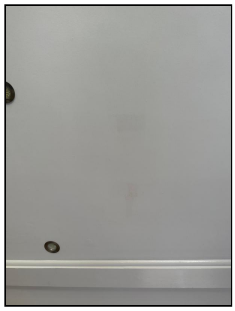
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Image - 94

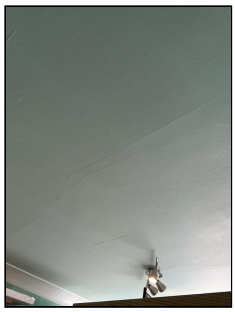


Image - 95


Image - 96


Image - 97

DEFECT/CONDITION

The ceilings appear to be in generally satisfactory condition.

Unevenness and cracking was noted in some areas but this is not unusual for a property of this type and age. Repair works will be required when redecorating.

Lath and plaster ceilings of this age can be prone to sudden, partial or complete failure. Realistically, you should allow for ongoing repair to areas of defective plaster and ultimately, renewal may be required.

A textured finish has been applied to a number of ceiling surfaces. 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.

Decorations to covings are deteriorating in places and would benefit from making good before redecoration by a decorator. Additionally, some spotlights have cone out of place and it is likely some replastering will be required.

GENERAL ADVICE

Lath and plaster construction is formed by applying plaster onto the face of laths which are fixed to the underside of timber floor or ceiling joists. The gap between the laths enables the plaster to pass between them to form a key to secure the plaster. A well-constructed and undisturbed lath and plaster ceiling can last for well over 100 years, however, they tend to crack and loosen with age, and eventually require replacing. It is the flexing and vibration in floor and ceiling joists that start to cause failure in lath and plaster ceilings.

Ceilings 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.

ACTIONS

You should arrange for a competent decorator to inspect the property and provide an estimate for remedial work 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, lining paper, wallpaper and tiling.


Image - 98


Image - 99

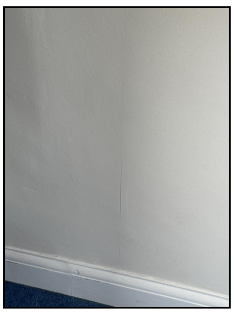


Image - 100


Image - 101


Image - 102

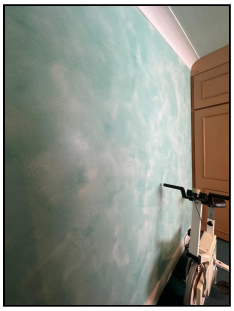


Image - 103


Image - 104

DEFECT/CONDITION

The walls appear to be in generally satisfactory condition.

Minor cracking was noted to some walls, but not thought to be of structural significance. Minor cracking and stressed decorations at wall junctions is indicative of slight differential movement but this is commonly found with properties of this age and type and appears to be long standing.

Some elevated moisture meter readings were taken to the front wall of the dining room. To the front of the house by this wall, there is a mature plant which may be playing a part here. The wall may be finding it harder to breathe and expel moisture as a result of the plant. Internally, the walls here are lined and there were no visual signs of damp penetration. It is not suggested that a damp proof treatment is required and it may be prudent to remove the hedge to the front. Should there be any maintenance concerns to the

brickwork once the hedge is removed then these should be dealt with such as repointing etc but at the moment the wall is covered. Should you be intending to redecorate internally, then it would be prudent to remove the wall lining paper here and to allow the wall to dry out before replastering/redecorating. Beyond removing the hedge and looking at the wall externally, there is no requirement for any urgent action internally and the area can be monitored for any changes.

Other than the above, we found no evidence of penetrating or rising dampness at the time of inspection, to accessible internal wall surfaces.

It would appear that a number of alterations have been made to the original walls relating to the ground floor garage conversion/extension and although the age of this work is not known it is assumed that all necessary Building Regulation approvals were obtained.

Many wall surfaces also have a form of lining or plain wallpaper. The finishes finish may conceal distortions, cracks or other defects. 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 requires maintaining a careful balance between heating, insulation and ventilation.

GENERAL ADVICE

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.

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.

In a property of this age asbestos based components are likely to have been used in many areas, some of which are 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.

It should be noted that wallpaper, 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 wet-room style bathrooms, around sanitary fittings and kitchen sinks etc.) is paramount.

ACTIONS

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

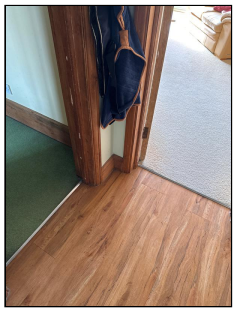
You should also arrange for a competent gardener to inspect the garden.

