TAYROSS
CHARTERED BUILDING SURVEYORS

DETAILED BUILDING SURVEY

INCORPORATING A VISUAL / STRUCTURAL ASSESSMENT OF THE PROPERTY

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SUMMARY OF CONTENTS

1. GENERAL INFORMATION

1.01	Name & Address Of Clients	Name: XXXXXXXXXXXXXXXXXXXXXX Email: XXXXXXXXXXXXX@yahoo.co.uk
1.02	Property Address	SAMPLE REPORT
1.03	Date of Inspection	26th November 2019
1.04	Inspected By	Carl O'Boyle. BSc FCIOB MRICS MFPWS
1.05	Weather	Rain.
1.06	Limits to Inspection	External The surveyor did not expose foundations of the property or other outbuilding, and without doing so, you must accept the risk of unforeseen defects. The surveyor did not carry out any geological survey or site investigation and cannot therefore confirm the nature and characteristics of the sub-soil with regards to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed we shall advise further. The surveyor's inspection of the external roof coverings, chimney stack and flashings was confined to an inspection from ground level. Therefore, the rear flashing to chimney and top of chimney cap and flaunching to chimney pot was not visible. We were not able to open one of the doors in the outbuilding nearest the front as there was no key for this. However both doors appear to need replacing here. Internal Although a condition rating has been allocated it must be noted that the property had carpet or other floor coverings to all floor areas. No proper visible access internally to wall plate level. Decorative finishes, tiling, shelving, cupboards, built inn wardrobes and appliances etc. all limit the thoroughness and effectiveness of the inspection. There are a number of items stored in the rear out building. This restricted the inspection of the outbuilding internally.
1.07	Tenure & Occupation	We believe the property to be freehold confirmation should be sought from your legal advisers
1.08	Scope of Instructions	
	Surveyor's initial comments in red -	Wed, Nov 20, 11:35 AM

for this section only.

Hi David,

Thanks for the quote. As confirmed over the call i would like to go ahead with the survey.

Estate agent - Robsons (Pinner)

Name - Daniel Southgate

daniel.southgate@robsonsweb.com

Kind regards

XXXXXXXXXXXXXXXX

Morning David,

We've the following plans for modification of the property. (please see attached pic).

1. Ground Floor - Kitchen + Reception Room wall extension towards the Garden.

I do not see any physical reason why you could not extend to the rear. Subject to planning. However, as there is already an extension there across the back it's unlikely in my opinion that you would get much more possibly depending on permitted development rights you may be able to get an extra metre or two onto the rear of the existing extension but this will more than likely be subject to planning.

2. Ground Floor - Getting rid of the walls joining the Study, Dining Room and Reception room.

This would be a fairly extensive exercise to carry out, the removal of these walls as they are partly supporting the main 2 storey building above and would require substantial steelwork you are looking at a cost in the region of at least £4,000.00 plus vat to do these works. There would be a lot of disruption to services and internal finishes.

3. Outbuilding - Adding utility (Washing machine, dryer etc), shower and toilet to the outbuilding.

We are of the opinion that at the permitted development size has already been reached here on the outbuilding and although there is space on the side for an additional room you would have to apply for planning permission and if you decide to build here-

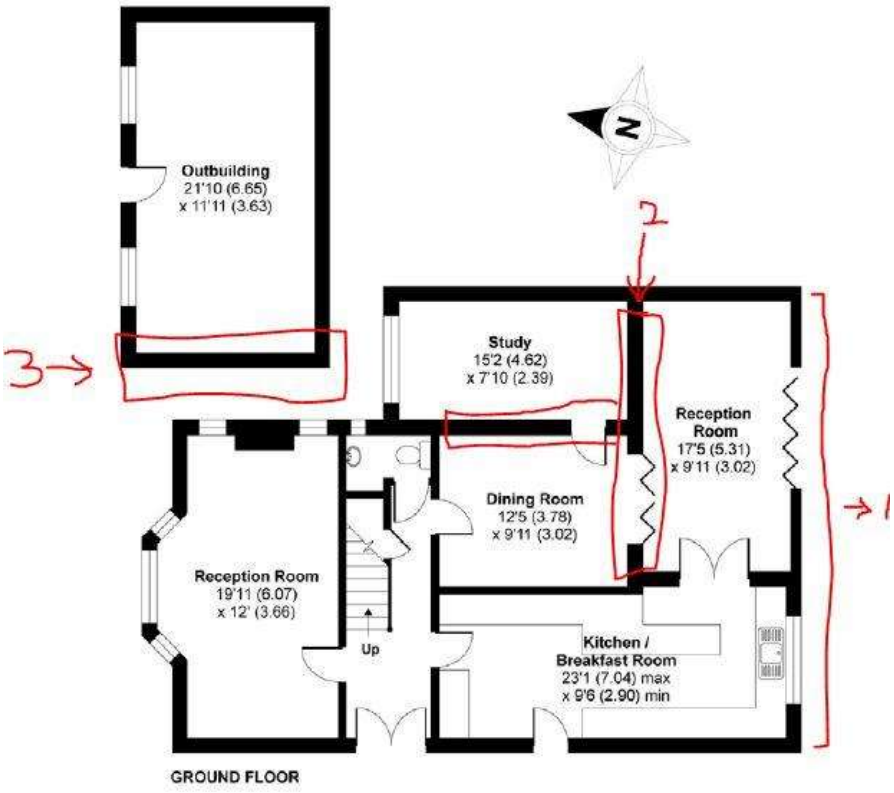
we do not see any physical reason why you could not install what you require, the only difficulty will be connecting to the drains it is difficult to say whether there is sufficient fall between the outbuilding and the manhole connection at the rear of the property -

If this was a problem, I could always install a pump Sano-flow system which are not that expensive.

These are initial thoughts that we would appreciate if you could advise us via your report. But we would be grateful if you can suggest, if possible, any other modification that would make it more suitable as a family home.

If you any queries or would like to discuss the above, we can have a call.

Regards



2. GENERAL DESCRIPTION OF PROPERTY

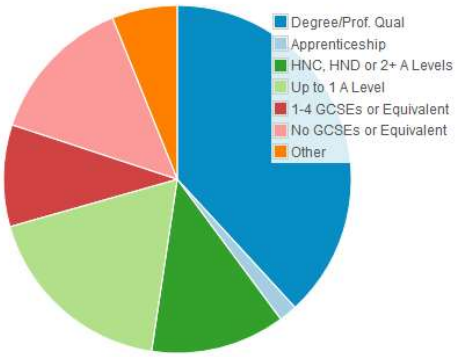
2.01	Type	Detached
2.02	Building Age	In 1930s building which has been extensively remodelled and extended.
2.03	Location & Amenities	*From the Estate Agents details we have this property is not listed as being within a Conservation Area, however your Conveyancer/Legal Adviser should check this.*

Local Area / Population information from a variety of official government databases, including census information and Land Registry data.

Please see below local demographics information extracted which may be of interest to you:-

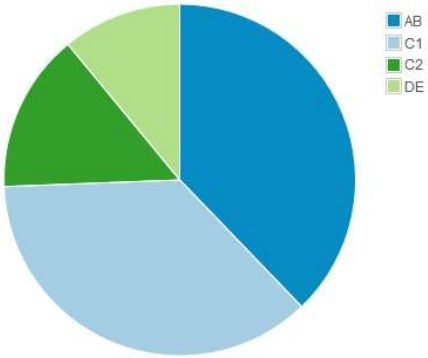
EDUCATION:

Highest Qualification Level Achieved	
Degree or Similar *e.g. professional qualification (accountancy etc)*	113
Apprenticeship	5
HNC, HND or 2+ A Levels	37
5+ GCSEs, an A-Level or 1-2 AS Levels	54
1-4 GCSEs or Equivalent	28
No GCSEs or Equivalent	41
Other	18
Total	**296**



POPULATION:

Social Grade	
AB - Higher and intermediate managerial, administrative, or professional positions	31
C1 - Supervisory, clerical, and junior managerial/administrative/professional positions	30
C2 - Skilled manual workers	12
DE - Semi-skilled and unskilled manual workers; those on state benefit/unemployed, & lowest grade workers	9
Total	**82**



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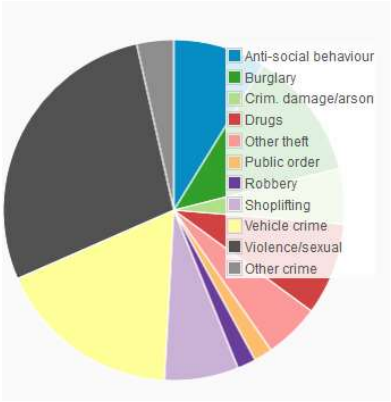


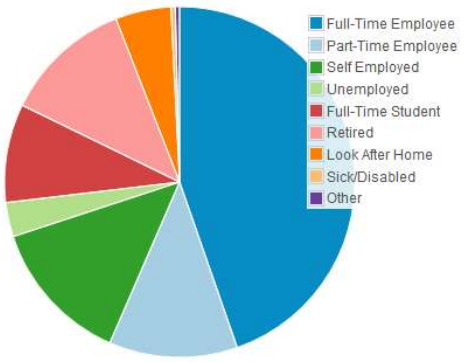
We have found 57 crimes in October 2019 within half a mile of the centre of HA4 8PE.

