Confidential to:
Name
By Email:

SAMPLE

Surveyor's Name
I R Johnson MRICS, Chartered Building Surveyor

Inspection Date
The property was inspected on

Our Reference
IRJ/AH/S1603/L2

Introduction to the Report
Instructions received are to carry out an RICS Level 2 Building Survey of the property which were accepted and confirmed in my letter of the

This service is delivered in accordance with Home Survey Standards (First Edition) RICS Professional Statement and is equivalent to a Level 2 building survey.

The Royal Institution of Chartered Surveyors requires me to inform you that the report has been written for you to see and if you decide not to act on the advice in the report you do this at your own risk. The report is also confidential to yourself and may not be reproduced or passed on without the written prior approval of both surveyor and yourself.

Weather
The weather at the time of the inspection was cloudy with sunny intervals and wintry showers.

1. INSPECTION GENERALLY

1.1. The property was fully furnished at the time of inspection which has restricted to examine certain elements of the building.

1.2. I would refer you to the limits of my inspection as outlined in the Survey Conditions of Engagement, in that no exploratory work has been conducted and that the inspection is not intended to be a Schedule of Condition itemising minor defects. There will be items of normal routine maintenance that will not be covered.

1.3. Whilst endeavours have been made to determine the condition of all concealed areas, the comments in the report can only be conclusive for those areas inspected. Unseen areas will not be inspected, and no destructive testing, x-rays or thermal images are carried out.

1.4. The service does not include a specific asbestos survey and falls outside *The Control of Asbestos Regulations 2012*. However, where the surveyor suspects the presence of asbestos-containing materials this will be noted for your information. If asbestos is highlighted then it is possible that there may be further occurrences in the property and you should discuss the need for a management or refurbishment/demolition asbestos survey with the surveyor.

1.5. The photographs included in the report sometimes do not clearly indicate the defect e.g. where cracking is only slight. In these instances, the photographs are included to indicate the area of damage rather than the actual damage in question.

1.6. For ease of identification all descriptions given in the report will be as though facing the front of the property, with rear left and right being described accordingly.

1.7. Where the expressions immediate, short term, medium term, long term, and very long term are used they generally mean the following:

Immediate	Within 1 year
Short term	Within the next 1 to 3 years
Medium term	Within the next 4 to 10 years
Long term	Within 11 to 20 years
Very long term	Over 20 years

1.8. Where relating to structural damage and cracking width the expressions negligible, very slight, slight, moderate, severe, and very severe are used they generally mean the following:

Category 0	Negligible/Hairline	< 0.1mm
Category 1	Fine	0.1mm - 1mm
Category 2	Slight	> 1mm but < 5mm
Category 3	Moderate	> 5mm but < 15mm
Category 4	Severe	> 15mm but < 25mm
Category 5	Very severe	> 25mm

SAMPLE

1.9. In addition to the contract of this report we have included a number of appendices listed below:

Appendix A – Matters for Legal Adviser's Attention
Appendix B – Environment and Health Hazards
Appendix C – What To Do Next
Appendix D – Glossary of Building Terms
Appendix E – Maintenance Tips

These appendices should be read in conjunction with the main body of the report.

2. BRIEF HISTORY AND DESCRIPTION

2.1. The property is the right side of a pair of semi-detached houses built, I would anticipate, in the region of 25-30 years ago, although the exact date of construction may be confirmed by examination of the Title Deeds.

Photograph 1

2.2. The property is of traditional construction comprising load bearing masonry walls supporting timber framed pitched roofs.

2.3. The vendor has occupied the property for approximately 18 months, undertaking some improvements, including replacement of the front entrance door and kitchen.

2.4. The accommodation briefly comprises:-

Ground Floor

Open porch, front entrance hall with stairs to first-floor accommodation, front-left living room, rear-left kitchen/diner, front-right integral garage and rear-right utility room.

First Floor

Front-left bedroom, front-right bedroom, rear-left bedroom, rear bathroom and rear-right bedroom.

2.5. The property occupies a level site with off-street parking to the front and garden to the side and rear.

3. EXAMINATION

External

3.1. Roofs

3.1.1. The roofs have been viewed from ground level with the aid of a pair of binoculars where appropriate.

3.1.2. The roof is on two levels, to the right side, the roof over the garage is at lower level than the main roof and extends over the front entrance door.

Photograph 2

3.1.3. The roofs are of duo-pitched construction with ridge running parallel to the front elevation.

3.1.4. The roofs are covered with smooth, interlocking, concrete tiles and has mortar bedded and pointed, angular, concrete ridges.

3.1.5. There is a gas ridge vent terminal to the left side of the roof.

DRAFT

Photograph 3

3.1.6. There is light moss growth to the roof slopes which should be periodically cleaned off and has prevented inspection of the pointing to the ridges.

3.1.7. There is some erosion and cracking of mortar to the ridges which should be replaced as necessary as part of ongoing maintenance and repairs.

Photograph 4

C DLE

Photograph 5

3.1.8. The roof slopes were seen to be on an even plane with no significant undulation or deflection.

3.1.9. There were no broken tiles evident at the time of the survey.

3.1.10. There are plastic verge cappings which are seen to be in satisfactory condition.

Photograph -

3.2. **Chimney Stacks and Flashings**

3.2.1. There is no chimney stack to the property although previously as reported, there is a ridge vent.

3.2.2. There are lead flashings at the abutment of the lower-level roofs.

Photograph 6

3.2.3. The lead to the entrance porch is fitted in a single section, in excess of 1.5m long, which will reduce its life expectancy.

Photograph 7

3.2.4. The flashings were otherwise seen to be in satisfactory condition.

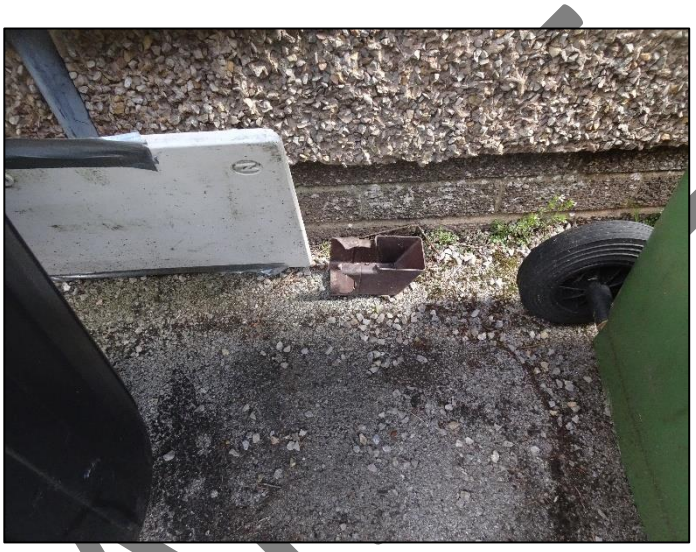
3.3. External Plumbing and Rainwater Goods

3.3.1. The roof slopes discharge to eaves gutters which are square section, brown plastic, supported with fascia brackets and in turn discharging to square section, brown plastic rainwater downpipes.

3.3.2. To the front right, the downpipe is damaged at its base and does not discharge over the gulley. The shoe is defective, having been taken off and laid beneath the meter cabinets to the right side of the property.

SAMPLE

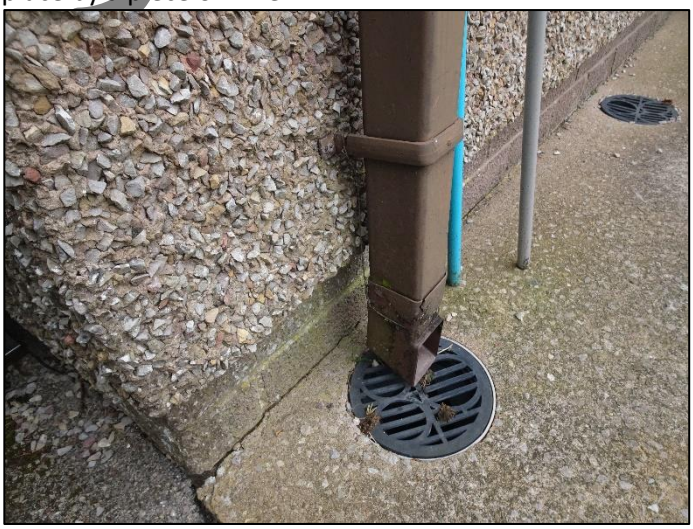
Photograph 8



Photograph 9

3.3.3. I would recommend that a bend or shoe is fitted to ensure that rainwater discharges properly into the gulley.

3.3.4. The shoe to the rear-right rainwater downpipe is damaged and held in place by a piece of wire.



Photograph 10

SAMPLE

3.3.5. There is some discolouration evident to the rainwater goods due to sunlight but which will not affect performance.