5.4 Floors

DESCRIPTION

The floors are of suspended timber construction to the upper floor. The ground floor is of suspended timber construction to the main part of the property with the extension considered to be of solid construction.

A variety of coverings are fitted, including ceramic tiling, carpet, wood and vinyl sheet.



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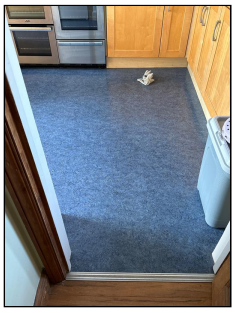

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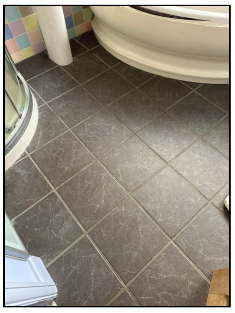


Image - 107

DEFECT/CONDITION

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.

GENERAL ADVICE

The quality of wood 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. 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.

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.

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

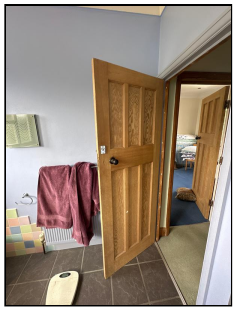
ACTIONS

No immediate action required.

5.5 Woodwork (internal joinery)

DESCRIPTION

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



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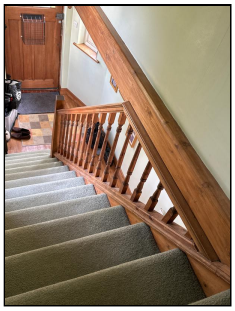

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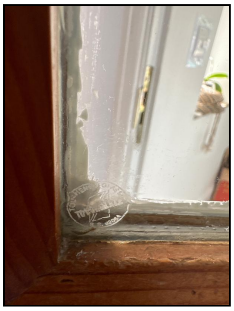


Image - 113

DEFECT/CONDITION

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

There arevisible British Standard marks to the internal door glazing panels.

The fitted 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.

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.

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. We expect that you have assessed the adequacy of decorations for your own purposes.

GENERAL ADVICE

Normal maintenance will be required.

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.

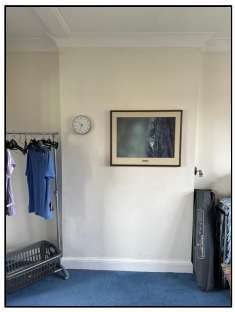
ACTIONS

No immediate action required.

5.6 Fireplaces, Chimney Breasts and Flues

DESCRIPTION

The chimney breasts have been partly removed in the property. There are fireplaces in the front reception room and rear reception room. The chimney breast to bedroom 3 has been removed, so too in the utility room.



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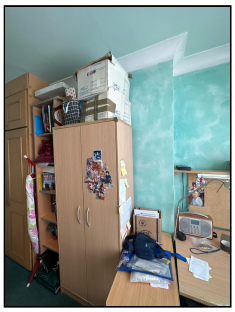


Image - 115

Image - 116

Image - 117

DEFECT/CONDITION

Within the roof void, our view of the chimney breasts was restricted due to the pipework infront of them and having limited places to stand due to a lack of boarding and insulation/storage items covering the flooring, it would appear that the left hand side chimney breast tapers off and might end in the roof space rather than carry on down into the floor below (like with the right hand side breast). The chimney breast to the corresponding bedroom below has been removed but does remain in the ground floor room below. Support may be present but we can not confirm same.

It is also considered that the slimmer side chimney breast terminates at the ground floor and is not visible to the kitchen. 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 further 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.

Ventilation internally should be installed to the chimney breast within bedroom 4 and bedroom 2 to prevent a build up of condensation as none was visible. This will entail creating an opening internally to allow a vent to be installed. The fireplace in the rear reception room should also remain ventilated.

It is not possible to indicate the condition of flues or the presence of flue liners.

GENERAL ADVICE

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

As detailed earlier, you should seek confirmation either through enquiry with the local authority Building Control department or further physical investigation that appropriate support has been installed. A builder will also be required to quote for the installation of ventilation.

5.7 Kitchen(s)

DESCRIPTION

The kitchen is located to the rear of the property. This is of a U-shape layout with a laminate worktop and some built in appliances.