HOUSING:

(Housing Tenure)

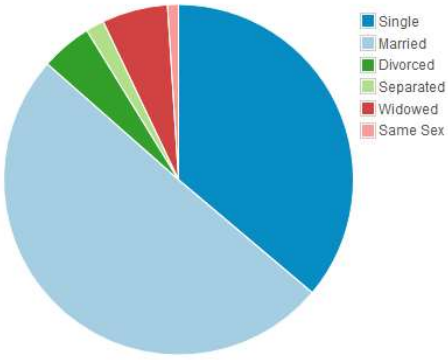
EMPLOYMENT:

Economic Activity	
Full-Time Employee	113
Part-Time Employee *(defined as 30 hours or less per week)*	30
Self Employed	34
Unemployed	8
Full-Time Student *(with or without job)*	23
Retired	30
Looking After Home or Family	13
Long-Term Sick or Disabled	1
Other	1
Total	**253**



FAMILY:

Relationship Status	
Single	107
Married	149
Divorced	14
Separated	5
Widowed	18
Same Sex	3
Total	**296**



2.04 Accommodation

Ground Floor:-

- Reception Room
- Reception Room 2:
- Study
- Dining Room
- Kitchen

First Floor:-

- Bedroom 2:
- Bedroom 3:
- Bedroom 4:
- 4-piece Family Bathroom

Second Floor:-

- Bedroom 1:
- Shower Room

Additionally.

- (No detached garage on site)
- Off street parking
- Outbuilding

3. CONSTRUCTION AND CONDITION

Summary of construction: *(in some instances buildings may not comply with the requirement of today's building regulations. The report will highlight these where applicable)*:

For window (W) and door (D) references please see attached sketch plan.

🟢	**Condition Rating 1 (green)**	– No repair is currently needed. The property must be maintained in the normal way.
🟠	**Condition Rating 2 (amber)**	– Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
🔴	**Condition Rating 3 (red)**	– Defects that are serious and/or need to be repaired, replaced or investigated urgently

'P' *denotes prefix to Jpeg photograph taken.*
Photographs are also available to view on line, link given at end of report.

🔴 *Only condition rating* ***red*** *items are costed at the end of the report, where there is sufficient information to do so and not pending a report. These are given as guideline cost only and will be subject to market conditions and other factors.*

LCC *Life cycle cost (allocation of funds for future repairs-normally within the next 10 year cycle) I will allocate a guide cost for this at the end of the report.*

RFI *Requires further investigation.*

NI *Not inspected.*

Surveyor's Note: *When referring to the right or left of the property in the following findings - this is the perspective when facing the particular elevation*

3.0 **EXTERNAL CONDITION**

3.01 Chimney Stacks, Boiler Flues, Flashings & Soakers

🟢 P03 - There is a chimney stack on the left hand side which has been modified to accommodate a flue for a wood burning stove. This appears in reasonable condition both externally and internally to the wood burning stove-should check that this has been installed by a competent person.

Recommendations / Reasons:

As above.

3.02 Roof Coverings and Roof Space Ventilation

🟢 P04 - Roof coverings consist of clean small tiles to the sides of the dormers and to the main pitched roofs these appear to be in reasonable good condition.

P06 - There is a felt roof on top of the dormer. This appears to be in reasonably condition we inspected the cover using a camera on a telescopic pole.

P59- The mineral felt roof above the rear extension appears in reasonable condition. The flashing here is badly installed with no

cleats and the flashing is ripped in the middle and covered with mortar. This will require a lead copper patch test into the wall and suitably overlapping the damaged area by at least 150 mm.

Recommendations / Reasons:

We would suggest adding a couple of extra soffit vents to the soffit – of the original roof.

3.03 Roof Structure / Pitched Roof Slopes

The structure to the side pitched roof is likely formed with timber rafters and purlins with no significant defects found such as sagging.

The original roof structure has been converted to a habitable accommodation in 2018.

P04 - Most of the roof structure has been replaced with a dormer in the middle. There is an unusual feature on the left and the right where there are a number of large white masonry boxes positioned at the bottom of the dormer. It may be that these contain steel beams for the supports of the dormer however it is not clear at present.

P11 - The soffit ventilation appears here to the dormer on the left with only four vents being provided-similar on the right hand side.

The roof decking to the flat roof of the outbuilding is soft and given way in one corner. This is to the back right hand side of the outbuilding when viewed from the garden. I was afraid to tread over it as it felt fragile underfoot.

P35 - The guttering here to the front of the outbuilding is blocked with leaves and also it has a back fall which means it will overflow during heavy rain.

P35 - Also observed that the fascia facing the railway land is formed from boarding which is not weatherproofed. This boarding has degraded substantially and will be difficult to get access here to put this right.

It was observed that they have used blocks here that have not been built very straight and the wall has not been rendered.

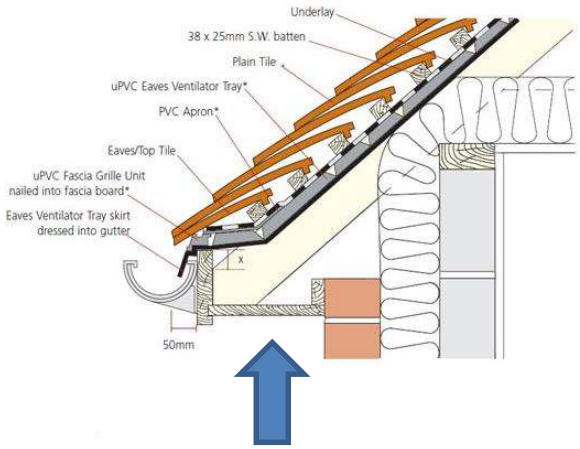
Recommendations / Reasons:

As above.

3.04 Rainwater Fittings *(including parapet gutters where applicable) and fascias and soffits*

The eaves guttering are mainly black PVC plastic. The rainwater gutter is coming off the small bay roof which is running directly into the ground with a gulley.

P14-Further downpipe on the left-hand side of the main roof and downpipe has no shoe on it and just discharges over the top of the soil pipe which runs a high risk of damp on the wall here internally. Refer to photograph.



No soffit ventilation visible to the main roof which is connected to the attic and not enough vets to the attic soffit.

Recommendations / Reasons:

As above.

3.05 The external/internal surfaces of perimeter walls:

We have not undertaken any trial bores holes in order to confirm the nature of the subsoil under this property; however the Geological Survey Map for the area indicates that the subsoil is likely to be London highly shrinkable clay.

Houses of this type and age in this locality were usually constructed using shallow-strip foundations consisting of a concrete strip with brick footings typically laid approximately 600mm below ground level. This is a very shallow foundation by today's modern standards. Though the extension to the rear is likely to have much deeper foundations haven't been built in more recent times-this should be checked that the extension has building control approval.

When buildings have shallow foundations on shrinkable clay subsoil's it is generally advised that no trees or shrubbery should be planted closer to the main walls than their mature height because tree roots, extracting moisture from the clay subsoil, alter the dynamics and ground bearing capacity by shrinking the soli under the foundations and can cause damaging foundation movements, which result in structurally cracked and distorted walls above.

Due to the age of the original part of the property the foundations are unlikely to be very deep or substantial as above. The building is therefore vulnerable to movement if the soil condition properties are altered in any substantial way. Soil properties can be affected by the close proximity of large trees, leaking drains which can reduce/increase the moisture content of the soil/wash away fines causing it to shrink or expand, putting the fragile foundation under stress likely leading to cracking in the main walls. There are cracks visible externally on the walls mainly at the rear and I will report more on these later.

There is a multitude of cracks to the rendering around the external perimeter of the property-these cracks would be classified as slight

most likely due to thermal movement caused by differential expansion and contraction of render problem being exacerbated as there are no movement joints in the render to live for this and therefore cracking occurs around the weakest parts which is two windows and doors.