3.3.6. The weather remained essentially dry during the survey and therefore the rainwater goods were not seen under operational conditions.

3.3.7. The there is staining around gutter and pipe joints, potentially indicative of leakage.

Photograph 11

Photograph 12

Photograph 13

3.3.8. The rainwater goods should be observed during periods of rainfall to determine whether or not replacement seals are required.

3.3.9. Inadequate disposal of rainwater can cause serious defects within a building, including damp, timber decay and structural movement. It is therefore important that rainwater goods are kept in a well-maintained condition. In particular, it is recommended that gutters are kept clear and cleaned of any leaves, silt and rubbish on a regular basis. In addition, joints and brackets should be checked periodically.

3.3.10. There is a brown plastic soil and vent stack to the rear with plastic branch connections and which was seen to be free from significant defects.

3.4. External Walls

3.4.1. Our inspection of the external surfaces of the main walls was made from ground level and from within readily accessible windows.

3.4.2. The foundations to the property have not been exposed; therefore you must accept the risk of unseen defects. However, there was no evidence to those parts readily visible that would indicate problems with the foundations, nor where there any above ground level defects that would normally have an adverse effect on the foundations.

3.4.3. External walls are of cavity construction.

3.4.4. Cavity construction comprises outer and inner brick, stone or concrete block skins with a space in between. The two skins should be connected at intervals with metal wall ties.

3.4.5. The walls have a polyethylene damp-proof course to the base above which there is a render and dash finish and below which there is facing brickwork.

3.4.6. The front elevation of the garage has an outer leaf of natural stonework.

SAMPLE

3.4.7. When sighted through, the external walls were seen to be free from any significant structural cracking, bowing, bulging or distortion.

3.4.8. There are concrete window and door surrounds to the front elevation with a paint finish.

3.4.9. Other window openings to the side and rear have concrete cills and heads, the heads having a render and dash finish.

3.4.10. The walls should have cavity wall insulation in accordance with the building regulations at the time of construction.

3.5. External Joinery

3.5.1. The windows, doors and external joinery were inspected from ground level and from within accessible windows.

3.5.2. Our comments can only be of a general nature, as the presence or the extent of some defects can only be fully identified during the course of re-decoration, or following disruptive investigations.

3.5.3. There are timber fascias and soffits at eaves level with a paint finish.

3.5.4. Inspection of the fascias has been restricted by the gutters however, where visible, there is no significant decay evident to most areas.

3.5.5. There are timber bargeboards to the gables with paint finish.

3.5.6. The paintwork to the fascias and bargeboards is deteriorating, requiring re-decoration.

3.5.7. To the rear left there is significant water staining. The area should be observed during rainfall to determine whether there is an ongoing problem of water run off from the roof or gutters and remedial works may be required.

Photograph 14

SAMPLE

3.5.8. There are ventilators within the soffit providing ventilation to the roof voids.

3.5.9. To the front entrance, mesh has been applied to the underside of the roof to prevent birds nesting.

Photograph 15

3.5.10. The front entrance door is a composite door, 4 panels with double-glazed upper panel hung in a PVCu frame.

3.5.11. The door has been replaced by the vendor and is in good condition.

3.5.12. Windows are double-glazed aluminium, fitted within hardwood sub-frames.

3.5.13. The frames have a paint finish which is deteriorating and requires re-decoration.

3.5.14. The rear entrance door is timber 4-panelled with two upper panels of obscured single glazing.

3.5.15. The paintwork is deteriorating and requires re-decoration.

3.5.16. There are a pair of French doors leading out of the dining area.

3.5.17. The doors have double-glazed aluminium framed upper panels and vertical boarded lower panels.

3.5.18. The lower panels are deteriorating requiring replacement and I anticipate that the deterioration is to such an extent whereby the doors will require replacement.

SAMPLE

Photograph 16

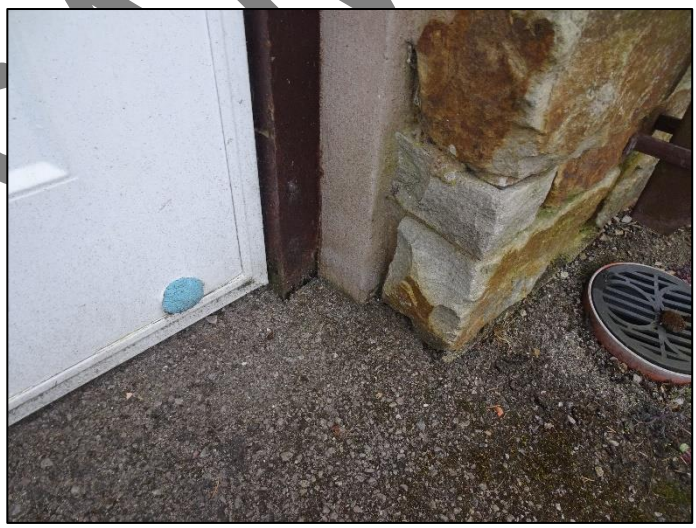
3.5.19. To the front entrance, there is a steel post supporting the roof structure.

3.5.20. There is surface corrosion beginning to set into the post, which requires re-decoration.

3.5.21. There is a pressed steel up and over garage door hung in a timber frame.

3.5.22. The door is insulated internally and has been taped shut.

3.5.23. There is decay setting into the base of the framework which will require splice repairs as part of ongoing maintenance.



Photograph 17

3.5.24. There is a double-glazed roof window to the front slope of the lower-level roof which is in satisfactory condition.

SAMPLE

3.5.25. It is common for seals between the two panes of glass in a sealed double-glazing unit to break down, typically after about ten years. When this happens, condensation forms between the panes. Replacement of the sealed unit (but not always of the frame) is then necessary. You should expect this to happen in due course.

3.5.26. Legislation introduced in April 2002 requires all double-glazed windows and doors to have building regulations approval or be installed by a FENSA registered contractor.

3.5.27. Your legal adviser should confirm that any replacement windows and doors which may have been fitted since 2002 have the relevant accreditation.

3.6. External Grounds and Boundaries

3.6.1. To the front, there are stone-built boundary walls which are essentially boundaries to the neighbours' properties.

3.6.2. To the front-right boundary, there is a 100mm thick block or brickwork wall with a render and dash finish, topped with concrete copings.

Photograph 18

3.6.3. The mortar pointing between the copings is eroded and should be replaced.

SAMPLE

Photograph 19

3.6.4. There is isolated cracking to the wall but which is not significant enough to require repairs.

Photograph 20

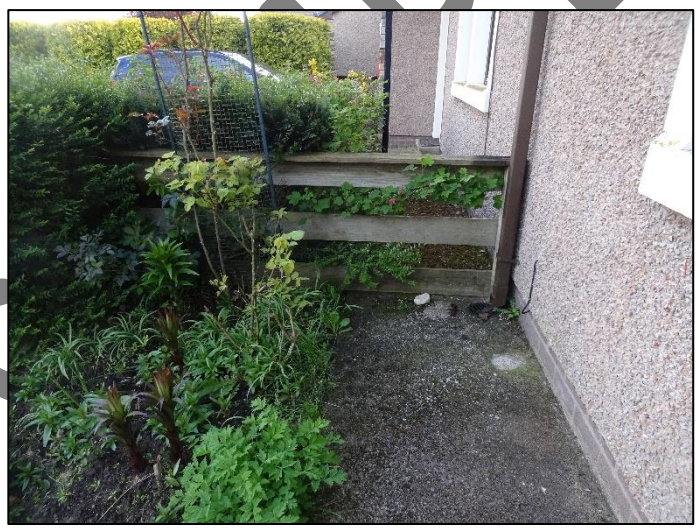
3.6.5. At the end of the wall there is a timber post and horizontal rail fence to the right side.

Photograph 21

Photograph 22

3.6.6. The fence is wobbly, indicative of decay to the posts below ground.

3.6.7. To the front left, there is a timber post and horizontal rail fence which is within a hedge, the only visible bit being close to the house, where it is seen to be in reasonable condition.



Photograph 23

3.6.8. To the rear right, there is a stone-built boundary wall, beyond which there is a timber post and horizontal rail fence.