Image - 118

Image - 119

DEFECT/CONDITION

The kitchen units appear to be adequately presented and generally satisfactory, subject to normal wear and tear. No doubt you have already assessed the adequacy of these, and other built-in fitments, for your own purposes.

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.

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.

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

No immediate action required.

5.8 Miscellaneous

DESCRIPTION

There are battery operated smoke alarms noted within the property.

Image - 120

Image - 121

DEFECT/CONDITION

SAFETY FIRST

The property should have a mains powered smoke and heat alarm system in addition to a carbon monoxide detector.

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 fitted and 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

5.9 Bathrooms & Sanitary Ware

DESCRIPTION

There is a wet-room on the ground floor. The wet-room comprises a two piece suite with shower fittings.

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

There is an ensuite shower room on the first floor. The ensuite comprises a three piece suite with sink, toilet and shower cubicle.

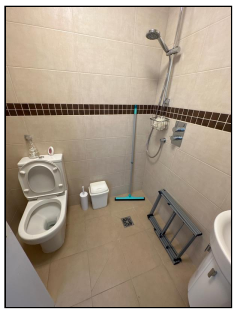
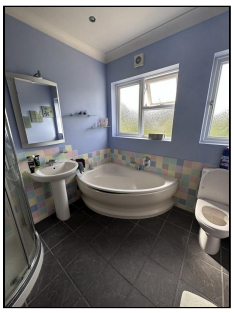


Image - 122


Image - 123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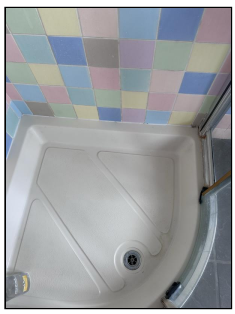


Image - 125


Image - 126

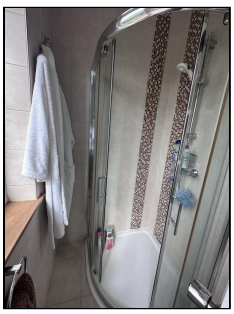


Image - 127

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's are adequately secured to the floors.

Ventilation to the shower rooms(s) is considered to be inadequate. There is no mechanical ventilation in the bathroom, which increases the risk of condensation and dampness. You may wish to install mechanical ventilation to supplement the natural ventilation to the bathroom.

The sanitary fitments appear to be generally functional, but of some age. The side panel to the bath tub has broken and will need to be replaced. No doubt you have already assessed the adequacy of these fittings generally for your own purposes.

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.

There is no mechanical ventilation in the bathroom, which increases the risk of condensation and dampness. You may wish to install mechanical ventilation to supplement the natural ventilation to the bathroom.

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.

The floor to the central drain of the walk-in shower should have been installed with a suitable membrane and built to specific requirements to allow water to be directed toward the central drain. It is not clear whether the membrane has been included, but the floor dips towards the drain. You may wish to have your plumber (see Services) confirm this is sufficient.

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.

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.

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.

As noted, the area is served by a mechanical ventilation unit. This should be of a sufficient type and specification to

extract moisture laden air from the area, ideally with a run-on timer. Failure to maintain and clean this in line with manufacturer guidance will lead to excessive condensation and associated problems (such as mould etc.)

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.

The en-suite shower has natural ventilation in the form of a window, but is not served by a mechanical ventilation unit. Consideration should be given to improving this arrangement.

The installation should be of a sufficient type and specification to extract moisture laden air from the area more efficiently, ideally with a run-on timer.

We recommend you consult a BESA registered contractor for additional advice. Their member directory can be found here: https://www.thebesa.com/besa-membership/find-a-besa-member. Failure to maintain and clean any units installed in line with manufacturer guidance will lead to excessive condensation and associated problems (such as mould etc.)

ACTIONS

You should engage with an NICEIC / ECA or similar registered contractor to quote for the extractor fan works.

Replace the bath tub side panel.

You should engage with an NICEIC / ECA or similar registered contractor to quote for the repair works to install an extractor fan.

5.10 Utility room(s)

DESCRIPTION

The garage has now been converted and altered and forms part of the side extension. The front part of the former garage is now used as a utility room of sorts. The garage door is still in situ with ceilings of plasterboard and walls of painted brickwork, render and plasterboard.

The floor is the original concrete floor and was a little uneven which is not unusual.