The external walls:

It is common practice to categorise the structural significance of damage in accordance with the classification given in Table 6.1 (page 135 of the Carillion 2001 (Third) Edition of *"Defects in Buildings – Symptoms, Investigations, Diagnosis and Care")* as shown below:-:

TABLE 6.1 CLASSIFICATION OF VISIBLE DAMAGE TO WALLS WITH PARTICULAR REFERENCE TO EASE OF REPAIR OF PLASTER AND BRICKWORK OR MASONRY

CATEGORY OF DAMAGE	DEGREE (1) OF DAMAGE	DESCRIPTION OF TYPICAL DAMAGES *Ease of repair in italic type*	APPROXIMATE CRACK WIDTH (MM)
0	Negligible	Hairline cracks of less than about 0.1 mm width are classed as negligible. *No action required*	Up to 0.1 (2)
1	Very slight	Fine cracks which can be *easily treated during normal decoration*. Damage generally restricted to internal wall finishes; cracks rarely visible in external brickwork	Up to 1(2)
2	Slight	Cracks *easily filled. Recurrent cracks can be masked by suitable linings. Cracks not necessarily visible externally; some external repointing may be required to ensure weather tightness.* Doors and windows may stick slightly and *require easing and adjusting.*	Up to 5(2)
3	Moderate	Cracks which *require some opening up and can be patched by a mason. Repointing of external brickwork and possibly a small amount of brickwork to be replaced.* Doors and windows sticking. Service pipes may fracture. Weather tightness often impaired,	5 to 15(2) (or several of, say, 3 mm)
4	Severe	Extensive damage which *requires breaking-out and replacing section of walls,* especially over doors and windows. Windows and door frames distorted, floor sloping noticeably (3). Walls leaning or bulging noticeably (3), some loss of bearing in beams. Service pipes disrupted.	15 to 25(2) but also depends on number of cracks
5	Very severe	Structural damage which *requires a major repair job involving partial or complete rebuilding.* Beams lose bearing, walls lean badly and require shoring. Windows broken with distortion. Danger of instability	Usually greater than 25(2) but depends on number of cracks

NOTES:

1. **It must be emphasised that in assessing the degree of damage account must be taken of the location on the building or structure where it occurs, and also of the function of the building or structure.**
2. **Crack width is one factor in assessing category of damage and should not be used on its own as direct measure of it.**
3. **Local deviation of slope, from the horizontal or vertical, of more than 1/100 will normally be clearly visible. Overall deviations in excess of 1/150 are undesirable.**

The brick work is solid 9 inch cross bonded brickwork led in a Flemish bond with lime based flexible pointing.

P12 - The brick work has been repaired in several areas to the front. This has not been completed very professionally to match the wall adjacent to the rainwater pipe on the left hand side and also to the top left-hand corner of the bay.

There is slight cracking visible to the left-hand side of the bay window in the white render and below the bedroom window. The cracking is underlined diagonal tapering from the top down and disappears after

the vertical cable.

The windows on the first floor repairs around windows have been poorly executed and not very well matching.

P16 - There is some pointing missing to the brickwork at low-level left-hand side of bay window.

P13 - The ground levels have been raised here compromising the level of the DPC which is now level with the ground when it should be two brick courses refer to photographs.

P12 - There is some slight cracking and repairs visible to the exposed chimney stack breast on the left-hand side of the property refer to photographs.

There is some slight cracking visible between the small windows on the left hand side gable wall and cracking is intermittent.

P20 - There is further cracking visible to the small window between the other two small windows. This is on the left hand side partly underlined and partly visible as it has been previously repaired.

P22 - There is cracking visible under the front reception window left-hand side. The cracking is vertical and there is a joint opened up on the right hand side possibly where this was previously a garage now converted to habitable accommodation.

The flank wall on the right hand side where the main entrance door is located there is a rough cast render. This is partly obscured by a very thick climber which goes over the metal trellis at the right of the property and extends up on the right hand side of the property. This obscures this part of the property and makes inspection very difficult-from what I could see which does not appear to be any issues here.

P27 - Further on the flank wall towards the rear of the property there is some slight cracking visible here on the render. This is nothing that I would consider to be serious as this is mostly underlying.

P29 - There is lots of slight cracking visible to the rear white rendered elevation above the first and second floor. There is slight cracking visible around the window on the first floor to the top left-hand corner to the bottom right hand corner.

P30 - There is further cracking visible on the left-hand side here where the vertical tile cladding comes down on the corner. This I believe this due to bad detailing.

P61 - There is further cracking visible below the Juliet balcony.

The render finish is very rough here.

P28 - The porch on the right hand side outside the main entrance doors is very lightweight construction and not very robust.

P05 – The beams supporting the attic sit outside of the roof structure, this is not unusual, but in this instance is unsightly. If cranked beams had been used this would be more concealed. We noted that the beams exposed in the cylinder cupboard has not been fire protected, either with intumescent paint or plasterboard. Very difficult to do retrospectively. We did not observe any serious issues with the steel support in terms of supporting the attic on our visit.

Recommendations / Reasons:

There are lots of slight cracks to the perimeter of this building as before discussed. However, I did not observe any structural distortion or any out of plumb walls. We consider the cracking observed as not being serious and mostly a result of differential movement/thermal movement of the render exacerbated by the lack of expansion joints.

There is always a risk that the cracking could be attributable to a change in soil dynamics adjacent to the shallow foundations of the property, therefore I think in this instance it is always prudent to recommend a CCTV survey of the drains to make sure there are no displaced joints or cracks which could cause this type of issue. Best to be safe rather than sorry.

3.06 Damp Proof Course (DPC)

A dpc (damp proof course) or DPM (damp proof membrane) is an impermeable membrane which stops vertical and horizontal damp being transmitted through porous materials such as brick and mortar from the exterior of the building to the internal habitable areas. It is normally located 150 mm above external ground level, this is to stop water penetration due to splashing rain, debris collection against walls, heavy snowfalls.

This building would not be expected to have a modern PVC damp proof course.

Current DPC-It is likely to be either a natural slate or a bituminous product, damp proof courses seldom fail, but they are often compromised by external ground levels being raised, mainly as a result of driveways installed, or patios at rear with slabs, or by door openings being creative externally, or walls attached externally, or internal plaster bridging DPC level internally.

The position of the airbricks indicates that the DPC level is more or less level with the ground levels which is not good building practice, this can lead to lateral damp penetration and we did observe some issues with damp around the property-see damp section and marked up sketch plan attached.

Recommendations / Reasons:

As above.

3.07 Sub Floor Ventilation

Regularly spaced Air bricks located above dpc level @ 1800mm c/c ideally are essential to promote healthy air circulation under timber suspended floors. Missing air vents can lead and contribute to dry and wet rot in floor voids. The air bricks detected all looked to be functional, although these were quite low and good air flow could be easily impeded.

I did not detect any signs of suspended floor failure such as deflection when carrying out a heel drop exercise or sagging on the ground floors.

P13 - Air bricks at the front which are nearly touching the ground are susceptible to water penetration causing water to flow under the floor void which can have serious consequences. This can sometimes happen when there is ground surface flooding due to blocked drains.

DPC levels being compromised can also affect the structural and bearings of timber Joists to timber suspended floors, however, carrying out he'll drop exercises to the floor as did not indicate any serious problems currently.

Recommendations / Reasons:

As above.

3.08 External Windows, Doors & Joinery

Note: Replacement Windows & Doors

Under current Building Regulations homeowners must comply with current thermal performance standards and ensure they get a certificate from FENSA or Local Authority Building Control when replacing windows and doors. FENSA enables companies that install replacement windows and doors to self-certify compliance under these Building Regulations without the need for a separate assessment from Building Control.

When buying a property, the purchaser's solicitors should ask for evidence that any replacement glazing installed ***since April 2002*** *complies with the Building Regulations. There are currently two ways to prove compliance:-*

- *a certificate showing that the work has been done by an installer who is registered with FENSA or a similar body*
- *a certificate from the Local Authority Building Control stating that the installation has been approved under the Building Regulations.*

FENSA stands for the Fenestration Self-Assessment Scheme. Following Government encouragement, FENSA has been set up by the Glass and Glazing Federation (GGF) and other industry bodies in response to Building Regulations for double glazing companies in England and Wales to allow registered companies to self-certify that their installations comply with current Building Regulations.

FENSA ***does not apply*** *to commercial premises or New Build properties. In both of these instances Homeowners are required to go through the Local Authority Building Control process. FENSA Registration is also not applicable to the Installation of Conservatories or Porches by a FENSA Registered Business.*

Note: *If a window has been replaced without either a competent person notification (CPN) i.e. FENSA etc., or without a building regulations application, it is classified as unauthorised work. When the window is replaced, its replacement should meet the energy conservation regulations (part L) and safety glazing regulations (part N) and be no worse than previously existed in relation to structure (part A), fire safety (part B), ventilation (part F), combustion appliance ventilation (part J) and protection from falling and access (part M).*

Secondary means of Escape via windows: *there are some instances where windows must be made suitable for secondary means of escape i.e. in every habitable room on a first floor, and are required in bungalows and part of ground floor residences.*

Safety glass should be provided to doors and windows in critical locations in accordance with Building R

egulations Part K4.

Windows:

P18- *The windows are UPVC and are double glazed with no trickle ventilations.*

There was no evidence of failure of the seals of the double glazing which would be displayed as condensation or misting between the glazing panes. The windows all appear to be in satisfactory condition.

No repair is presently required. Normal maintenance must be undertaken.

Doors:

P26- The timber double front door are fitted with translucent glazed units. This appears to be in satisfactory condition. The locks appear robust.

Recommendations / Reasons:

None.

3.09 External Decorations

P7 - There is some *separation* visible to the timber of the front barge board

P25 - The trim to the mock timber beam has come away from the wall.

The cracking to the render, needs cutting back in a deep V shaped pattern and filling.

Recommendations / Reasons:

The external decoration to the property will need redecorating in the next 1-2 year.

3.10 **INTERNAL CONDITION**

3.11 Roof Space

P62- The only roof space observed-was the room containing the cylinder-see later in report.

Part of the floor covering was missing here, which appears to be to accommodate the pressurised cylinder.