CANDLE

Photograph 24

Photograph 25

Photograph 26

3.6.9. The fence is suffering decay and will have limited life remaining.

3.6.10. The rear-left boundary is hedged with Leylandii.

3.6.11. Between the house and hedge there is a small steel gate hung in a timber post fixed to the house wall.

Photograph 27

3.6.12. The gate and posts are in reasonable condition but require re-decoration.

3.6.13. The ownership of the boundaries should be ascertained in order that repairing liabilities are known.

3.6.14. To the front-right corner of the house there are a pair of ornamental steel gates and a short section of stone wall, to which the right-side gate is fixed.

Photograph 28

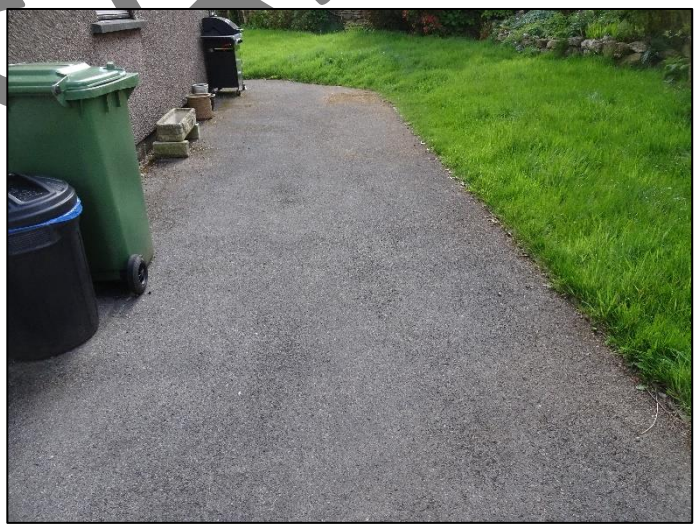
3.6.15. The gates and wall are in good condition.

3.6.16. There is a tarmacadam surfaced drive and parking area to the front and extending the right side of the property which is in reasonably good condition.

SAMPLE

Photograph 29

Photograph 30



Photograph 31

3.6.17. To the rear there is a cast in situ concrete path which is in satisfactory condition.

Photograph 32

3.6.18. There are concrete flags on the steps outside each of the entrance doors, all of which were seen to be in reasonably good condition.

3.6.19. There is a prefabricated timber garden shed in the rear garden. This is essentially a temporary building and outside the scope of the examination.

Internal

3.7. **Roof Void**

3.7.1. Access to the main roof void is via a hatch within the landing ceiling.

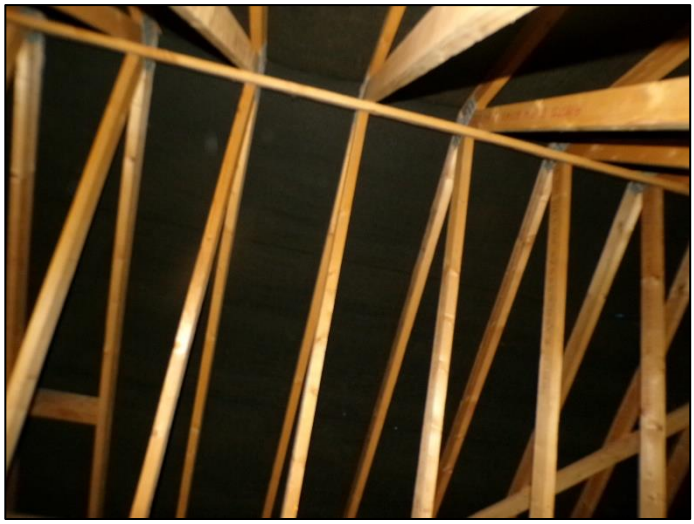
3.7.2. The hatch is very small.

3.7.3. The inspection was limited to a head and shoulders examination due to the amount of insulation laid between and over the ceiling joists and small access hatch.

3.7.4. The roof structure comprises pre-fabricated trussed rafters, over which there is bitumen-based roofing underfelt.

Photograph 33

SAMPLE



Photograph 34

3.7.5. Underfelts provide a secondary barrier to water penetration.

3.7.6. Where inspected, there was no evidence of any defects or woodworm infestation to the roof structure.

3.7.7. There is no evidence of any condensation within the roof void and there is specific provision for ventilation to the roof void by way of soffit ventilators. The area at eaves level must be kept clear so as not to impair ventilation.

3.7.8. There is approximately 300mm thickness of insulation quilt laid between and over the ceiling joists which is to a good standard.

3.7.9. The loft access hatch is insulated and has draught seals fitted.

3.7.10. There is a void over the rear-right bedroom which is accessed via a crawl hole to the rear of the main roof space but unfortunately as a I could not gain access into the main roof void, the void over the rear-right bedroom could not be inspected.

3.7.11. Access to the roof void over the rear-right bedroom is difficult and consideration should be given to the installation of a hatch within the bedroom ceiling for maintenance purposes.

3.7.12. There is storage cupboard to the front of the bedroom where the ceiling follows the line of the roof slope.

3.7.13. There is a purlin visible beneath the ceilings indicating that the roof over this area is traditional and comprises purlins supporting common rafters, but which is concealed by the plasterboard.

3.7.14. The amount of insulation within the uninspected areas cannot be confirmed but should be in accordance with building regulations at the time of construction.

SAMPLE

3.7.15. Where the rafter feet are built into the wall or are not visible there is the possibility of decay or woodworm infestation although this is most unlikely.

3.7.16. The underfelt will have decayed where it has draped into the gutters and consideration should be given to the fitting of plastic eaves trays.

3.8. Ceilings

3.8.1. Ceilings are of plasterboard and skim construction.

3.8.2. The ceilings are seen to be free from significant defects.

3.8.3. The garage ceiling has been replaced and I understand that insulation was provided between the joists.

3.9. Walls

3.9.1. Walls to the first-floor accommodation are a mixture of solid masonry and timber stud partitions.

3.9.2. The solid masonry wall is between the landing/staircase and right-side bedroom.

3.9.3. The walls to the ground-floor accommodation are solid masonry.

3.9.4. The internal surface of the external walls and solid internal separating walls are directly plastered, however additional plasterboard on dabs, possibly insulated plasterboard, has been applied to the front living room, left-side living room, left-side (party wall) of the left-side bedrooms and the rear and side walls in the rear-right bedroom.

3.9.5. The hall and landing area is in the process of having paper stripped prior to re-decoration.

3.9.6. There is minor cracking around the string to the staircase, which will require making good as part of re-decoration.

Photograph 35

SAMPLE

3.9.7. The internal surface of the external walls and solid internal separating walls were seen to be free from significant structural cracking or visible dampness.

3.9.8. Tests undertaken using an electronic moisture meter recorded satisfactory readings.

3.10. **Floors**

3.10.1. First floors are suspended timber with carpet finishes to the bedrooms and landing and vinyl to the bathroom.

3.10.2. Where carpet could be peeled back to the corner of the rear-left bedroom, tongued and grooved chipboard flooring was evident.

Photograph 36

3.10.3. There is some creaking to the floors which is not unusual for this type of construction and difficult to eliminate.

3.10.4. When carpets are removed, the boards should be securely screwed down.

3.10.5. The floors were noted to be free from any significant springiness or deflection.

3.10.6. Ground floors are solid with carpet and vinyl finishes.

3.10.7. The surface of the concrete is visible within the garage.

SAMPLE

Photograph 37

3.10.8. Where the floors could be inspected within the understairs cupboard, sand cement screed was noted.

3.10.9. The solid floors were noted to be free from any significant heave or settlement.

3.10.10. Given the time of construction, it is likely that there would be insulation within the ground-floor construction.

3.11. Internal Joinery

3.11.1. The staircase is fitted between walls and has a wall-mounted handrail.

3.11.2. The staircase was noted to be sound under foot.

3.11.3. Internal doors are 6-panelled hollow core doors with brass furniture to all rooms with the exception of the rear-right bedroom which is chrome and with the exception of the door between the utility room and garage, which is a flush fire door with stain finish and self-closing device.

3.11.4. The doors are hung in softwood frames with torus profiled architraves and there are matching skirtings.

3.11.5. Window boards are timber, with the exception of the kitchen, utility and bathroom which are tiled, with paint or natural stain finish.

3.11.6. The door latch and handle to the front-left bedroom and rear-right bedroom are very stiff to operate and require adjustment.

3.12. Kitchen and Bathroom Fittings

3.12.1. Within the kitchen there is a range of fitted wall and floor units with laminate worktops and 1½ bowl stainless steel sink with mono-block mixer tap.

SAMPLE

Photograph 38

3.12.2. The kitchen has been installed by the vendor and is in good condition.

3.12.3. Within the utility room there is a double base unit with laminate worktop and single drainer stainless steel sink.