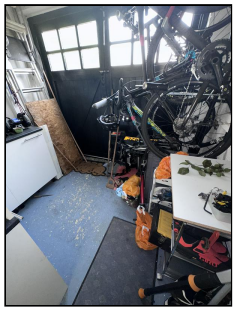


Image - 128

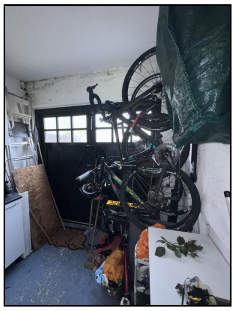


Image - 129


Image - 130


Image - 131


Image - 132

DEFECT/CONDITION

Mould spots were noted to the brick work above the garage door which is an indication of condensation in this area and a lack of ventilation. The brickwork should be cleaned and mould removed prior to redecoration.

The introduction of ventilation to this space will help keep condensation at bay.

No immediate works are required regarding the floor. Floors of this type and age are rarely totally flat.

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.

You may wish to consider installing mechanical ventilation in this area to aid with this and it is recommended you consult a BESA registered contractor for additional advice. Their member directory can be found here: https://www.thebesa.com/besa-membership/find-a-besa-member. Failure to maintain and clean any units installed in line with manufacturer guidance will lead to excessive condensation and associated problems (such as mould etc.) The units installed should be of a sufficient type and specification to extract the anticipated volume of moisture out of the area, ideally with a run-on timer.

ACTIONS

You should arrange for a competent decorator to inspect the property and provide an estimate for remedial work required. You should engage with an NICEIC / ECA or similar registered contractor to quote for the ventilation works.

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 under stairs cupboard.

The consumer unit has Residual Current Devices (RCDs) and Miniature Circuit Breakers. (MCBs)

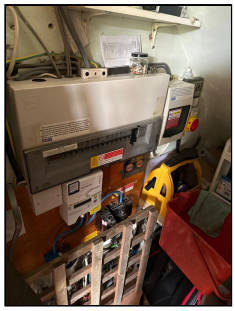


Image - 133

DEFECT/CONDITION

There are no indications of a recent test.

SAFETY FIRST

Electrical fittings within the property are of various ages and some aspects of the installation are likely to fall short of recommendations.

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

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 an external meter box to the front of the house

Image - 134

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 are provided from a Vaillant gas fired condensing boiler located in the roof void with a fan-assisted flue to the venting through the roof.

The system feeds a series of radiators in the various rooms.

Image - 135

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

Hot water is provided by the boiler and is stored in a factory insulated, pressurised cylinder housed in the roof void.

Image - 136

DEFECT/CONDITION

See action below

SAFETY FIRST

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.

Internal pipework, where visible, is of copper and plastic.

We could not find the internal stopock and it's location should be verified with the owner.

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

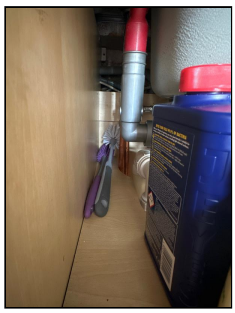


Image - 137

DEFECT/CONDITION

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.

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.

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 cast iron soil vent pipe, attached to the rear wall.

There is 1 inspection chamber to the driveway.


Image - 138


Image - 139


Image - 140

DEFECT/CONDITION

The soil stack appears to be generally serviceable. This will require increasing levels of maintenance and will be prone to leakage, and the brackets can affect masonry at the attachment point. Replacement with modern PVC sections will be a more economic option.

The inspection chamber was lifted and although the drains are generally free flowing some congestion and debris was noted. The soil and vent pipe (SVP) should have a cage fitted to prevent the entry of debris and vermin into the drain system. Waste water can consist of either foul waste (anything that comes from bathrooms, kitchens, utility rooms) and surface water (rainwater from roofs and paths). The underground pipework carries the effluent away without danger to health or giving nuisance ideally with access points to allow periodic maintenance.

Older systems were often combined with all water going to the sewerage system. While not now permitted under current Regulations, these are not retrospective in operation.

Modern systems keep the foul water and the surface water apart in separate drains. The Foul waste going to the primary disposal and the Surface water usually discharged to a local soakaway (an underground holding chamber which gradually disperses the water into the surrounding soil). The main concern is to ensure that Foul waste is not discharged into the Surface water drainage system as this can cause pollution.

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.

6.7 Other services

DESCRIPTION

The property benefits from a solar panel system with a vast number of solar panels on the rear roof slope with the associated inverter base unit within the roof void. it is understood the solar panel system is owned outright and not lease. Confirmation should be sought from your legal advisor.