As previous we were concerned about this support to the cylinder which appears to be resting directly on ceiling joists albeit they are to spreader timbers to spread the weight over these joists and there appears to be some hangers connected to take up some of the weight here onto the steel beam-the fact is the cylinder does not appear to be sitting on a fully supported structure such as a steel beam and therefore I have some concerns here which will need further investigation I do believe that this could be resolved possibly with some extra steel locations being added. We have inserted a guideline cost at the end of the report.

All roofs with timber components will be vulnerable to wood boring

beetle (woodworm) attack, even those constructed of modern pre-treated timbers. Regular inspection is advisable. The roof structure appears to be performing adequately supporting the imposed load of the roof. The roof frame appears robust and does not display any obvious signs of stress or overloading.

Recommendations / Reasons:

Support for the cylinder requires further investigation and possibly some remedial action here to make sure that it is safely supported.

3.12 Ceilings

The ceilings are a mixture of plasterboard and traditional lath and plaster.

Generally the ceiling appeared in reasonable condition-refer to sketch plan attached for further comments.

The ceilings are constructed from plasterboard which is skimmed and painted.

The ceilings are generally secure and even. No urgent repairs are required to the ceilings.

Recommendations / Reasons:

As above.

3.13 Internal Walls & Partitions and internal perimeter faces of external walls

The internal walls are both solid and stud partitions. This section also includes the inside surfaces of the external walls. The internal walls are structurally sound with no signs of settlement, distortion or other significant defects or weakness. Plaster finishes are generally sound and satisfactory where seen and tiling is also sound.

The original external perimeter wall of the Kitchen and Dining room have been partly removed in order to facilitate a single storey rear extension. Confirmation is required through the conveyancer that this was completed with any necessary building control approval and notice served under section 6 of the party wall etc. Act 1996.

Recommendations / Reasons:

As above.

3.14 Fireplaces, Flues & Chimney Breasts

P67 -The chimney breast at the property has been modified to accommodate a solid fuel burning stove. This should be inspected by a competent person from the scheme for solid fuel installation HETAS (Heating Equipment Testing and Approval Scheme) before being used.

Confirmation is required that this installation has building control approval.

Recommendations / Reasons:

As above

3.15 Floors

P78 - The ground floor has been formed from suspended timber to the main building. The rear extension floor is solid. The floors above are formed from suspended timber. The floors have been covered with a mixture of ceramic tiles and carpet covering. The floors are generally secure, even, and in satisfactory condition.

Recommendations / Reasons:

No repair is presently required. Normal maintenance must be undertaken.

Inspection of floors is limited due to the presence of floor coverings and furniture. Removal of such items can sometimes reveal problems that are not reasonably identifiable during a survey. The surveyor can only comment on defects which are apparent on the day of the inspection in accessible parts. You are advised that there may be defects in uninspected parts

3.16 Internal Joinery *(incl. windows, doors, staircases, built-in fitments & Kitchen fittings)*

Stairs:

P51 - The stairs railing do not meet current regulation requirements as they present a health and safety risk as they are measured at 800mm which is below the regulation height requirement of 900mm.

The stairs are not fitted with soffits which is a current regulation requirement to compartmentalise the stairs in the event of a fire. This is not unusual issue for a property of this age.

Skirting architraves Doors and ironmongery:

The internal woodwork consists primarily of the doors, frames and skirting.
Internal woodwork is in fair condition throughout.
Internal doors are solid wood.
No active woodworm attack or any other timber decay was seen in accessible parts.

Kitchen:

P77 - Kitchen is modern functional with a composite worktop. The built-in units are made up of a mixture of floor and wall mounted units. This appears in satisfactory condition.

Built in wardrobes:

There are various fitted wardrobes and cupboards within the property.

The built in walk in timber wardrobe in the master bedroom appeared in good condition no issues were observed.

Special features:

N/A

Recommendations / Reasons:

3.17 Sanitary Fittings

The ensuite shower room fittings include showers, basins and WCs.

The sanitary fittings are generally in good condition. The ensuite fittings are also satisfactory.

The inspection to the bathroom was limited by the wall tiles and fittings.

These all appeared to be of good quality and in serviceable condition.

P66 - The sink is operational and the water pressure appears adequate. There is no visible earth bonding to the sinks.

P69 - We noted strong orders in the WC. This could be due to a shared leak on the connection between the toilets and the soil pipe will need further inspection.

Recommendations / Reasons:

No repairs currently necessary, normal maintenance required.

3.18 Internal Decoration

The internal decoration is in reasonable order. The internal walls are both solid and stud partitions. This section also includes the inside surfaces of the external walls.

The internal walls are structurally sound with no signs of settlement, distortion or other significant defects or weakness. Plaster finishes are generally sound and satisfactory where seen and tiling is also sound.

There are some decorative blemishes/imperfections, all of which can be dealt with through normal decorative maintenance.

During a non-invasive survey no opening up of the building fabric takes place. The condition of the walls can often be concealed behind wall coverings, particularly modern dry-lining boards which distance the interior surface from the wall itself. It can take time for dampness and other defects to show through coverings. The surveyor can only comment on defects which are apparent on the day of the inspection. The surveyor will recommend further or more invasive investigation where this is considered appropriate.

Recommendations / Reasons:

none.

3.19 Dampness

(A moisture detecting meter has been used in selected accessible

positions without moving furniture or fittings to test for dampness):

Note: ***We do not normally test for dampness behind kitchen units, fixed cabinets, wardrobes, tiles or internal cladding etc. if dampness is reported herein then these areas should be tested by the damp proof company***

We carried out dampness tests P36, 67, 72 & 76 throughout the property using a *Protimeter Surveymaster* moisture meter.

P36 - There are a number of items stored in the out building. This restricted the inspection of the outbuilding internally. These will need to be removed by the seller before completion of the sale. There remains a possibility high damp readings could be concealed behind these items.

A number of marginal damp readings have been detected above the skirting boards in accessible areas.

P67 - High damp readings have been detected to the chimney breast within the reception room.

Should check that the wood burning stove has building control approval or has been installed by a approved installer.

P72 - High damp readings have been detected in the study. It appears to me that the garage has been converted into a study here and but the wall thickness is Only a half brick thick with no insulation.

P76 - The rear kitchen door is aluminium double glazed with translucent glass. This appears to be in satisfactory condition presently.

Marginal and high damp readings have been detected adjacent to the door.

There are several I believe for the damp issues these include vendor touching the ground externally which may be causing a wicking effect drawing moisture up past the DPC level.

The DPC level is already compromised as ground levels around the perimeter of the property have been raised and this could be also adding to the issues.

P14- We also observed at the front of the property where there is a rainwater pipe discharging on top of a horizontal soil pipe. The constant splashing of water up against the wall above DPC could be adding to problems here.

Recommendations / Reasons:

It is recommended that you get a survey report carried out by a reputable damp proofing company. I have given details below of such a contact and company:-

Garrets Damp Proofing

The workshop, 39 Marlins Square, Abbots Langley, Hertfordshire, WD5 OEG

Telephone 01923-260 510

garretsdamp@gmail.com

3.20 Timber Decay & Infestation

NB. This does not include removing floor boards to inspect floor voids.

We examined only the accessible structural timbers in the building and particularly in the roof spaces.

As the perimeter walls are damp in areas there is always a risk that the floor joists resting on perimeter walls may be affected by wet rot. It would be prudent to ask the damp proof company to check for this in affected areas.

However, in a property of this age there is likely to be some concealed woodworm infestation and possibly some wet rot, due to the DPC being compromised which is likely to be uncovered during any serious remodelling works. None of this is apparent on the surface.

Recommendations / Reasons:

Obtain report and guarantees from seller-please make available via the solicitor reports to surveyor for comment before committing to purchasing the property.

3.21 Thermal Insulation

EPC *(Energy Performance Certificate)*:

The EPC for this property *(see attached)* is in band D64 which is very low.

The reason for the low score is the lack of insulation in the walls and floors. It appears to me that the walls are solid constructed to the main property, but they have never been insulated or at least there is no proof that they have been. It is likely that the outbuilding is cavity constructed. The EPC certificate states that with certain modifications the rating could be increased to a C79 level which would obviously be much better. However, it has stated that in order to achieve this dramatic action would be required.

- Such as installing solar panels - I do not believe you would recoup your investment for this level of expenditure.
- The solid brick as built is assumed to have no insulation. Therefore the insulation to these walls will contribute to the energy performance of the property.
- The pitched roof is also assumed to have 25mm loft insulation according to the EPC and therefore would benefit the installation of insulation such as Celotex in the loft.
- It is unlikely the ground floor will be insulated and this would have a positive impact, although the cost is relatively high.
- The EPC report states that the windows are fully double glazed. There remains scope to install Celotex to the window reveals and upgrade the existing windows further to triple glazed.
- Additionally the main heating, main heating controls and hot water system also leaves some prospects for a system upgrade to contribute to enhancing the EPC rating.
- The EPC inspection has also highlighted that only 88% of the fixed outlets are low energy lighting at the property. Installing low energy lighting to all the fixed outlets will contribute significantly to

improving the EPC rating of the property.