Photograph 39

3.12.4. The units are likely to be original to the time of construction and are in reasonable condition for their age.

3.12.5. There is splash back tiling above the worktop.

3.12.6. There is a gap between the tiling and worktop which should be sealed with silicone.

Photograph 40

3.12.7. Within the bathroom there is a full suite comprising WC pan with close coupled cistern, pedestal wash hand basin, acrylic bath and separate shower tray with tiled walls, shower rail and curtain and thermostatic shower.

3.12.8. The grouting to the tiles is stained and deteriorating, requiring cleaning out and re-grouting.

Photograph 41

3.12.9. There is staining to the skirting indicative of water making its way under the bottom of the curtain and ideally a door would be fitted.

Photograph 42

SERVICES

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

3.13. Hot and Cold Water Supply

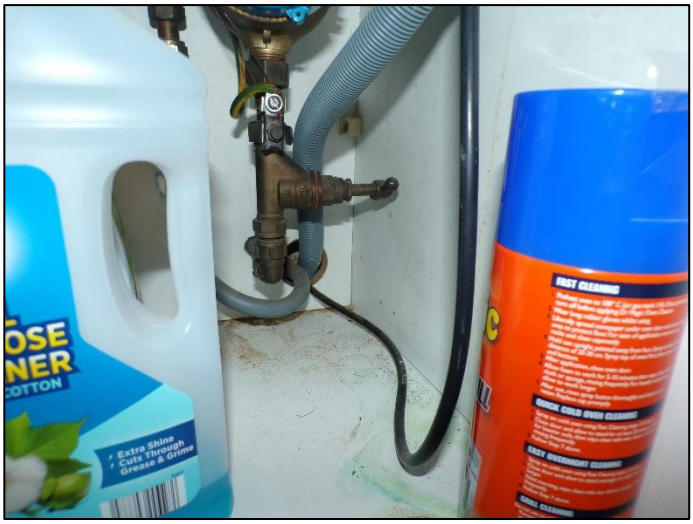
3.13.1. The property is connected to mains water which is a metered supply.

3.13.2. The external stop cock is located within the public footpath, I believe to the front of one of the neighbouring properties on the left side.

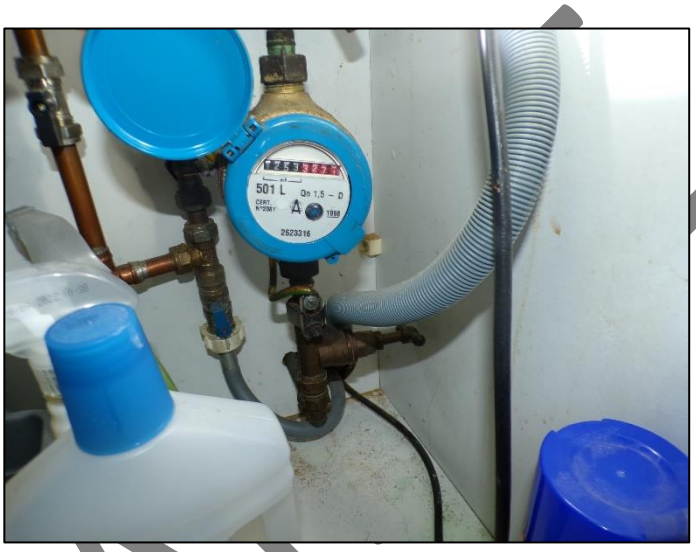
Photograph 43

3.13.3. The internal stop tap and meter are located beneath the kitchen sink.

SAMPLE



Photograph 44



Photograph 45

3.13.4. Hot water is provided by a combination boiler.

3.13.5. There is an external water tap beneath the kitchen window.

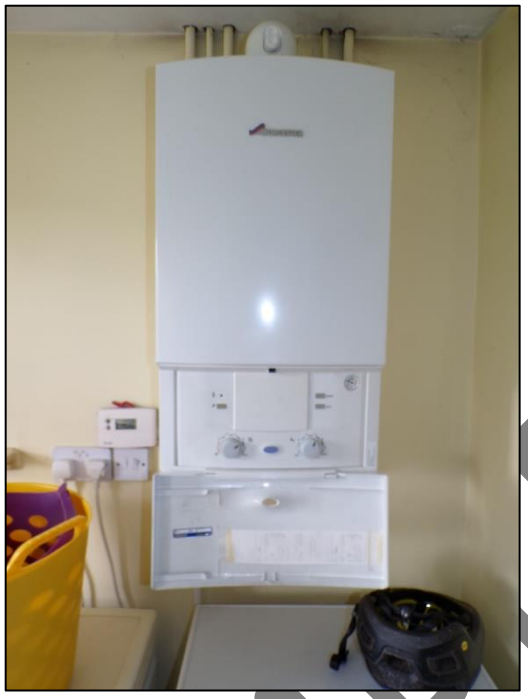
3.13.6. Cold water pressure is good.

3.13.7. Service pipework, where visible, is seen to be copper and there was no evidence of any leaks.

3.14. Space Heating

3.14.1. All gas and oil appliances and equipment should regularly be inspected, tested and maintained and serviced by a registered "competent person" and in line with the manufacturer's instruction. 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 for leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

3.14.2. The property has central heating which comprises a wall-mounted, Worcester gas-fired boiler with balanced flue, located within the utility room and connected to pressed steel radiators with micro bore copper pipework.



Photograph 46

3.14.3. I do not know the age of the boiler but would anticipate it to be at least 5 years old. There should be certification for replacement of the boiler, the documentation for which should be obtained by your legal adviser.

3.14.4. Gas boilers have an anticipated life of between 10-15 years.

3.14.5. Control over the system is via a programmer adjacent to the boiler, room thermostat in the living room and thermostatic valves fitted to radiators.

Photograph 47

SAMPLE

3.14.6. The boiler was switched off at the time of the survey, however when the controls were overridden, the boiler was noted to cut in satisfactorily.

3.14.7. There has previously been a gas fire in the living room which has been removed.

3.14.8. There is a flue built into the party wall with twin wall liner in the roof void.

Photograph 48

3.14.9. The flue has been ventilated internally by way of a hit and miss ventilator.

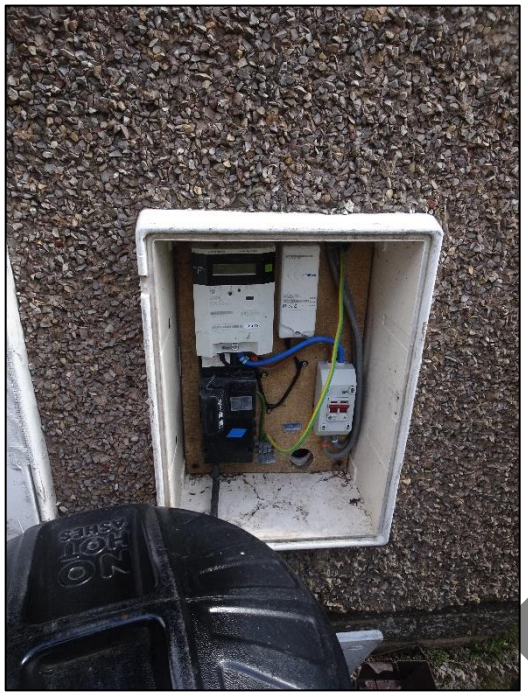
3.15. Electrical Installation

3.15.1. The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 01 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

3.15.2. The property is connected to mains electricity.

3.15.3. The meter is located within a proprietary cabinet built into the right-side wall.

SAMPLE



Photograph 49

3.15.4. The door to the cabinet has been damaged and is laid on the ground beneath and should be replaced immediately.

3.15.5. The door should be replaced.

3.15.6. The consumer unit is located within the garage and has mini circuit breakers.

Photograph 50

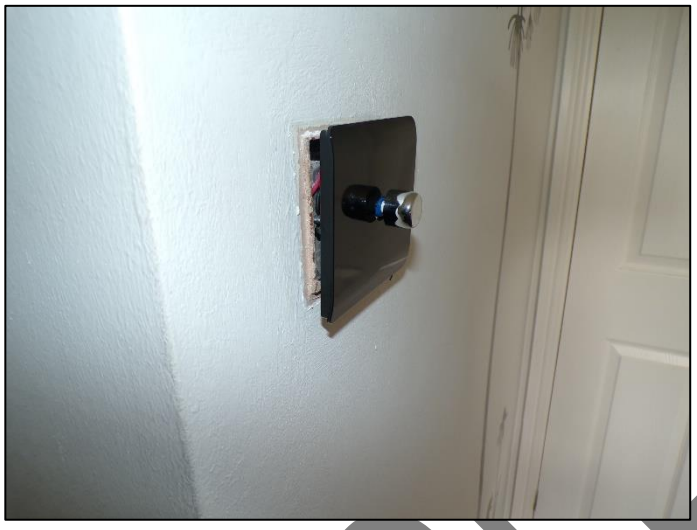
3.15.7. The consumer unit has a plastic casing which would not comply with regulations for a new installation however there is no legal requirement to upgrade the unit.

