TAYROSS
CHARTERED BUILDING SURVEYORS

SAMPLE REPORT

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: XXXXXXXXXXXXX Email: XXXXXXXXXXX@gmail.com
1.02	Property Address	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
1.03	Date of Inspection	1 October 2019
1.04	Inspected By	Carl O'Boyle. BSc FCIOB MRICS MFPWS
1.05	Weather	Dry
1.06	Limits to Inspection	External The surveyor did not expose foundations of the property or other outbuilding, structures, retaining or other boundary walls 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 surveyors 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. 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.
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 - for this section only.***	Email dated On 19 Sep 2019, at 14:29, Carl, I have had another offer accepted and would like to arrange a survey. It's for 77 Cadogan Terrace in East London. The Agent can assist with access. His name is Jas Singh at Keatons, jas.singh@keatons.com & his phone number is 07521 178 268.

Let me know if you have any questions.

XXXXXXXXX

2. GENERAL DESCRIPTION OF PROPERTY

2.01 Type

Terrace

2.02 Building Age

Victorian – circa pre1869

2.03 Location & Amenities

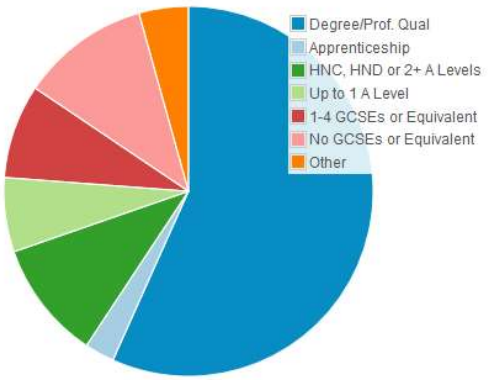
From the Estate Agents details we have this property is not listed as being within a Conservation Area, however your Conveyancer/Legal Adviser should check this.

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:-

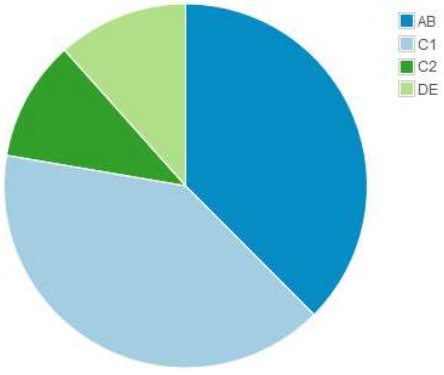
EDUCATION:

Highest Qualification Level Achieved	
Degree or Similar *e.g. professional qualification (accountancy etc)*	131
Apprenticeship	6
HNC, HND or 2+ A Levels	24
5+ GCSEs, an A-Level or 1-2 AS Levels	15
1-4 GCSEs or Equivalent	19
No GCSEs or Equivalent	26
Other	10
Total	231



POPULATION:

Social Grade	
AB - Higher and intermediate managerial, administrative, or professional positions	42
C1 - Supervisory, clerical, and junior managerial/administrative/professional positions	45
C2 - Skilled manual workers	12
DE - Semi-skilled and unskilled manual workers; those on state benefit/unemployed, & lowest grade workers	13
Total	112



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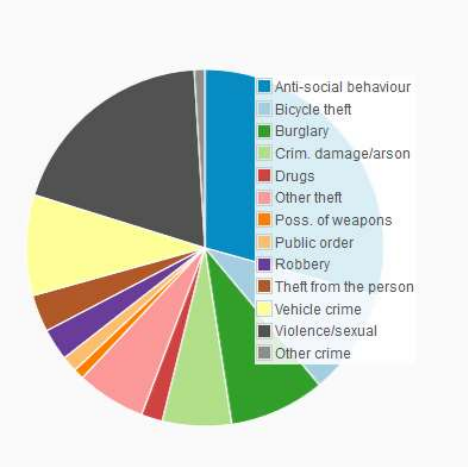
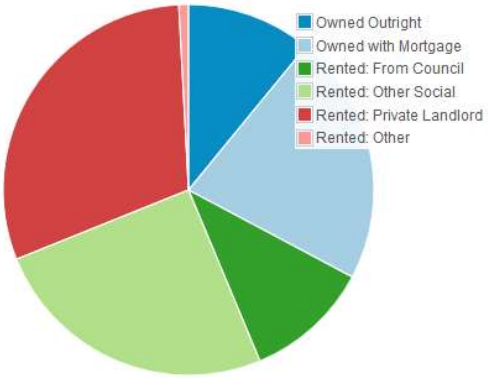


We have found 208 crimes in July 2019 within half a mile of the centre of E9 5HP.