Image - 141

Image - 142

DEFECT/CONDITION

SAFETY FIRST

The system visually appeared to be satisfactory. You should use the inverter exclusively to feed photovoltaically converted solar energy into the public 230 V/50 Hz mains.

There are no indications of a recent test.

ACTIONS

Without a test and report by a qualified solar engineer, you must appreciate that there may be concealed defects to the installation. You are therefore advised to enquire whether the system has been serviced by the vendor and whether they can supply a valid testing certificate.

7.0 Energy Efficiency

EER: Current rating of D 56 and potential rating of C 75.

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

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.

8.0 Environmental matters

8.1 Flooding

The local lead flood authority (LLFA) is: Barnet Council

The property is in an area of very low risk from surface water flooding. Very low risk means that each year this area has a chance of flooding of less than 0.1%.

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: Unlikely.

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.

8.2 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.

8.3 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.

You will receive a comprehensive environmental report on the property, as part of your solicitor's searches. This is a professionally produced document concentrating specifically on a variety of issues that may adversely affect the property, due to its location. Whilst we have included some refences to our own research to assist you, in a general sense, these findings are not intended to supersede those contained within a formal report.

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

8.4 Noise pollution

The following map shows road and railway noise levels and associated noise important areas as hotspots locations identified by Defra as requiring further investigation.

The information is correct at the point of issue according to Environmental consultants Extrium. Please be aware that noise levels can of course vary over time and even through an individual day. They can be impacted by recent or proposed developments where applicable such as roadworks and new rail or tube lines.

We have not undertaken any noise survey ourselves so provide no assurance that the information provided by Extrium is correct.