As the level of energy efficiency of homes increase and properties become more airtight, it is important to ensure houses like this have an effective and efficient ventilation system. Currently, this house has little purpose provided natural ventilation (for example, trickle vents in the windows or airbricks through the wall) and no extracts fans. There are a range of options available and you should ask an appropriately qualified person to provide you with a report and quotation where appropriate. Although the details will not be known until the report is received, in my opinion there are two main choices:

Fit appropriate extract fans in the 'wet' rooms (for example, kitchen, WC room and family bathroom) and trickle vents to the window frames of all habitable rooms in accordance to the current building regulation standards.

Recommendations / Reasons:

As above.

3.22 Hazardous & Deleterious Materials

Note: *If the buyer is planning on carrying out substantial building/refurbishment works in properties predating 2000, then they will need an Asbestos Survey to be carried out in advance in line with the Health and Safety Executive guidelines – the following link is good guidance: http://www.hse.gov.uk/asbestos/building-owner.htm or page 35 of this pdf: http://www.hse.gov.uk/pubns/priced/l143.pdf.*

The three significant types of asbestos that have been commercially used in the UK are:

- *crocidolite, commonly known as 'blue';*
- *amosite, commonly known as 'brown'; and*
- *chrysotile, commonly known as 'white'.*

In the Control of Asbestos Regulations 2012 (CAR) the term 'asbestos' includes all three of the above types, fibrous tremolite and any mixture of those materials.

Asbestos cement sheeting generally contains chrysotile (white asbestos).

P27 - We observed a extract unit which was built into the flank wall of the property at the rear which is highly likely to be a ACM (asbestos containing material) as this is acting like an air vent I would have it professionally removed as there is a small risk that fibres which could be dangerous could become airborne and inhaled. This unit will be difficult to remove without damaging it and therefore I would recommend that a asbestos carry out works.

Or at the very least I would encapsulated so that its does not run the risk of being damaged and that no fibres become loose. Some sort of external weathering-perhaps a plastic enclosure sealed with a good quality mastic may be appropriate.

If you are intending to remove it then the contact details below should be able to help further.

Recommendations / Reasons:

Vintec Laboratories Ltd.
Building Research Establishment
Bucknalls Lane
Garston
Watford
WD25 9XX

Contact: James Brotherton
T 01923 661144
Email: j.brotherton@vinteclabs.com

3.23 Security Measures

Surveyor's comments in red.

P74 - There appears to be an Octagon alarm system fitted at the property. This was not inspected. Therefore you should request that this is demonstrated for you and any service record and operational manuals provided.

We noted adjacent to the front door.

In built-up areas such as this I would recommend installing CCTV cameras.

Recommendations / Reasons:

As above.

3.24 Fire Safety

There appears to factor system attic this was verified when we tested the top smoke detector in the attic hallway the other smoke detectors activated in the property.

Window Locks: *I do not like to see Windows on the first floor with locks and* ***no*** *keys, as in case of a fire should the staircase be blocked the occupants of the room would have no chance to escape. When the building heats up windows can jam and the glass is very difficult to break - therefore keys should* ***always*** *be located adjacent to every window.*

Recommendations / Reasons:

As above.

4. SERVICES

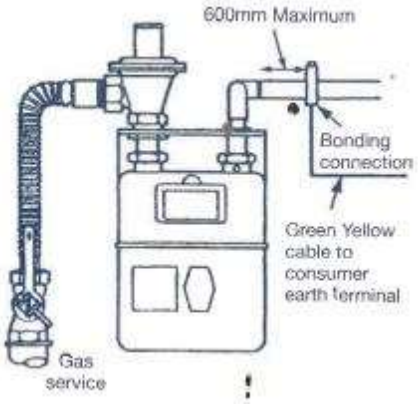
No service tests were carried out – see our Statement of Terms and Conditions. The services were operational at the time of the survey.

We believe that mains Electricity, Water, Drainage and Gas are all available.

4.01 Gas

P19 - The gas meter is located in an external box and has no visible electrical earth bonding.

Recommendations / Reasons:



It appears that the gas installation pipework fitted at your property may not have Electrical Equipotential bonding correctly fitted.

I am required under Section 18(2) of the Gas Safety (Installation and Use) Regulations 1998 to advise you that the Electrical Installation should be checked by a competent electrical contractor.

4.02 Electricity

(I do not unplug appliances/electrical fittings or internet for obvious reasons)

Note: ***A residual-current device (RCD), or residual-current circuit breaker (RCCB)*** *or* ***residual twin-direct current couplet (R2D2)****, is an electrical wiring device that disconnects a circuit whenever it detects that the electric current is not balanced between the energized conductor and the return neutral conductor. Such an imbalance may indicate current leakage through the body of a person who is grounded and accidentally touching the energized part of the circuit. A lethal shock can result from these conditions. RCCBs are designed to disconnect quickly enough to prevent injury caused by such shocks. They are not intended to provide protection against overcurrent (overload) or short-circuit conditions; this is provided by the trip switch circuit breaker.*

P46 - Random electrical socket test conducted throughout the property to the available sockets did not detect any electrical issues.

The property is connected to the main electricity supply and the meter is located in the Kitchen cupboard.

P73 - The trip switch board is located under the kitchen cupboard and appears to have been fitted in the last 10 years.

The case is plastic which would not comply with current regulations. There is no RCD fitted. There is an analogue electricity meter.

The power sockets are provided on a modern ring main and lighting is provided to every room.

The kitchen mechanical extractor appears to be vented externally.

We noted which is a common issue in old properties that socket outlets and light switches were not at regulation heights.

P64 - There is a trip switch board located in the dormer cupboard. This appears to be fitted with an RCD which will tripled the whole

board if one of the circuits should be faulty-not ideal

P38 - There is a trip switch board located in the rear out building. This appears to be in reasonable condition. However the case appears to be plastic which would not conform with modern electrical regulations

P37 There is a high voltage cable running from the rear of the property to the outbuilding. The cable management of this is poor and need to be improved to provide a safer installation, perhaps at least clipping it to the fence where it is safe from damage.

P71 - There is an electrical light switch located inside the ground floor WC. This is in contravention to modern electrical regulations.

All electrical work is required to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. An electrical (Part P) certificate should be provided in accordance with BS: 7671 procedures on completion of the work.

Recommendations / Reasons:

Some of the items I have highlighted above would definitely not comply with current regulations; however, on the whole it appears a reasonable installation.

However, to be on the safe side - I always will recommend that an electrical inspection is carried out by a NICEIC qualified electrician, as it is not possible to determine whether an electrical installation is safe or fully complies with current regulations on a visual inspection alone, there may be dangerous connections hidden in ceiling voids etc. Some of the items I have highlighted above would definitely not comply with current regulations

If there is an RCD fitted then there is no need for Earth bonding to secondary service outlets such as basin and sink pipework or radiators within bathroom, but there is still a need to Earth bond main incoming water mains and gas pipes.

4.03 Cold Water & Water Mains

The water pressures to the kitchen mains and water storage pressures to the bath basin and shower all appear reasonable.

P24 - There is no external water meter at the property. The water stop tap appears to be in satisfactory condition with no significant defects found such as leaking.

Recommendations / Reasons:

No repairs currently necessary, normal maintenance required.

4.04 Hot Water

Note: *A **water header tank** is a raised tank that ensures a constant pressure or supply of water to a system, especially to a central heating system. In addition, it takes up the expansion and contraction of water during heating and cooling and prevents air getting into the system. Sometimes unscrupulous plumbers use the same water storage tank for this purpose which is far from ideal as you can get water from radiators (containing inhibitors) feeding into your washing water and contaminating it. It also means the reverse that there will be no inhibitors (rust prevention) in the*

radiator system.

Hot water was available to the basins, shower and sinks etc.

P62 - There is an unvented pressurised cylinder fitted within the dormer storage cupboard. This is located above a habitable room. As before - The joists do not appear do not appear to be reinforced below the cylinder – (doubled up and bearing on load bearing walls/beam). However, they do appear to be tied to the I beam above, but I'm unsure that this is sufficiently strong to hold a heavy cylinder. We have inserted the cost in the report for remedial works here.

I would recommend that the support for the cylinder is reinforced as I do not believe what is there at present is adequate in the long term.

There was no blow back chamber expansion vessel visible adjacent to the cylinder. It may be that the cylinder is vented through the roof but this was not visible on our inspection.

This should be inspected and serviced annually as it is a high pressurised system.

Recommendations / Reasons:

The structure below cylinder requires reinforcing as there is a risk that the cylinder could fall through to the room below if any weaknesses developed.

It should be checked that the pressurised cylinder is properly ventilated as this is a safety check should pressures build up, allows expansion - this is a health and safety serious concern.

4.05 Central Heating

Heating supplied by a Worcester gas boiler.

I consider this is a good make of boiler. It appears to me that the boiler is less than two years old and therefore should have a remaining good life expectancy. Most boilers these days have a life expectancy of around 15 years before they become uneconomical, inefficient and unreliable.

Pressurised heating and hot water systems.

Unvented hot water storage systems save space in the loft when compared to traditional systems and can supply large volumes of hot water on demand. One of the key benefits is that the hot water supply is delivered at mains pressure right across the house. However because of the possible dangers associated with water stored in a sealed vessel under pressure and at high temperature, it is important to have the system serviced once a year. This service will amongst other things test the functionality of the safely valves that operate in the event of a fault.