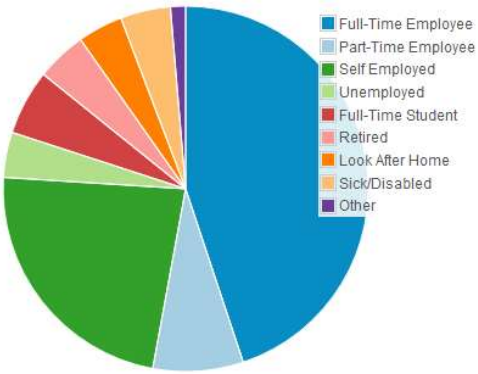
HOUSING:

Housing Tenure	
Owned Outright	13
Owned with Mortgage	26
Shared Ownership	0
Rented: From Council	13
Rented: Other Social *inc. charities and housing associations*	30
Rented: Private Landlord *inc. letting agents*	36
Rented: Other	1
Rent Free	0
Total	**119**



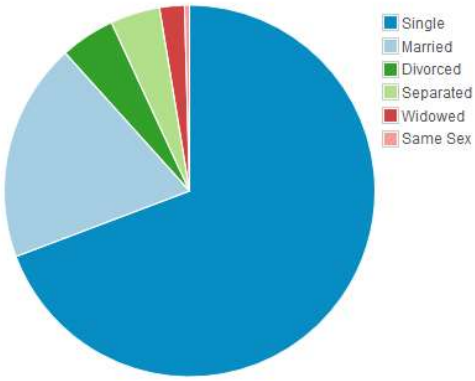
EMPLOYMENT:

Economic Activity	
Full-Time Employee	101
Part-Time Employee *(defined as 30 hours or less per week)*	18
Self Employed	52
Unemployed	9
Full-Time Student *(with or without job)*	13
Retired	10
Looking After Home or Family	9
Long-Term Sick or Disabled	10
Other	3
Total	**225**



FAMILY:

Relationship Status	
Single	160
Married	44
Divorced	11
Separated	10
Widowed	5
Same Sex	1
Total	231



2.04 Accommodation

Lower Ground Floor:-

- Kitchen
- Reception 3

Ground Floor:-

- Reception Room 1:
- Bedroom 3/ Reception Room 2:

First Floor:-

- Bedroom 1:
- Bedroom 3:
- 4-piece Family Bathroom

Second Floor.

- Bedroom 2:

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 shared chimney stack on the left hand side at roof level.

The brickwork when viewed from the street level and using binoculars appears to be in reasonably good condition. There are seven pots here six of the tall parts have been fitted with ventilator caps and the chimney pot in the middle is left open. This pot may still be in use with an open fire. Though having spoken to the owners the fireplaces have not been used in 30 years.

The chimney pots all appeared in reasonably good condition.

Recommendations / Reasons:

if intending to utilise the flues these would have to be swept by a chimney sweep and smoke tested before use.

3.02 Roof Coverings and Roof Space Ventilation

The roof covering is not visible from street level see later in report.

P36 - The front roof when viewed from the Velux window the roof slates here are man-made possibly ACM material (asbestos containing material). They appear in reasonable condition. As such in their current condition I do not foresee that they would be a health hazard. See later in report Under the hazardous materials section.

The box gutter at the front is constructed with mineral felt and lead flashing up stand.

Roofs at rear.

The rear roof plane is slightly distorted.

There is a party wall on the left hand side with the coping stone and flashing - this appears to be in reasonable order.

P31 - The ridge when viewed from the rear appears straight And level.

The flashing on the right hand side to the party wall here all appears in reasonable condition.

P29 - The chimney stack when viewed from the rear appears to be in reasonable condition. Possibly some of the pots are leaning to the right and the chimney stack is slightly leaning to the right But nothing that I would consider serious.