3.15.8. Circuits are wired with twin and earth PVC sheathed cables, connected to power outlet sockets and switches which are flush fitting, most of which have white plastic covers.

SAMPLE

3.15.9. The sockets and switch covers within the kitchen/diner have been replaced as part of refurbishment of the kitchen.

3.15.10. There is a dimmer switch adjacent to the door into the utility room which is not securely fixed back to the wall and I suspect that the back box will require replacement.



Photograph 51

3.15.11. The provision of sockets throughout the property is reasonable, if a little sparse, by current expectations.

3.15.12. There is external lighting to the front and rear of the property.

Photograph 52

SAMPLE

Photograph 53

3.15.13. There are independent battery-operated smoke detectors to the landing ceiling, hall ceiling and kitchen ceiling.

3.15.14. Smoke detectors have a 10-year life, after which they should be replaced.

3.15.15. I would recommend that mains-wired, interconnected smoke detectors are installed.

3.15.16. There is a mechanical extractor fan in the bathroom and one within a cooker hood to the kitchen, both of which were operating at the time of the survey.

3.16. Gas Installation

3.16.1. The property is connected to mains gas.

3.16.2. The meter is located within a proprietary cabinet adjacent to the electricity meter in the right-side wall.

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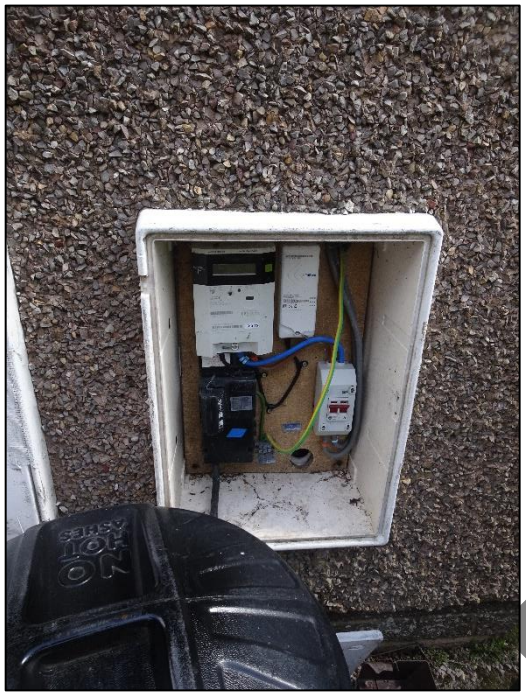


Photograph 54

3.16.3. Gas service pipework is copper and connected to the central heating boiler.

3.16.4. There has been a gas fire in the living room, the service pipework for which has been capped off and is concealed.

3.16.5. Certification for the removal of the fire and capping off of the supply pipework should be obtained by your legal adviser.

3.17. **Below Ground Drainage**

3.17.1. Drains can only be inspected at the point of access. Drainage surveys can be arranged separately.

3.17.2. The property is connected to mains below ground drainage which is likely to be separate systems for foul and surface water.

3.17.3. There is a small, pre-formed plastic inspection chamber with concrete cover to the rear of the property, which I assume serves the foul water drainage system.

SAMPLE

Photograph 55

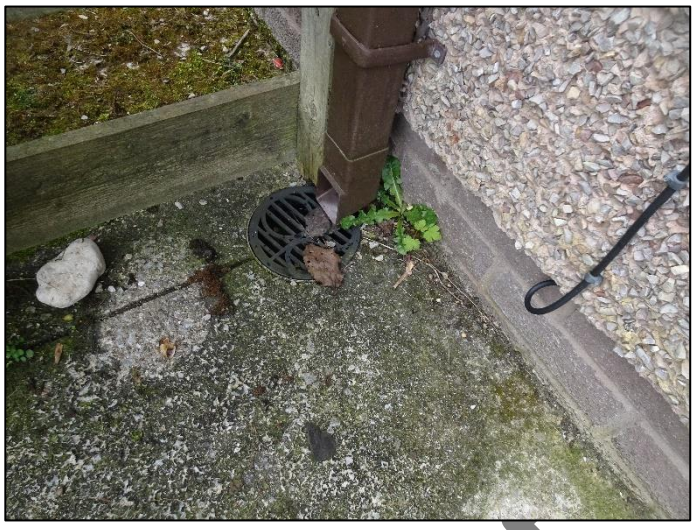
3.17.4. The chamber was running freely at the time of the survey but requires general flushing and cleaning.

Photograph 56

3.17.5. There are numerous plastic gullies serving the rainwater downpipes and a surface water gulley within the concrete path to the rear.

Photograph 57

3.17.6. The gulley to the front right appears to be blocked with water close to the grating.



Photograph 58

3.17.7. There are leaves evident in the surface water gulley in the rear path and the gulley should be cleaned out.

3.18. **Energy Matters**

3.18.1. The Energy Performance Certificate gives an energy efficiency rating of C.

3.18.2. The EPC was prepared in July 2022 prior to purchase by the vendors.

3.18.3. In preparing the EPC, the assessor has made various assumptions and observations, all of which appear to be reasonable other than insulation to the floor which I believe will be present, although the assessor has assumed that insulation will not be present.

3.18.4. The assessor has made recommendations to improve the thermal performance of the property which include:

- Floor insulation (suspended floor)
- Floor insulation (solid floor)
- Low energy lighting
- Solar water heating
- Solar photovoltaic panels

3.18.5. I understand that floor insulation to the suspended floor has been provided by the vendor.

3.18.6. As previously mentioned, I believe that insulation will be present within the solid floors given the time that the property was constructed.

3.18.7. Low energy lighting costs very little to install and the cost should be recovered within the first year by savings made.

SAMPLE

3.18.8. Solar water heating is not compatible with a combination boiler and would require a separate thermal store.

3.18.9. Costs are high, the assessor estimates costs of up to £6,000 with annual savings of only £26, therefore taking in excess of 100 years to recover the costs from savings made, during which time the panels would have had to have been replaced numerous times.

3.18.10. Therefore, solar water heating is not economically viable.

3.18.11. Solar photovoltaic panels could be considered could be considered and it was noted that the next-door neighbour has had these installed.

3.18.12. Costs are anticipated in the region of £5,500 with annual savings of £330.

3.18.13. It is possible that the roof structure may have to be strengthened, unless integral panels are fitted, which would increase the cost of installation.

3.19. Matters For Legal Adviser's Attention

3.19.1. Within this section of the property specific matters will be highlighted with additional information provided in Appendix A.

3.19.2. Confirm that any windows/doors installed since April 2002 have relevant accreditation (paragraph 3.5.27).

3.19.3. Confirm ownership of boundaries (paragraph 3.6.13).

3.19.4. Obtain certification for replacement boiler (paragraph 3.14.3)

3.19.5. Obtain certification for removal of gas fire (paragraph 3.16.5)

3.20. Environment and Health Risk

3.20.1. Within this section of the property, specific matters will be highlighted with additional information provided in Appendix B.

3.20.2. We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination. In undertaking our work, we have been instructed to assume that no contaminative or potentially contaminative uses have ever been carried out in the property. We have not carried out any investigation into past or present uses, either of the property or any neighbouring land, to establish whether there is any contamination or potential for contamination to the subject property from these uses or sites and have therefore assumed that none exists.

SAMPLE

3.20.3. The property is in an area identified by the National Radiological Protection Board (NRPB) as being at risk of contamination from radon. This is a radioactive gas, invisible and with no smell, which escapes from some types of rock. If trapped in houses, it can (over time) be a risk to health. Radon can only be detected by test instruments, and the minimum testing period of three months. Given the time of construction, the property should have been built with radon preventative measures and this should be confirmed by the Local Authority Building Control department.

3.20.4. The property is located in an area that to the best of our knowledge is not subject to any flooding or adverse ground conditions, although we have not carried out any soil or ground investigations. We strongly advise you to make routine enquiries via your solicitor, to establish whether or not the property is built on made up or contaminated ground.

4. CONCLUSION AND RECOMMENDATIONS

4.1. Within the scope of the examination undertaken to this property in that it has been restricted to a visual inspection only of elements presenting at the time of the inspection and no exploratory/disruptive work has been conducted, I conclude my findings and recommendations as follows.