Recommendations / Reasons:

Obtain gas safe certification for the heating installation and up to

date service records.

I always recommend when taking over someone else's heat that is placed on a British Gas warranty at least for the first year.

Annual Boiler/Central Heating Service: An annual service/boiler check through your utilities provider is recommended. One such example is the **British Gas *HomeCare* Boiler & Central Heating Cover** which offers a range of options to provide ongoing maintenance, annual servicing and cover for breakdown or repairs by Gas Safe registered engineers with parts and labour guaranteed. *Use the following weblink for further information*: http://www.britishgas.co.uk/products-and-services/boilers-and-central-heating/cover.html

***Note (December 2014)**: It is understood that British Gas now refuse to cover Potterton and Ideal Standard boilers because of the amount of defects reported. Try the following weblink to "Your Boilercovered.co.uk" to check for local area Maintenance Service Cover options: http://yourboilercovered.co.uk/?ch=9577a480e5d8004.89643535&oid=46&aid=31&tid=04631&sid=a6692&eid=31&ocode=MzEuNDYuNDYuNDYuMC4wLjAuMC4wLjAuMC4w*

4.06 Drainage

4.06.1 Foul Drainage

P52 - Manhole inspection chamber located in the front drive. The drain appears to be clear and flowing freely.

P53 - Manhole inspection chamber 2 located in the front drive. The drain appears to be clear and flowing freely.,

P14 - The soil pipe which has been installed horizontally along the flank wall of the property. This is very unsightly and really should be underground and not on the surface. The pipework here is not well managed with the rainwater downpipe clashing with the soil pipe and as previous causing water to cascade up against the wall, possibly adding to the damp issues internally.

P44 - The kitchen drainage pipe extends approximately 5 metres to the corner of the rear extension were it is raised slightly at the corner junction and then extends approximately a further 5 metres before discharging into a gulley.

This pipe is raised and not insulated which could cause blockages.

4.06.2 Rainwater Drainage

Rainwater appears to utilise a combined waste.

The rainwater pipes and gutters are made of plastic. Gutters are fixed to fascias and downpipes fixed to walls using brackets. There are sufficient downpipes for the areas of roof served.

P14 As stated above there is a PVC down pipe visible above the horizontal soil pipe. This pvc downpipe discharges onto the pvc soil pipe and wall. High damp readings have been detected adjacent to this internally.

4.06.3 Surface Water Drainage:

There is no surface water drainage at the property. It's likely that during heavy rainfall ponding will occur in the front driveway.

Recommendations / Reasons:

I would recommend that the downpipe situation that clashes with the horizontal soil pipe is resolved, this may require the horizontal soil pipe to be rooted underground, we have inserted a guideline cost at the end of the report.

4.07 Other Facilities

N/A

Recommendations / Reasons:

5. THE SITE

5.01 Garage & Parking

There is no garage at the property. It appears the garage has been converted in to a habitable space which is now used as a study.

There is off street parking facilities on the grounds at the front.

P10 - The paving to the front drive is uneven and missing in areas. The driveway is constructed in very old crazy paving which is beginning to show signs of wear and tear due to its age.

5.02 Substantial Outbuildings

P34 - The rear outbuilding appears to be constructed to a reasonable standard. With the exception of the roof detailing to the fascia.

There is a slight vertical crack below the fascia to the side wall.

P34- The render extends to the ground. There is an area of missing render to the lower side wall close to ground level.

P36 - The rear out building is poorly constructed at the rear of the building. Here the timber sterling board is visible and exposed to the elements. The concrete block is also visible to the rear of the outbuilding.

P36 - There are a number of items stored in the out building. This restricted the inspection of the outbuilding internally. These will need to be removed by the seller before completion of the sale.

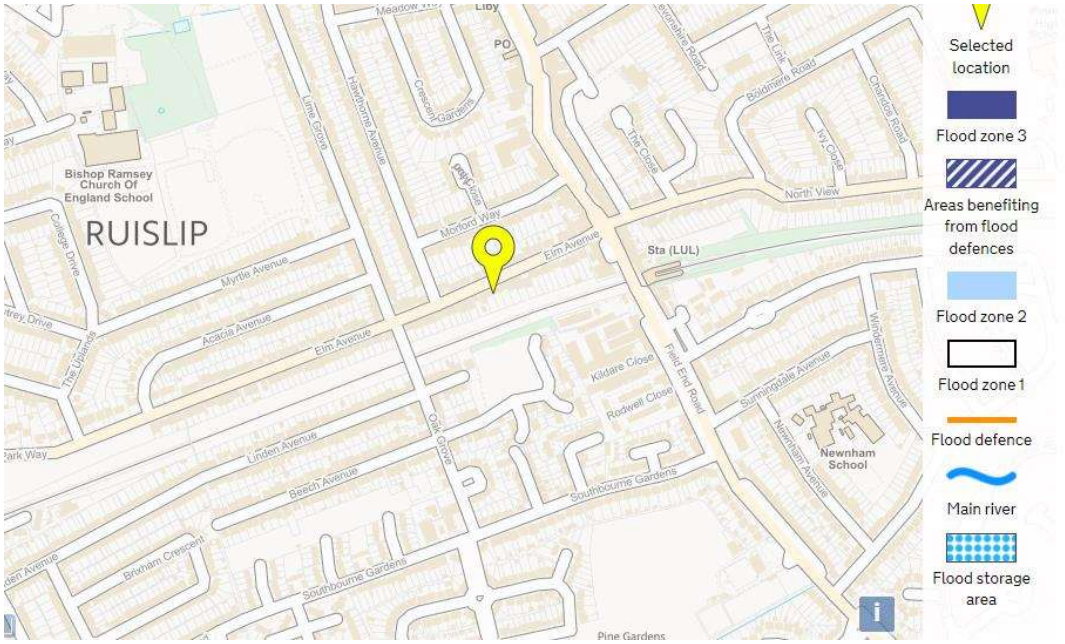
A number of marginal damp readings have been detected above the skirting boards in accessible areas. This may be due to the render externally touching the ground.

5.03 The Site & Local Factors

*It is advised that an **Enviro-check Report** is carried out by your conveyancer and any issues such as flooding or contamination should be referred back to me.*

Note: For further information on how to find details of flood risk for a property refer to the Environment Agency website information at:

https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk



The property **does <u>not</u> appear to fall within a flood zone** *(see map above)*.

<u>Dark blue</u> *shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:*

- *from the sea by a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year;*
- *or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year. (For planning and development purposes, this is the same as* ***Flood Zone 3****, in England only.)*

<u>Light blue</u> *shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year. (For planning and development purposes, this is the same as* ***Flood Zone*** *2, in England only.)*

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements.

Where there is <u>no blue shading</u>, this shows the area where flooding from rivers and the sea is very unlikely. There is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year. The majority of England and Wales falls within this area. (For planning and development purposes, this is the same as Flood Zone 1, in England only.)

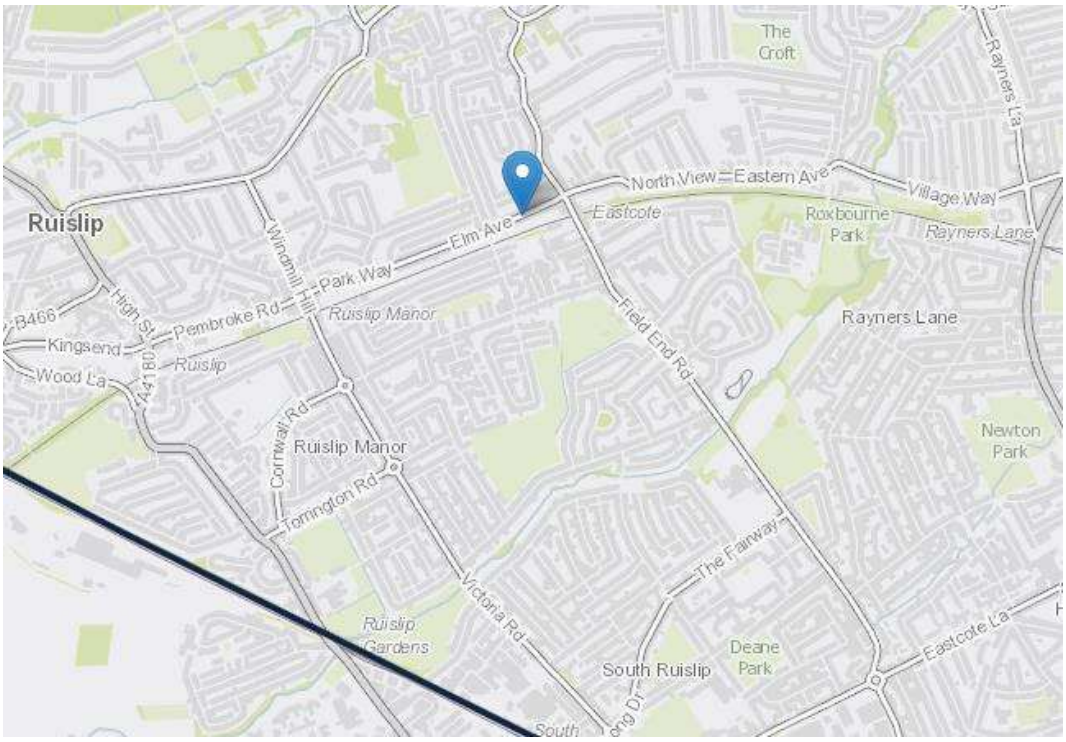
<u>Hatched areas</u> *benefit from the flood defences shown, in the event of a river flood with a 1 per cent (1 in 100) chance of happening each year, or a flood from the sea with a 0.5 per cent (1 in 200) chance of happening each year. If the defences were not there, these areas would be flooded.*

Flood defences do not completely remove the chance of flooding, however, and can be overtopped or fail in extreme weather conditions.