P30 - There is a dormer window with a flat roof. The roof is likely to be cold deck covered with felt . Not visible from ground. We did not see any signs of leaks internally in this area.

Recommendations / Reasons:

No repairs currently necessary, normal maintenance required.

3.03 Roof Structure / Pitched Roof Slopes

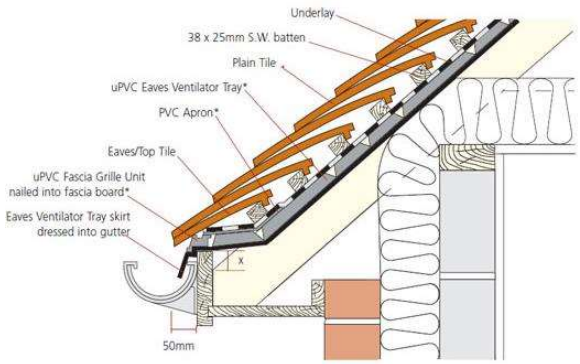
P31 - The roof structure and pitch appear in good order when viewed from the rear. There is slightly distorted roof plane but nothing out of the ordinary.

Recommendations / Reasons:

No repairs currently necessary, normal maintenance required.

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

At the rear rainwater pipe and gutters are made of plastic. Gutters are fixed to fascias and downpipes fixed to walls using brackets. They appear to be in reasonably good order no signs of any overflowing or leaking gutters.



Recommendations / Reasons:

No repairs currently necessary, normal maintenance required.

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.

When buildings have shallow foundations on shrinkable clay subsoil's it

is generally advised that no trees 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 soil under the foundations and can cause damaging foundation movements, which result in structurally cracked and distorted walls above.

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 front external walls-

The brickwork is solid 9 inch walls laid in a Flemish pattern in lime mortar. The brickwork and pointing appears to be in reasonably good condition. According to the building owner the brickwork was all sanded down by her manually. Originally I thought that the building

had been sandblasted and that would account for the weathered look of the brickwork. Perhaps her sanding technique has also produced this effect!

Generally the brickwork here is a little bit wavy especially above the W1 window on the right and left. However having put the level on the brickwork at the bottom below W1 the brickwork appears reasonably level overall. The wavy brickwork appears to occur above the windows perhaps issues with the lintels in the past does not appear to be an issue at present.

P13 - We noted some cracking to the left-hand side of W1 window affecting 4 - 5 brick courses up on the left hand side from the windowsill. Likewise there is some cracking on the right hand side here as well, this is all slight in appearance. This appears to be historical to me.

P18 - We noted that the window sill is dropped on the right-hand side and that the brickwork below this windowsill has also dropped noticeably, this appears to be historical movement.

P19 - The brickwork to the head of the W1 has been pointed but looks like the pointing has run into the brickwork making this unsightly.

P17 - The white stone plinth to the right-hand side has slightly dropped and been made good here in the past on the right hand side. Does not appear to be an issue currently

There is evidence of some previous cracks having been filled to the face of the stonework render around the front door. However there is no structural distortion noted to the door opening surround.

Rear elevation.

P32 - Some bricks have been replaced just by filling in with mortar.

No serious cracking noted to the rear.

Recommendations / Reasons:

We did not note any ongoing serious structural distortion externally. The envelope of the building especially at the front show signs of previous historical movement-this is not uncommon in old buildings, I did not observe anything externally that would give me cause for concern.

We did not note any serious internal cracking.

We did note internally that some of the ceilings were very noticeably out of level – see under the ceiling section. Again not uncommon for buildings of this age.

The floors appeared reasonably level for a building of this age.

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. The DPC was not visible during inspection.

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.

We noted areas at the front and rear of the property where the ground level is higher than the DPC level. Further investigation we found damp in the lower ground floor can refer to sketch plan attached and further information in the damp section below

Recommendations / Reasons:

Further investigation required see later.

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 first and second floors.

● P10 – The air bricks at the front are nearly touching the ground making the building susceptible to water penetration. Inspection of the internal wall detected high damp readings.

Recommendations / Reasons:

Pending on the damp report it may be prudent to install extra airbricks or at least raise the level of the air bricks to prevent issues with water getting underneath the floor.

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:

The windows in the properly are mostly single glazed timber sash windows.