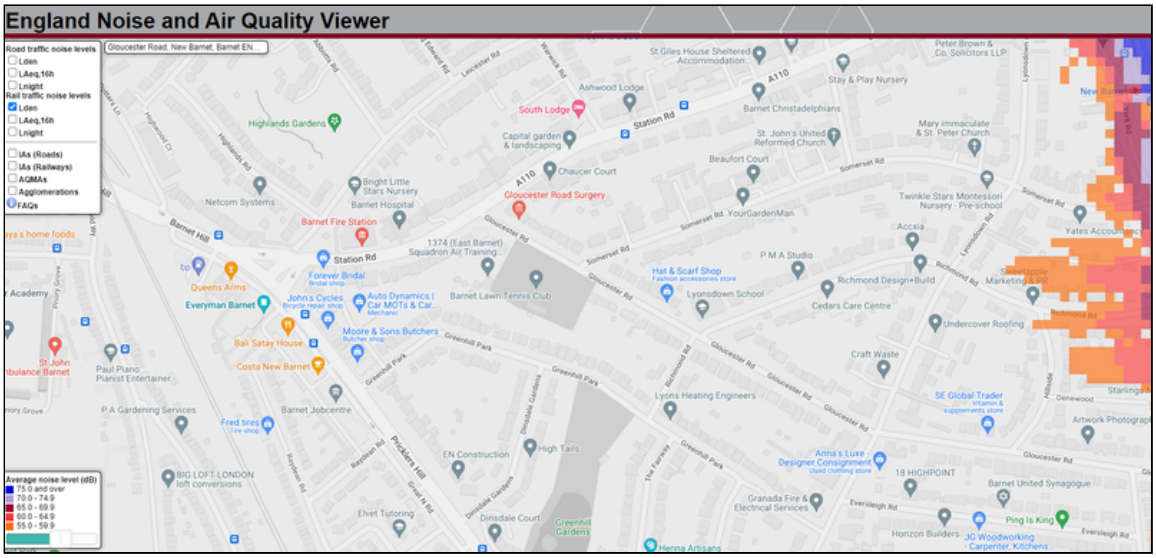


Image - 143

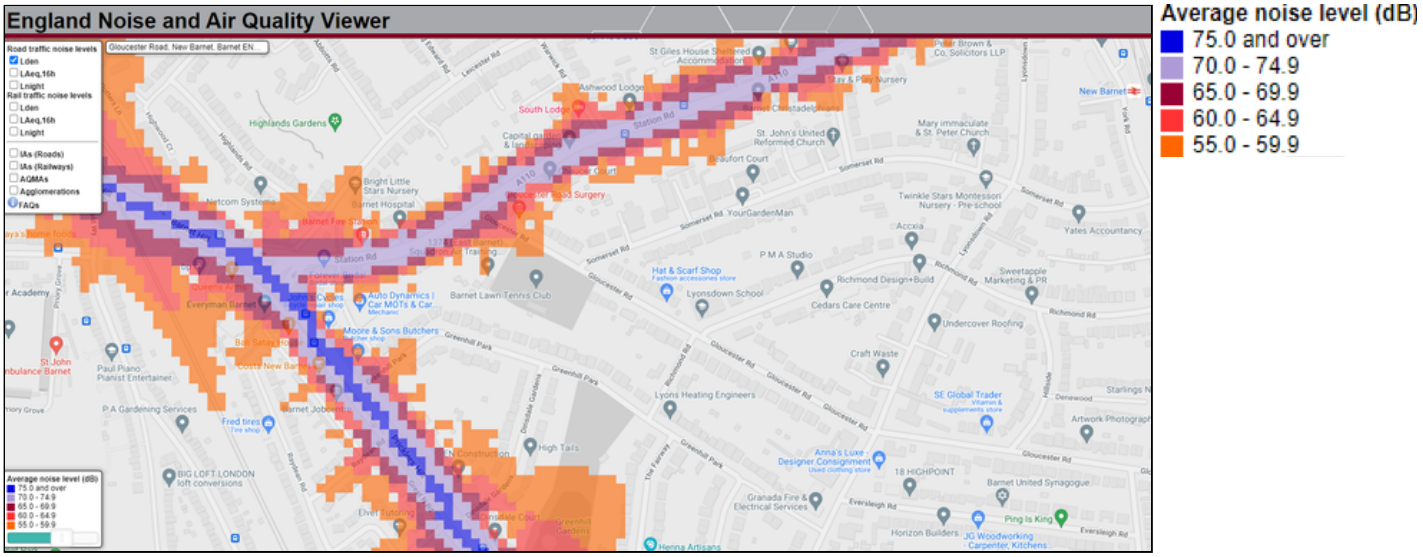


Image - 144

8.5 Japanese Knotweed and other invasive plants and weeds

During the course of our inspection, we did not identify any Japanese Knotweed or other invasive plant or weed. However, there are sometimes areas with gardens and other land where Japanese Knotweed can grow but which cannot be seen during a Survey. For example, interspersed with other plants or in areas with restricted access.

You are responsible for any plants within the curtilage of any gardens or other associated land within the property.

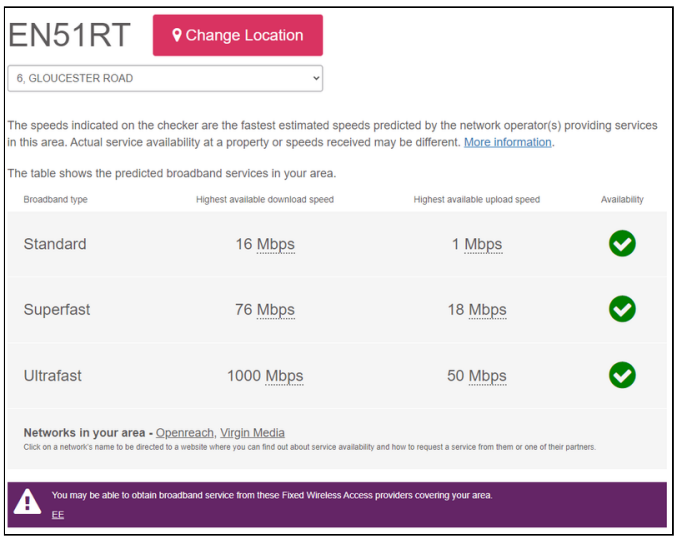
8.6 Vermin

During the course of our inspections, we did not identify any vermin or signs of their presence. Vermin can include rats, mice, squirrels, birds, bees and wasps. However, where there are any open access points into the main building or roof space, it is commonplace for vermin to enter. It is sensible to routinely check access points such as seals around door and window openings, slipped roof tiles and any openings in fascia's or soffit boards. Infestations can take place regardless of how clean a property is.

9.0 Technology

9.1 Broadband speed

The below table is from the Ofcom website. They are the UK's communications regulator. The speed indicated on the checker is the fastest estimated speeds as predicted by the network operator(s) providing services in the area. Actual service availability at a property or speeds received may be different as a number of factors can affect it including the size of a property, thickness of walls and distance from the main router for different rooms. The table shows the predicted broadband services in the area. If you have concerns about Broadband, you should make enquiries of the seller and local service providers.



EN51RT Change Location

6, GLOUCESTER ROAD

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information.