4.2. The property is the right side of a pair of semi-detached, two-storey dwelling houses, the structural integrity of which is considered to be sound with no significant shortcomings evident.

4.3. The roof coverings and structure, where visible, were noted to be in reasonably good condition for their age.

4.4. The visible parts of the roof structure were noted to be free from significant defects.

4.5. Access to the roof void over the rear-right bedroom is difficult and consideration should be given to the installation of a hatch within the bedroom ceiling for maintenance purposes.

4.6. The rainwater goods were not seen under operational conditions and I anticipate that there may be leaking joints.

4.7. At this stage, allowance should be made for replacement of the seals and replacement shoes to the front and rear-right side downpipes.

4.8. The external joinery requires re-decoration, although the doors leading out of the dining area are in poor condition and likely to be beyond economic repair, replacement being a more cost-effective, long-term solution.

4.9. There is staining to the fascias on the rear left which require observation during rainfall to confirm whether or not there is an ongoing problem.

SAMPLE

4.10. Tile grout within the shower is stained and deteriorating, requiring replacement, but otherwise the sanitaryware is noted to be in good condition for its age.

4.11. The central heating system was operating at the time of the survey however the age of the boiler is not known, although I would anticipate it to be in the region of 5 years old.

4.12. The drainage gullies require routinely cleaning out and I would recommend that the drainage inspection chamber is flushed and cleaned.

4.13. The electrical installation should be tested and upgraded as necessary.

4.14. I do not anticipate that there would be any significant works required.

4.15. The electrical meter cabinet has a defective door which requires replacement.

4.16. I have identified various defects within the main body of the report and below set out a schedule of the most significant.

4.17. This takes no account of any defects which may currently be hidden but become apparent during building works.

Ref:	Repair	Priority
1.	Re-point ridges.	2-3
2.	Repairs to rainwater downpipes.	2
3.	Re-decorate external joinery.	2
4.	Repair/replace rear doors to dining area.	1-2
5.	Repair to garage door framework.	2-3
6.	Provide access hatch to rear-right roof void.	3
7.	Provide plastic eaves trays.	3
8.	Adjust door latches/handles as necessary.	3
9.	Re-grout shower tiling and fit door.	2
10.	Replace electricity meter cabinet door.	1
11.	Secure dimmer switch plate back to wall.	1
12.	Clean out gullies.	2
13.	Electrical testing and upgrading as necessary.	1

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PRIORITY - How important I feel the repair is:-

1. **Urgent** – Needs immediate attention.
2. **Essential** – Should be done.
3. **Desirable** – Needs to be done but could be left.

4.18. Within Appendix C (What To Do Now) we have provided additional information on obtaining quotes for any remedial/repair works and instructing further investigation that may have been recommended within the report.

4.19. Please note that the report is confidential to the Client and may not be reproduced or passed on without the written prior approval of both Surveyor and Client.

4.20. Following this report, if you require architectural services on the property, we can offer a scope of services that covers an initial measured survey with existing drawings, a design development stage, a technical compliance stage, tendering of the works and contract administration at the construction stages. We can include sourcing and co-ordinating the input of any other consultants required during the process and assistance in obtaining the necessary planning, listed building and building regulation approvals. We would be happy to review your specific requirements and provide a fee proposal for your consideration.

4.21. It is important that you fully understand the content of this report and its limitations. As part of our service, we would encourage you to contact us if you require clarification or wish to discuss any aspect of this report.

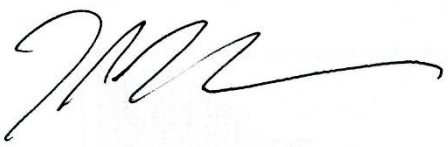

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Table of Appendices

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Appendix A
Matters for Legal Adviser's Attention

Building regulations

The building will not satisfy a variety of contemporary standards of construction and performance criteria set out in the current Building Regulations such as, for example, thermal insulation. This statement is true of the vast majority of buildings in the UK.

The statute under which the Building Regulations are made in the UK is the Building Act 1984. Neither this Act, nor the Regulations themselves are applicable retrospectively. This avoids the need for constant improvement of properties to satisfy current standards.

Planning permission

We have not been requested to investigate and set out in detail the planning history of this property. We have not been provided with any Planning documents on which to comment. Consequently, from our inspection, we cannot comment on the existence or otherwise of any infringements of any Planning Consents or conditions attached to such Consents.

We assume that this matter will be considered by solicitors.

Heritage Consents

Due to the age of the property, it may be protected by heritage legislation, necessitating the requirement to obtain statutory consents for either planned or previously completed works. We recommend obtaining confirmation from your Solicitor that any necessary heritage consents have been obtained for previously completed works, and that all works have been completed in accordance with any conditions contained within those heritage consents.

If the property is found to be protected, then listed building consent will be required for 'any works for the demolition of the building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest'. In addition, listed building consent may be required for works to ancillary buildings, objects or structures within the curtilage of a listed building, which affect the special character of the listed building (commonly referred to as curtilage listing).

If the property is found to be in a conservation area, then planning consent will likely required for the demolition of any buildings even if unlisted building, but are within a designated Conservation Area. This consent is now addressed under Planning Consent controls.

Statutory

- Confirm all Statutory Approvals for all alteration and construction work. Obtain copies of all Approved Plans for any alterations or extensions to the property.
- Any rights or responsibilities for the maintenance and upkeep of jointly used services including drainage, gutters, down pipes and chimneys should be established.

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- The right for you to enter adjacent property to maintain any structure situated on or near the boundary and any similar rights your neighbour may have to enter on to your property.
- Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.
- Obtain any certificates or guarantees, accompanying reports and plans for damp-proof course and timber treatment, which may have been carried out in the property.
- Investigate if any fire, public health or other requirements or regulations are satisfied and that up to date certificates are available.
- Investigate any proposed use of adjoining land and clarify the likelihood of any future type of development, which could adversely affect this property.
- Where there are trees in the adjacent gardens, which are growing sufficiently close to the property to cause possible damage, we would suggest that the owners are notified of the situation.
- Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries. These matters should be checked through your Solicitors.
- You should obtain all guarantees relevant to the property, including matters such as replacement glazing, damp-proof course, etc. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.
- The tenure is assumed to be Freehold, or Long Leasehold subject to nil or nominal Chief or Ground Rent. Your legal adviser should confirm all details.
- Confirmation should be obtained that all mains services are indeed connected.
- Confirmation should be obtained by the provision of service documentation, of when the electric and gas installations were last tested.

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Rights of Way, Easements, Shared Services, etc.

Your legal adviser should check boundary positions and the responsibilities

Guarantees/Warranties

Where work has been carried out to the property previously, it is recommended that guarantees be obtained prior to a legal commitment to purchase. These should ideally be indemnified against eventualities such as the contractors going out of business, and should cover workmanship as well as materials. Confirmation should be obtained as to the residue of the guarantee and that a transfer will occur upon change in ownership.

Legal enquiries should be made to confirm if any testing of the electrical, gas and heating appliances have been undertaken, with any testing of service records being obtained prior to a legal commitment to purchase.

Thermal Insulation and Energy Efficiency

As part of the marketing process current regulations require the provision of an Energy Performance Certificate. Legal enquiries are advised to confirm that such a Certificate has been obtained. This document provides the usual information regarding advice on energy efficiency and thermal improvement, which will assist in potentially reducing heating expenditure.

From 1 April 2018, under the Minimum Energy Efficiency Standards (MEES) 2015, it became illegal to lease a property with an F or G rating on an Energy Performance Certificate. In the residential market the regulations extend to all properties with a valid EPC on 1 April 2020. This report does not provide extended advice on Minimum Energy Efficiency Standards (MEES) Regulations (2015) and is not designed to be used as evidence for the PRS Exemption Register. The responsibility for complying with MEES is allocated to the landlord and/or owner of the property.

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Appendix B
Environment and Health Hazards

Below we have provided advice regarding certain issues of an environmental nature. The potential issues outlined below should not be considered an exhaustive list of matters to be considered.

Flooding risk

We have not undertaken detailed investigations into the potential for flooding of the land on which the property lies. However, a search on the website *www.environment-agency.gov.uk*, of the Environment Agency will provide information regarding the potential for flooding on any site.

Tree proximity

The proximity of trees to buildings can give rise to concern because structural damage can be caused by root systems growing around, under and sometimes through foundations and subterranean walls. The risk of damage caused by tree roots depends on:

- the proximity of the tree to the building concerned
- the height, age and species of tree
- the design and depth of a building's foundations
- the type of sub-soil

If there are trees near the building. The growth of these trees should be monitored and, if necessary, controlled in due course.