There are bolt locks to the Windows which I do not like to see as these are a means of secondary escape in the event of an outbreak of fire and they could impede a quick escape. *Where locks are fitted I always recommend that keys should be located nearby.*

P39 - The windows are approximately 500mm from the floor which is below the regulation height requirement and therefore present a safety risk particularly for young children.

Window to the top of the stairs has been filled on numerous occasions.

The windows generally appeared in reasonably good condition. As they are single glazed they will provide little in the way of thermal comfort and in winter likely to experience down draughs.

Doors:

P9 - The front timber door appears in satisfactory condition. The hinges are not the appropriate size for the weight of the door and are poorly cut in and fixed and should be replaced In the long term.

Recommendations / Reasons:

As above.

3.09 External Decorations

P16 - The render to the front of the property located below roof level requires general maintenance.

Recommendations / Reasons:

Some repairs or replacements are required but these are not considered serious.

3.10 **INTERNAL CONDITION**

3.11 Roof Space

The roof space has been converted into habitable accommodation. This was converted a long time ago and as such the insulation which is concealed is likely to be minimal and not adequate by today's standards of insulation.

According to the building owner the only works structurally that she carried out was the rear dormer here.

Recommendations / Reasons:

No repairs currently necessary, normal maintenance required.

3.12 Ceilings

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

Ceilings. (Top floor attic bedroom)

Ceilings here appear in reasonable condition reasonable head height some pattern staining on down stand beam adjacent to the Velux window and some pattern staining on the party wall with the brick arch on it. Subsequent damp testing discovered that the party wall is showing signs of damp

P37 - Ceiling of staircase leading down from the top floor-ceiling is cracked in areas between wall and ceiling. The ceiling is cracked in the middle and the ceiling is very noticeably uneven. This especially noticeable when one looks at the junction between the ceiling and the wall where the window is looking out to the garden.

P47- The bulkhead to the top stairs noticeably slopes down where it joins with the stairs on the right hand side and looks like old movement.

P48 - Front bedroom ceiling very high ceiling in here approximately 3 m high with plain coving ceiling appears in reasonable condition.

P48 -The ceiling here slopes on the right to left very noticeable above the large window at the rear refer to photograph. This appears to be a general defect with a lot of sloping going on in ceilings and to a much lesser extent to the floors don't believe any of this is active at present but the building has moved internally substantially in the past. With perhaps the floor is being packed up from the joists below

P54 – The ceilings in the Open Plan receptions these appear in reasonably good order. The coving is more decorative in the front

room.

Ceilings to the lower ground floor kitchen sitting area.

P63- The ceilings here appear in reasonably good condition. Some patchy paint work in the kitchen again ceilings are noticeably uneven when you look at the gap on the rear window between the ceiling and the reveal again I would say this is old movement and part of the buildings character.

Recommendations / Reasons:

Some repairs or replacements are required but these are not considered serious. During a non-invasive survey no ceiling coverings are removed. It is common for there to be layers of ceiling coverings, and the surveyor cannot comment upon the condition of ceilings beneath coatings. In older properties there is often the possibility of asbestos containing coatings and specialist advice should be sought if making changes.

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 and the Party walls, which have been dry-lined. There are some decorative blemishes/imperfections, all of which can be dealt with through normal decorative maintenance.

Refer to sketch plan attached for location of structural walls.

Recommendations / Reasons:

As above.

3.14 Fireplaces, Flues & Chimney Breasts

P4 - The chimney breast are not visible to the rear of the property internally. It is possible they have been removed or perhaps ported over or corbelled in to the party wall at attic level.

The visible chimney breasts are visible in the attic space with an arch recess feature. This appears to be in a reasonable condition.

There is a marble mantle feature located in the front bedroom this appears to be in an acceptable condition.

There is a cast iron mantle located in the front reception room. This appears to be in satisfactory condition. Fireplaces have never been used in last 30 years.

There is no evidence that the flue has been swept recently.

Recommendations / Reasons:

No repairs currently necessary, normal maintenance required.

You should check through the conveyancer if there are any building control approvals for the removal of the chimney breasts stated within the report this being the rear chimney breasts.

3.15 Floors

Attic bedroom.