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	16 Mbps	1 Mbps	✓
Superfast	76 Mbps	18 Mbps	✓
Ultrafast	1000 Mbps	50 Mbps	✓

Networks in your area - Openreach, Virgin Media

Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.

EE

9.2 Mobile coverage

The below table is from the Ofcom website. They are the UK's communications regulator. The results illustrated are for indoors and are predictions, not a guarantee. Actual services may differ from results so these are to be taken as indicative only. If you visit the website at https://checker.ofcom.org.uk/en-gb/mobile-coverage, you will see a map of available services which is helpful as it also illustrates where signal drops off.

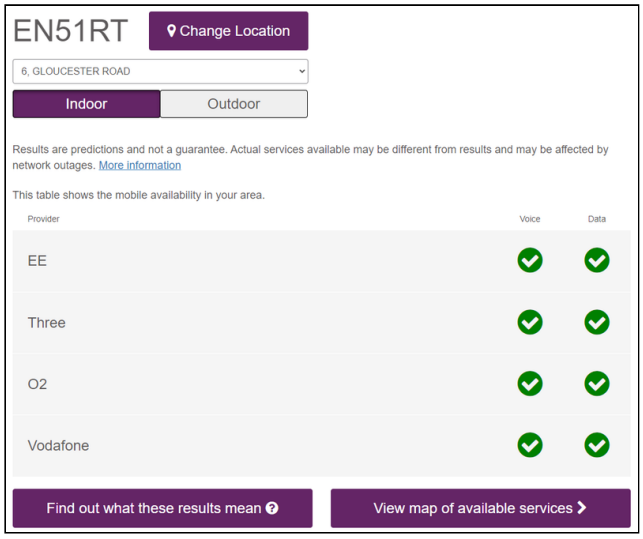


Image - 146

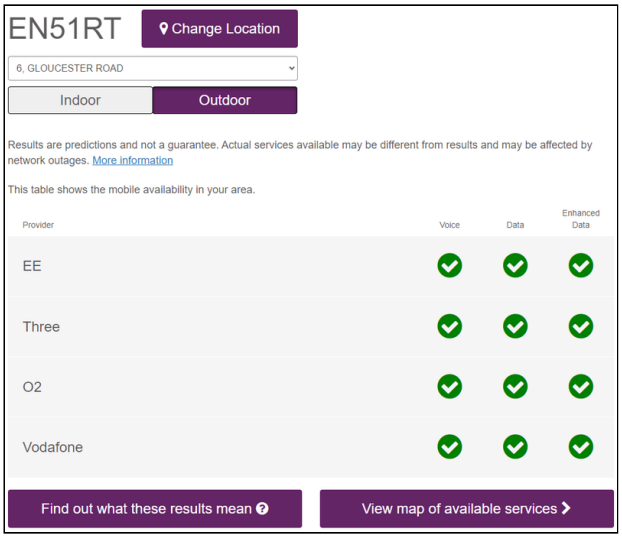


Image - 147

10.0 For Your Legal Advisor

As the property has been extended and altered by way of a rear garage conversion/extension, your legal advisor should ensure that correct Professional Consultant Certificates, Building Control Sign off and Planning Permission (where necessary) are made available to you.

The age of the replacement windows should be established and if installed later than April 2002 it should be confirmed that FENSA certificates are available.

This report assumes that all works have been executed in accordance with the Building Regulations in force at the time of the works and to the complete satisfaction of the local Planning Authority. Should this not be the case, please refer back to us for further advice.

10.1 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):

Main Walls - alterations relating to the garage/rear extension.

Roof coverings - installation of the solar panel system.

Fireplaces, chimney breasts and flues - Internal chimney breast removal.

FENSA certificates in respect of replacement windows and external doors. The age of the replacement windows and external doors should be established and if installed later than April 2002, it should be confirmed that FENSA certificates are available.

Certificates in respect of recent alterations to wiring.

Certificates from Gas Safe registered contractor in respect of changes to the gas system.

10.2 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.

10.3 Conservation areas and Listed status

The property is not in a conservation area.

The property is not listed with Historic England.

10.4 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.

11.0 Floor area, Market Valuation & Insurance

11.1 Reinstatement Cost assessment for Insurance

The reinstatement cost is the cost of rebuilding an average home of the type and style to its existing standard using modern materials and techniques and by acting in line with current Building Regulations and other legal requirements.

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

This will help you decide on the amount of buildings insurance cover you will need for the property.

Our opinion of a suitable reinstatement cost figure is at least £730,000 (Seven Hundred and Thirty Thousand Pounds).

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.