Radon risk

Radon is a radioactive gas that occurs naturally in the ground. It occurs when uranium decays. Uranium is found in small quantities in all soil and rocks. Decaying uranium turns into radium and when radium, in turn, decays, it becomes radon. Uranium can also be found in building materials derived from the rocks.

Radon rises through cracks and fissures in the ground into the air. Outdoors, radon is diluted and the risk it poses is negligible. Problems occur when it enters enclosed spaces, such as a building, where concentration levels can build up. When this happens, it can cause a significant health hazard to the occupants of a building by increasing the risk of lung cancer.

Radon is everywhere, but usually in insignificant quantities. General technical information on Radon can be obtained from Public Health England. Their website address is https://www.gov.uk/government/organisations/public-health-england

Following the legal searches, if Radon, as an environmental hazard, is something that you are particularly sensitive to, further investigations and, if necessary, testing should be considered for an assessment of the site's exposure.

Electromagnetic fields and microwave exposure

There has been concern that electromagnetic fields from both natural and artificial sources can cause a wide range of illnesses such as blackouts, insomnia and headaches to depression, allergies and cancer. Artificial sources commonly comprise overhead or subterranean high voltage electrical power cables.

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It is suggested that the electrical discharges from these high voltage cables upset the balance of minute electrical impulses employed by the human body to regulate itself in much the same way as television and radio signals can be disrupted.

Controversy and uncertainty prevail with regard to this matter; no strong evidence that is generally accepted to be conclusive has been developed to prove or disprove this alleged hazard. More information is available from the National Radiological Protection Board's website. You should be aware that the presence of power cabling in the vicinity of a building can affect its value and liquidity in addition to the health of those occupying the property.

We have not undertaken any separate inquiries with the relevant statutory authority as part of this inspection.

Invasive vegetation

The existence of any Knotweed or Hogweed around the property many have been highlighted with this report. However, we have not carried out a thorough inspection of the whole garden.

Japanese Knotweed was introduced into the UK in the 19th century. It grows vigorously and can cover large areas to the exclusion of most other plant species. It has been known to grow through bitumen macadam, house floors and sometimes through foundations.

Wood Boring Insects (Woodworm)

We have not undertaken a detailed investigation into the potential for Woodworm as this would cause for intrusive works to be carried out, however we will highlight if presenting at the time of the inspection any evidence of an active infestation.

Woodworm may manifest itself in a number of varieties ranging from 3mm in size to 25mm. Eggs are laid on or in the timber and the larvae that hatch feed and bore into the timber which consequently results in weakening of timbers and a risk to the structural integrity of the property. Treatment of active woodworm involves applying insecticides to the timbers. In extreme cases where the timbers structural integrity has been compromised by the attack, replacement may be the only solution.

Fungal Decay (Dry Rot & Wet Rot)

Moist and damp conditions provide an ideal environment for fungal attack. In cases where the moisture content is over 20% this is classified as 'dry rot'. Fine grey strands of fungus spread through wood and other materials developing into sporophores which give off spores which in turn spread the fungus further. Timber suffering from dry rot becomes very dry and brittle and begins to fracture to such an extent that it can be broken and crumble by hand. When the moisture content is higher than 40% to 50% this is classified as 'wet rot'. The presence of wet rot in timber is recognised by a dark brown staining colour and splitting or longitudinal cracking.

Treatment of fungal decay is initially to remove the source of the dampness which is enabling the fungus to 'feed' and develop. Exposure works will then be

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necessary to determine the full extent of the damage caused. Following any repairs or replacement works it will be necessary to treat the timbers with an approved fungicide to safeguard against recurrence.

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Appendix C
What To Do Now

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out to discover the true extent of the problem. You should be mindful that the investigations may highlight additional or more extensive defects than presenting at the time of the inspection.

The cost of remedial works and/or repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should instruct further investigations and obtain quotations for all the remedial works and/or repairs.

Getting quotations

You should get at least two quotations from experienced contractors who are properly insured. You should also:

- ask them for references from people they have worked for.
- Ensure they have the skills needed to carry out the works.
- describe in writing exactly what you will want them to do.
  (this may be outlined within the report, be a result of further investigation or something the contactor can advise on)
- get the contractors to put the quotations in writing.

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

Who you should use for these further investigations

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

What the further investigations will involve

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

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Appendix D
Glossary of Building Terms

A

Air Brick A perforated brick usually to be found in external walls to provide - ventilation to ground floor joists.
Alcove A room access often found to both sides of a chimney breast.
Angle Irons Wrought iron right angle shaped bars.
Apron or Apron Flashing Traditionally of lead and correctly used to describe a strip of lead built into a wall and dressed up the wall, eg where a flat roof abuts a vertical wall.
Arch A curved structure built to distribute weight over an opening in a wall.
Architrave Traditionally a moulded wood strip around the edge of a door, covering the joint of door frame and plaster or other wall finish.
Arris The sharp external edge where two surfaces meet at a point.
Ashlar Stone walls built with cut blocks of stone.

B

Baluster A vertical pillar supporting the hand rail of a staircase; may be carved or plain.
Balustrade A row of balusters joined to a horizontal rail at, for example, the edge of a landing.
Barge Board The board placed along the verge of a roof at the gable end.
Bat A cut brick, either half bat or three-quarter bat.
Batten Timber fillets to which slates and tiles are nailed or fixed.
Benchings Originally called bolstering - this refers to the cement finish to the space between open pipes where they join in a manhole.
Birdsmouth (joint) The notch cut in the end of a rafter where it joins the wall plate.
Bond The placing of bricks in mortar to form a wall - English bond, Flemish bond, garden wall bond.
Bottom Rail The lowest horizontal part of a door.
Box Girder A hollow girder.
Boxing A term for the recess into which internal window shutters are folded.
Braced Door A type of door with diagonal supported braces.
Breeze (as in breeze block) Ashes, coke or cinders formed into a building block used for partition walls or inner skins of cavity walls.
Brick Noggin Brickwork built into a timber framework.
Buttress A brick or stone support to a wall designed to resist thrust movement and give added stability.

C

Cames The lead bars in leaded lights
Cased Frame Adjoining sash windows with a cased frame in the middle for the weights.
Casement A window hinged at one end and designed to open inwards or outwards.
Ceiling Joist Joist which supports a ceiling.
Cement Fillet A cement joint, generally used to describe cement joints between roof slopes and walls.
Cesspool A construction to hold sewage and foul waste.
Chair Rail The top of the dado fixed about 3ft above ground level.
Chamfer Where the edge or arris of adjoining walls has been cut to form a flat surface.
Chase A cut in plaster, brickwork, etc, to receive cables, pipes, etc.
Chimney Breast That part of the chimney flue that projects into a room.
Chimney Stack That part of the chimney built above roof level.
Close End (or Stopped End) The end of a gutter.
Closer As in Queen closer, is a brick cut along its horizontal length; or as in King closer, with a cut corner.
Cogging A notch in a wall plate for joist.
Collar A horizontal timber joining rafters, the cross piece in a single frame.
Coping Brick or stonework on top of a wall.
Corbelling Bricks projecting in step from a wall, often found at the top of a wall immediately below the roof.
Cornice Ornamental plaster around the joint of wall and ceiling.
Couple Roof A roof without a collar.
Coursed Rubble Squared stone laid in course, but with courses of different sizes.
Cowl A movable cap to the chimney or vent pipe which moves in the wind to keep the opening away from the direction of the wind.
Creasing Projecting courses of tiles at the top of a wall or chimney stack to stop rain from running down the face of the wall.
Crown The top of an archway.
Cupola A glazed structure in the shape of a lantern found at the top of a dome.

D

Dado The lower 3ft or so of wall where finished in timber, providing protection to the wall and covering the brickwork most likely to be effected by rising damp.
Damp-proof Course (dpc) An impervious membrane laid about two brick courses above ground level to prevent damp from rising.
Dormer Window A window formed in a roof slope which projects from the slope.
Double-hung Sash Window A window where the upper and lower sashes are hung on cords or slides and can move up and down.
Dowel Usually used to describe a timber pin holding jointed section of timber together.
Dress, Dressing Terms used by plumbers when working with lead. Dressed lead has been beaten into shape.

E

Ear part of cast-iron or lead rainwater goods used for fixing pipes to walls.
Eaves The lower edge of a roof near the gutter.
English Bond A brick wall with alternate courses of headers and stretchers.
English Garden Wall Bond Brickwork constructed with three courses of stretchers and one of headers.
Entablature The finish at the top of a column.
Escutcheon The metal plate covering the key hole.
Espagnolette Bolt Typically found on continental windows were, when turned the casement is bolted at top and bottom.