<u>London Bomb Site Mapping Data</u> *<u>http://bombsight.org</u>*

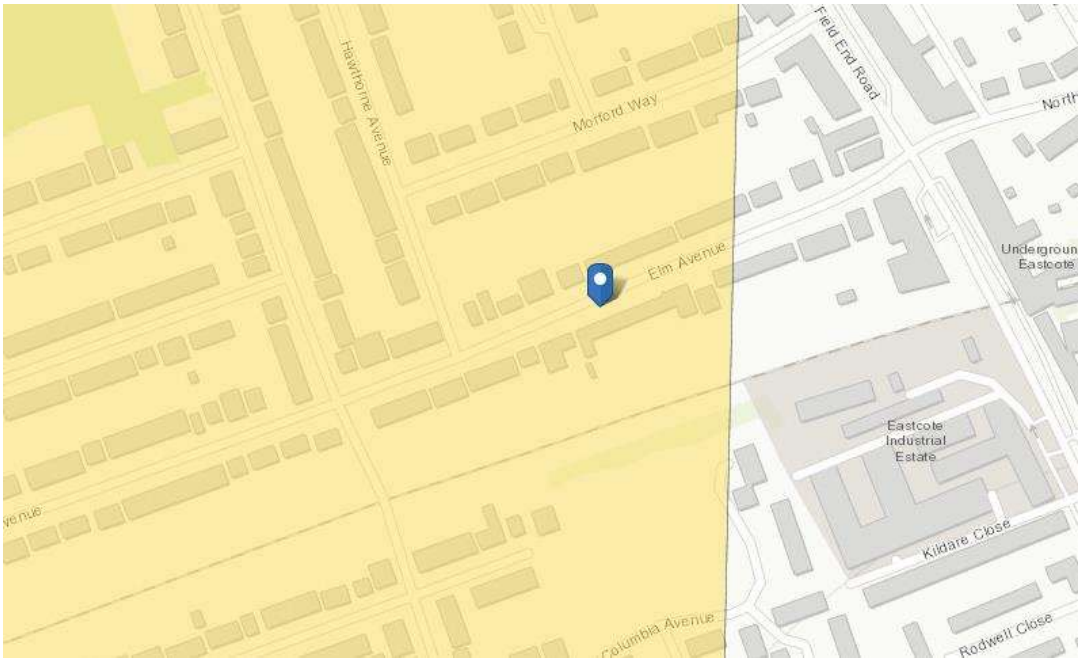
According to the WW2 Census, no bombs fell directly in Elm Avenue.

HS2 Route Proximity:



According to the WW2 Census, no bombs fell directly in Lynton Road.

Radon Gas Check



http://www.ukradon.org/information/ukmaps

Some parts of this 1km grid square are in bands of elevated radon potential. Maximum radon potential is 1-3 %.

Next Steps

The level of radon concentration can only be established by having the building tested. Action should be taken if the

indoor radon level is measured and found to be above 200 becquerel's per cubic meter. If you would like any further

information we recommend you contact Public Health England, whose details can be found in the 'Useful Contacts'

section of this report.

Further Action

Airtech Environmental Systems can advise on radon testing kits, which cost £39.36 including VAT and can run from 7

days to 3 months. They also have a team of surveyors on hand to provide recommendations and advice for any

properties above the target level of 100 becquerel's per cubic meter or action level of 200 becquerel's per cubic meter.

Airtech Environmental Systems can provide a report, recommendations and a quotation for any recommended works.

For more detailed information please call their free-phone number 0800 378017.

5.04 Gardens, Patios & External Paving

Note**: New planning regulations introduced on 1st October 2008 now affect how you can pave your front garden. **See Government Guidance website:-
http://www.planningportal.gov.uk/permission/commonprojects/pavingfrontgarden/

Driveway:

There is a driveway to the front of the property-this is fairly old has been carried out using crazy paving is on even in areas and has grass growing up through the joints some ponding of water taking place and on the right hand

side where the manhole and meter is the paving here has noticeably sunk.

Garden(s):

The garden is mainly laid to lawn adjacent to the paved patio and foot path leading to the rear brick built out building.

Patio:

P33 - The rear paved patio has some grouting missing between the joints. The paving is generally level . There is some vegetation growth visible in the joints..

External Paving:

P54 - The front drive is made up of crazed paving. This is in poor condition; uneven and sunken in areas especially around the water stop tap chamber.

As stated before the rear paved patio has some areas of missing grouting between the joints which has enabled some vegetation growth in between the paving.

Recommendations / Reasons:

No repairs currently necessary, normal maintenance required.

5.05 Boundaries, Retaining Walls & Fences etc.

P08- The front left boundary is defined by the white decorative block work on the left-hand side. The boundary will be the face of the white wall facing the Sellers property as indicated in the photograph.

P09 - The wall at the front is 9 inch solid brickwork with lots of frost damage to the front of this wall.

P08 - The right hand side boundary at the front is defined by a timber fence which is not very straight and is crooked not defining the boundary very clearly.

P42 - The boundary on the left hand side when looking at the property from the street and being behind the fixed panel where the neighbours garage comes onto the property the boundary appears to step in and out here. The boundary is not crystal clear as to why the white wall steps into the neighbours property and then the brick pier seems to step out they may have been part of an old structure.

P50 - The boundary on the left hand side when looking down the garden has large thick hedge here and shrubbery in front of timber panels. These appear to be in reasonable condition. Halfway down some of the panels appear damaged. At the top of the boundary fencing near the rear the fence is leaning over into the Sellers property. The fence posts here need to be stabilised. There is a further what looks like no mans land at the rear of the building.

Recommendations / Reasons:

You should seek further clarification on who is responsible for the upkeep of the fences and walls on the boundary through your conveyancer.

You should check if there are any disputes over current position of boundary defined by buildings especially on the left-hand side of the property looking from the road.

5.06 Trees

P43 - There is a young deciduous tree approximately 3 m tall less than 2 m away from the property.

This does not appear to be causing any issues in its current height and condition but may need to be reduced depending on how quickly it grows later. As it could affect foundations stability by altering soil conditions.

Recommendations / Reasons:

As above.

5.07 Fixtures and Fittings

It is advised that you agree in writing, prior to exchange of contracts, all fixtures and fittings that will be included in the sale, your solicitor dealing with the sale can advise you on this matter.

5.08 Wayleaves, Easements and Rights of Way

There are no apparent way leaves on site during our inspection.

The rear outbuilding has been built on the boundary with the railway land at the rear-should check if there is any rights to maintain your building here, you will need access onto the railway land to carry out the repairs highlighted in the report. There are rights under the neighbourhood act but this requires complicated procedures in obtaining.

5.09 Planning & Environmental Matters

Local Planning Authority: Hillingdon

I did not observe any issues likely to cause concern in regards to planning issues or building control issues. However, any issues should be apparent by a local search carried out by the Conveyancer.

For further planning information please visit the following link.

https://www.planningportal.co.uk/homepage/4/buy_a_planning_map

we have inserted in the appendix drawings relating to the attic conversion.

Rear extension is shown as existing on the attic drawings.

We did not see any permitted development permissions relating to the rear outhouse.

*It is recommended that the Conveyancer also carries out an **Enviro - Check Report** to identify any flooding, landfill (brownfield site) issues, Radon Gas or contamination issues etc.*

6.0 MATTERS FOR LEGAL ADVISERS ATTENTION

6.01 *Your legal adviser should check for the existence of the following:*

1. A test certificate for the electrical installation dated within the last 5 years from

appropriately qualified electrician registered with a body such as NICEIC.

2. An up to date service record (last 12 months) for the pressurised central heating system from a Gas Safe registered contractor.
3. Evidence that any replacement glazing installed **since April 2002** complies with the Building Regulations. ***(See Note under Section 3.08)***
4. Whether any previous underpinning has been carried out at the property, or any report carried out on subsidence /structural issues.

Your legal adviser should also check the following matters:

1. The maintenance responsibility for the boundary fencing/hedges.

6.02 **REGULATIONS ETC.**

You should ask your Legal Advisers to investigate, and for advice on, Local Authority approvals for:

- Any chimney breast removals carried out and subsequent building control approval.
- Building Regulations Approval Certificate for attic conversion.

6.03 **GUARANTEES**

You should ask your Legal Advisers to investigate and advise on guarantees or warranties for :

- Appliances included in the sale.