WEBSTERS
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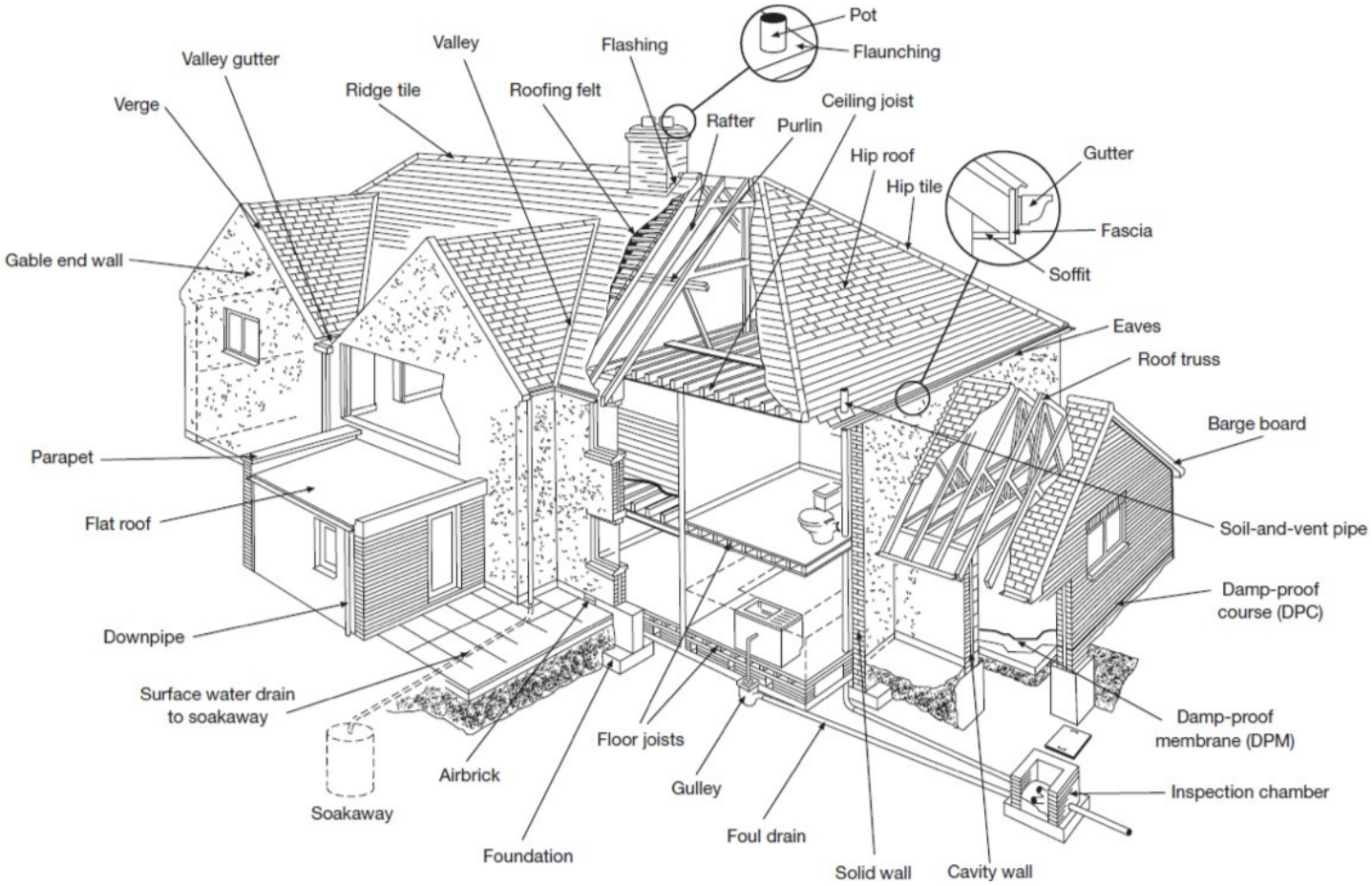
HOUSE DIAGRAM AND GLOSSARY



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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

INHERITANCE/PROBATE	LEASE EXTENSIONS	BUYING OR SELLING YOUR FREEHOLD	CAPITAL GAINS TAX
MATRIMONIAL	SHARED OWNERSHIP	CHARITIES ACT	COURT COMPLIANT REPORTS
IMMIGRATION REPORTS	CPO COMPULSORY PURCHASE ORDERS	PORTFOLIO VALUATIONS	LOFT & DEVELOPMENT VALUATIONS

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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