F

Fanlight A light (window) over a door or casement.
Fascia The board to which the gutters are fixed.
Fillet A small strip of wood, slate, cement.
Finial An ornament, often of terracotta, fixed at the gable end of the ridge.
Fire Bricks Special bricks for fireplaces designed to withstand intense heat.
Firring Tapered pieces of timber laid on joists of flat roofs to provide an adequate fall to gutters.
Fish Plates Iron plates for joining large beams.
Flag A large paving stone - as in flagstone.
Flank Wall A side wall.
Flashings Usually made of lead and fixed to provide a waterproof protection at the joint of flat roofs and adjoining walls between pitched roofs and walls or around chimneys.
Flat A flat roof.
Flaunching The cement work around chimney pots.
Flemish Bond Brickwork with alternate headers and stretchers in each course.
Footings A term sometimes used for foundations, effectively where the brick wall widens out at its base on top of the foundations.
Framed and Braced Door A door made up of rails, styles, battens and braces.
French Casement (or Door) A pair of sashes the height of a door and hinged to serve as a door and window. Used to describe any casement door from living room into garden.
Fresco Painting done on plaster.
Frog The depression in the top of a brick.
Furniture In building terms - the handles, knobs, locks etc, fitted to doors, windows and fitted or built-in cupboards.

G

Gable As in gable end, is the triangular part of a wall under a roof end.
Gauged Arch Where the bricks forming the arch are cut to the radial form.
Gauged Brickwork Bricks rubbed to an exact size and laid with very fine joints.
Girder A large beam made from iron or steel.
Granolithic A floor finish of crushed stone or aggregate.
Grout Used for filling the joints in wall tiles.

H

Half Timbered Timber framed walls filled with brick or stone and frequently plastered.
Header The end of a brick.
Herring-bone Bond Bricks bonded in diagonal lines.
Herring-bone Strutting Pieces of wood nailed between joists to reduce movement.
Hip The angle where two roof plans meet at a ridge.
Hopperhead A funnel of hopper-shaped head to the top of the rainwater pipes to

SAMPLE

collect rainwater and waste from one or more pipes.

I

Interlocking Tiles Tiles which lock together to form a water tight roof without the need for lapping.

Invert of Invert Levels The lowest part of a drain.

J

Jamb The side of a door or window.

Joists Timbers built into or hung from walls to provide support for floors or fixing for ceiling or both.

K

Key A surface can be roughened to form as a key, eg for rendering purposes. It also refers in lath and plaster work to the early coats which are forced through the gaps in the laths to form a key.

Keystone The centre stone or an arch.

Kingpost The central post of a timber roof truss.

Knotting A liquid applied to knots in woodwork prior to painting. Knots not treated will always show through.

L

Lantern Light A roof light (window) constructed like a lantern with opening or fixed glazing.

Lap To overlap a course of slates.

Lean-to A structure, the sloping roof which abuts a higher wall.

Ledged and Braced Door A door which is strengthened with diagonal braces.

Ledged Door A door where vertical boards are fixed to ledges only.

Linings The wood finish to door and window jambs.

Lintel The horizontal beam over a window or door opening.

M

Mansard Roof A roof made with two slopes - effectively provides a top floor of usable space within a roof structure.

Mastic A generic term for any sealant used in the building process, eg for sealing the joint around window openings.

Mezzanine A floor between the ground floor and first floor.

Mullion An upright division of a window.

N

Newel The post at the bottom and top of a stair to which the handrail is fixed.

North Light Generally refers to factory roof construction which includes a glazed slope facing north.

Nosing The rounded projecting edge of a step in a staircase.

O

Oriel Window A window projecting from an upper floor.

Oversailing Course A projecting course of brickwork.

P

Padstone A stone laid under the end of and RSJ to distribute weight.

Panelled Door A door which is inset with panels - these may be glazed.

Pantile A curved roofing tile which hooks over adjoining tiles.

Parapet As in parapet wall - the external wall is built up above the eaves with a gutter formed behind it, or mansard constructed behind it.

Pargetting Plaster finish to the inside of a ney flue.

Parquet Floor Small strips of wood usually laid on a solid floor to from a pattern.

Parting Bead The timber fillet that separates sliding sashes in the window frame.

Parting Slip The timber fillet inside the frame of a sash window to keep the weights of the two sashes apart.

Partition A wall dividing internal space can be stud partition, ie non-loadbearing.

Party Wall The wall which separates, but is shared by adjoining properties.

Pitch The slope of the roof, technically the ratio of span to height.

Plinth The projecting base of a wall.

Pointing To point is to fill the joints of brickwork with mortar. A process carried out while laying the bricks or at a later stage.

Purlins The horizontal roof member on which the rafters rest.

Q

Quoin Bricks or stones used at corners of walls.

R

Rafters The roof timbers to which felt and battens are fixed.

Rail A horizontal part of a door frame or window.

Raking Bond Diagonal of herring-bone brick bond.

Random Rubble Stone walls built without courses.

Rebate A set-back in timber, stone, etc.

Relieving Arch An arch over a lintel.

Retaining Wall A wall built to hold back or retain a bank of soil.

Ridge The top of the roof where the two slopes meet.

Ridge Course The course of tiles or slates fixed next to the ridge which may be of a different size to the rest.

Ridge Piece A horizontal timber running the length of the ridge to which rafters may be fixed.

Ridge Tile A shaped tile placed along the ridge.

Rising Butt A door hinge which raises a door as it opens.

Roof Boarding Where rafters are covered in boards before battens are laid.

Rough Cast A rough render finish to external walls usually made with gravel.

RSJ Rolled steel joists used for supporting upper load-bearing walls above wide opening.

S

Sarking A felt used for covering roofs before laying battens.

Sash The frame of a window that holds the glass.

Settlement Sinking of foundations.

Sill The piece of timber at the bottom of a window - window sill.

Skirting A board fixed to the bottom of a wall at joint of the wall and floor.

Skylight A window in the slope of a roof.

Sleeper Wall A low wall built to support ground - floor joists.

Soakers Lead strips to provide water-proof joint between a roof slope and adjoining wall.

Stack Pipe The correct name for vertical rainwater pipe.

Stretcher A brick laid length ways in a wall.

String The sloping board to which the steps of the staircase are attached.

String Course A course of brickwork that rpojects beyond the face of an external wall.

Struck Joint Pointing depressed with a trowel handles or shaped wood.

Stucco A type of external plaster finish.

Style A vertical part of a door.

T

Tilting Fillet A timber fillet fixed at eaves to raise the edge of the first row of slates.

Tingles Strips of lead or other metal used to secure the edge of flashings or to hold slipped slates in position.

Tongue and Groove Boarding Close-fitted boards where the edge of one board fits into a groove of an adjoining board.

Trimmer Joists Used where openings are made in roofs and floors, eg for roof hatches, stairwells.

Truss As in roof truss, ie timber framed together off site.

Tusk Pointing Projecting pointing.

U

Underpin To strengthen existing walls and foundations.

V

Valley The junction between two sloping-roof planes.

Vent As in vent pipe, to allow ventilation of foul air from sewers.

W

Wainscot Panel boarding to walls.

Wallplate Timer placed on a wall to receive floor joists or roof rafters.

Weatherboard A board fixed to the bottom of a door on the outside to prevent rain driving in.

Weepholes Holes at the base of walls to allow moisture to drain out.

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Appendix E
Maintenance Tips

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

Outside the Property

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

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

- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

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

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

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

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

- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and downpipes. Look for broken glazing and for any leaks when its raining. Arrange for repairs by a qualified specialist.

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

Inside the Property

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

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

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

- **Walls and partitions:** Check these when you are cleaning or redecorating. Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.

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

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- **Fireplaces, chimney breast and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.

- **Built-in fittings, woodwork and joinery:** Check for broken fittings.

Services

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

- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices once a year.

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

- Monitor plumbing regularly during use and when you are cleaning. Look out for leakage and breakages, and check insulation to tanks and pipes are adequate particularly as winter approaches.

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

Grounds

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

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

Important Information for Purchasers of Older, Listed and Historic Properties

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

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

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

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

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

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

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

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

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

To avoid these defects developing and becoming a serious threat to the building, it is important to be aware of the consequences of any actions which may have an impact on moisture management within the building.

The following is a list of suggestions and recommendations that will help maintain the building in a good and sound condition. It is by no means an exhaustive list and it is recommended that all owners of listed, historic and older buildings inform themselves of the best way to protect such a property.

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

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

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

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

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

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

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