6.04 **OTHER MATTERS**

You should ask your Legal Adviser to investigate and advise on:

- " ***INSURANCE:***
- It is advised that you insure the property from the moment of exchange of contracts, for a sufficient sum against all usual perils including fire, impact, explosion, storm, tempest, flood, burst pipes / water storage units, subsidence, landslip, ground heave and public liability. If the property is left empty for a period please speak to your insurers regarding unoccupied property cover.
- Any structural issues raised within this Report will need to be discussed with an Insurance Broker to ensure that your proposed policy offers you sufficient cover should **serious** structural issues arise in the future. I would suggest that this Report is given to an Insurance Broker and that they arrange insurance to cover the property based on the Report.

Note SEND COPY OF REPORT TO LEGAL ADVISERS: If, after reading and considering this Report, you intend to proceed with the purchase you should immediately pass a copy of this Report to your Legal Advisers with the request that, in addition to the necessary standard searches and enquiries, they check each and every one of the relevant items referred to in Section 6.0 above..

7.0 CONCLUSIONS: ITEMS OF CONCERN & FOR FURTHER INVESTIGATION

7.0.1 SURVEYOR:

My main concern is the support for the pressurised cylinder and high damp readings.

7.0.2 OTHER CONCERNS:

My other concerns are highlighted throughout the report using the traffic light system.

We are not aware of any other significant considerations affecting the property, not already highlighted within the report. However, it is possible that some relevant matters may come to light as a result of the enquiries to be made by your Legal Advisers.

7.0.3 FURTHER INVESTIGATION:

We also recommend that you should put the following investigation in hand immediately: -

7.0.3.1 Foul Drainage

Connect soil pipe to underground drainage below side path.

Drains should be CCTV surveyed.

7.0.3.2 Electrics.

The trip switch board is not protected by an RCD therefore confirmation is required as to the safety of the electrics by way of an electrical certificate by a NICEIC qualified electrician.

7.0.3.3 Damp investigation

Further investigation needed to report on the isolated areas of damp observed during our inspection. Especially front reception area, were ground levels are high.

7.0.3.4 Extra support to pressurised cylinder in attic space.

Confirmation here of costs/disruption involved in providing-doubled up ceiling joists supported on a load bearing wall or steel beam-to fully support pressurised cylinder.

7.0.3.5 Installation of Solid fuel stove

The chimney breast has been modified to accommodate a metal flue for a solid fuel installation. Confirmation is required through your conveyancer that this was carried out with building control approval. This installation should also be inspected before being used by a competent person from the HETAS Scheme (Heating Equipment Testing and Approval Scheme).

7.03.6 Modification

The property has been modified with the removal of rear external wall to facilitate the construction of the rear single storey conversion. Confirmation is required through your conveyancer that this was carried out with any necessary building control approval and section 6 notice under the Party Wall etc. Act 1996.

8.0 SCHEDULE OF ESTIMATED COSTS

MAINTENANCE CONSIDERATIONS

When making your decision on whether or not to proceed, you should bear in mind the following significant matters which merit your attention and may involve significant expense at some future time. To get an indication of the amount involved, you may wish to get a local building contractor to give you an itemised quotation on the various repairs which are evident before you exchange contracts.

SCHEDULE OF APPROXIMATE COSTS

Detailed below is a schedule of estimated repair costs in relation to items raised under items of concern 🔴 This list is by no means conclusive and is indicative of the likely estimated repair costs. ***These costs are for guidance only and the actual building costs may vary significantly when full investigation and design is undertaken. We must point out that competitive quotations for all of this work should be obtained prior to purchasing the property.***

Item	Description	Short-Term Cost	Life Cycle Cost (5-10 Years)
1	Damp treatment subject to report	£2,000.00	
2	CCTV inspection of drains-there may be further cost here if the pipes are required to be lined. As we have a lot of cracking in the render it's just to check that this is not attributable to leaking drains.	£200.00	
3	Ball park figure for sorting out the issues installing new drainage underground at the side of the property.	£3,000.00	
4	Replace trip switch board new metal trip switch with RCD	£1,000.00	
5	Cylinder support.	£1,000.00	
7	The fascia repairs to outhouse.	£500.00	
8	External decoration in the next one-two years.		£5,000.00
	Total Not including any VAT ***(not including further works which may be required awaiting investigation)***	**£7,700.00**	**£5,000.00**

9.0 INSURANCE RE-BUILD COSTS *(NOT MARKET VALUE)*

Note: These figures exclude costs for funding alternative temporary accommodation.

210M² (approximately) x £1,800.00 (industry build figure M²) = £378,000.00 x 1.4(fees and demo) = £529,200.00 say £600,000.00 to include contingency.

10.0 OVERALL CONCLUSIONS

There are a lot of issues to consider and the buyers should not put themselves under any pressure to commit to this sale before satisfying themselves that it is economically safe to do so.

SUMMARY

As soon as you receive the quotations and Reports for the work specified above and also the responses from your Legal Advisers, we will be pleased to advise whether or not they would cause us to change the advice given in this Report.

Only when you have all this information will you be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the purchase.

We must advise you, however, that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse facts might come to light in the future.

Carl O'Boyle BSc FCIOB MRICS MFPWS (5628079) **Telephone Number: 020 8426 1448**
Tayross Associates Limited

Report Date: 04th December 2019

My Credentials:
I am a full professional member of the Royal Institution of Chartered Surveyors, the Faculty of Party Wall Surveyors and a Fellow of the Chartered Institute of Building for which I currently sit on the CIOB Professional Conduct Committee / Investigations Panel. This Committee / Panel are responsible for upholding the disciplinary regulations and rules of conduct of the Institute and investigate any cases of alleged misconduct by members.

11.0 PHOTOGRAPHS

Use the web link in the covering email to view photographs.

NB. Photographs should be printed out as this web link may not always be available.

12.0 SKETCHES & DRAWINGS

SK – (1119)

Map Location

Full EPC

Planning Drawings

My Credentials:
I am a full professional member of the Royal Institution of Chartered Surveyors, the Faculty of Party Wall Surveyors and a Fellow of the Chartered Institute of Building for which I currently sit on the CIOB Professional Conduct Committee / Investigations Panel. This Committee / Panel are responsible for upholding the disciplinary regulations and rules of conduct of the Institute and investigate any cases of alleged misconduct by members.

Energy Performance Certificate

HM Government

[redacted]

Dwelling type:	Detached house	**Reference number:**	0579-2859-6987-9921-6015
Date of assessment:	21 August 2019	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	22 August 2019	**Total floor area:**	187 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

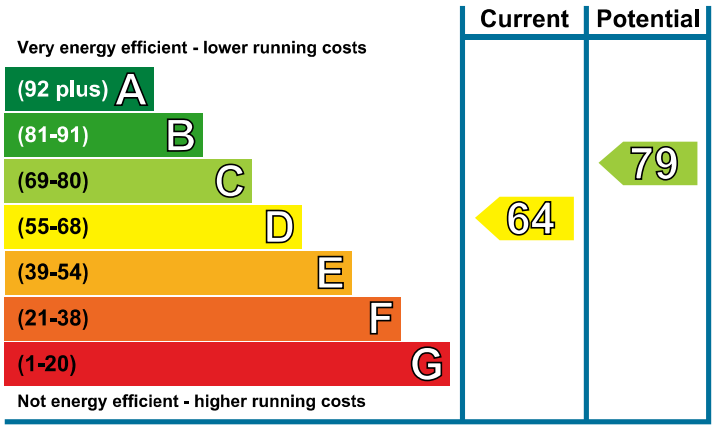
Estimated energy costs of dwelling for 3 years:	**£ 4,251**
Over 3 years you could save	**£ 1,170**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 348 over 3 years	You could save £ 1,170 over 3 years
Heating	£ 3,492 over 3 years	£ 2,478 over 3 years	
Hot Water	£ 411 over 3 years	£ 255 over 3 years	
Totals	**£ 4,251**	**£ 3,081**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 840
2 Floor insulation (suspended floor)	£800 - £1,200	£ 186
3 Solar water heating	£4,000 - £6,000	£ 144

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
	Cavity wall, as built, insulated (assumed)	★★★★☆
	Cavity wall, as built, partial insulation (assumed)	★★★☆☆
Roof	Pitched, 25 mm loft insulation	★★☆☆☆
	Flat, insulated (assumed)	★★★★☆
	Roof room(s), insulated (assumed)	★★★★★
Floor	Suspended, no insulation (assumed)	—
	Solid, insulated (assumed)	—
	Solid, no insulation (assumed)	—
Windows	Fully double glazed	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	Room heaters, mains gas	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 88% of fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 210 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	21,344	(830)	(357)	(5,885)
Water heating (kWh per year)	2,997			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Internal or external wall insulation	£4,000 - £14,000	£ 280	C71
Floor insulation (suspended floor)	£800 - £1,200	£ 62	C73
Solar water heating	£4,000 - £6,000	£ 48	C74
Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 320	C79

Financial Support and the Green Deal

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may also be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures under the ECO scheme, provided that you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202** for England and Wales.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems Ltd. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number:	EES/018912
Assessor's name:	Ms. Sophie Feltwell
Phone number:	01189770690
E-mail address:	epc@nichecom.co.uk
Related party disclosure:	No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 6.9 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 3.1 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.