P35 - Floors consist of exposed old floorboards painted white these are loose in areas and lots of gaps and some of the boards the floor feel loose under foot especially beside the door into the room.

This door is not a fire door.

We did not observe any smoke detectors in this room.

Front bedroom.

P41-There are exposed floorboards in the front bedroom. These are uneven with lots of gaps and cracks in the floor boards. The floorboards have been repaired in numerous areas and there is a risk of damage to bare feet.

Floor is squeaky underfoot in front of the staircase.

P51 – The bathroom at the rear on the first floor has timber floor boards painted white. These appear level when measured with a spirit level. The floor in this bathroom and the furniture shakes very noticeably when walking over the floorboards. This may be because the strutting between the Joists has been removed as is common in these old properties when services were installed on the floor voids.

The floor on stairs landing first floor and floors feels uneven underfoot and floorboards are squeaky.

Front living room.

P41 - Again you've got open floorboards here lots of damage visible to the floors - floorboards loose underfoot in areas.

Floor reasonably firm underfoot when doing a heel drop exercise here.

Floor reasonably firm in the rear open plan reception lots of books here stored one side of the wall.

Recommendations / Reasons:

No repairs currently necessary, normal maintenance required.

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

Stairs:

P40 – The floor on stairs landing first floor and floors throughout feel uneven underfoot and floorboards are squeaky.

The hand rails to the stairs are below current regulation height requirements which are a health and safety hazard.

Skirting architraves Doors and ironmongery:

Generally the internal timber doors at the property did not close inside the door frames adequately.

P55 - The door into rear reception from hallway uneven in the door frame and the head has dropped slightly here.

Generally the doors and ironmongery at the property are in poor condition. They are soft wood timber which would not perform as a fire door. The doors to the reception room do not engage in the frames. Ideally these should be replaced with FD30 fire doors.

Kitchen:

The kitchen is fitted with a range of wooden laminate wall and floor units and Timber work surfaces. There is a ceramic sink and built in gas hob and cooker. There is a mechanical extractor fitted above the hob which appears to be vented externally and to provide adequate Extraction.

Built in wardrobes:

There are no built in wardrobes at the property.

Recommendations / Reasons:

As above.

3.17 Sanitary Fittings

The main bathroom contains a bath, basin and WC. There does not appear to be a mechanical extractor fitted in the bathroom.

The bathroom sink was operational. The water pressure is likely to reduce when hot water is used in the kitchen below. This is not unusual for a combi boiler-see later under heating section.

Recommendations / Reasons:

No repairs currently necessary, normal maintenance required.

3.18 Internal Decoration

The internal decoration is in reasonable order but a little tired in appearance. There are some decorative blemishes/imperfections, all of which can be dealt with through normal decorative maintenance.

Recommendations / Reasons:

No repairs currently necessary, normal maintenance required.

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 P38 & 61 throughout the property using two different types of *Protimeter Surveymaster* moisture meters.

P61 – The radio meter detected trapped damp behind the waterproof membrane in the wine cellar under the stairs externally. These areas and all buildings are always very vulnerable to damp penetration from external sources This is to be expected and the fact that this was not detected on the surface is evidence that the tanking render membrane appears to be performing adequately On the areas that we were able to inspect.

P61 - However high damp readings have been detected internally to the front wall on the lower ground elevation. (Refer to floor plan)

P38 – High damp readings have been detected to the chimney breast in the attic space.

It's likely that there are more damp areas in the areas that cannot be inspected such as behind kitchen units.

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

Normally damp proof companies do not charge for this service in the hope that they get any work as a result of this.

I always recommend getting at least two reports and I would ask the estate agent for another recommendation if you do not know others.

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.

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.

It may be that the current owner has had works carried out in relation to the above items and you should request any details of these and guarantees if applicable.

Recommendations / Reasons:

Obtain any reports 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 E52 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 unlikely that the outbuilding is timber constructed. The EPC certificate states that with certain modifications the rating could be increased to a C77 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 no 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.
- Replacing the boiler and pipes would contribute to improving the EPC rating.
- The EPC inspection has also highlighted that only 89% 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).

P31 - The slates to the main roof are manmade compressed fibre and are likely to contain asbestos.

We did not observe any other hazardous materials during our inspection.

If you require verification that the slates on the roof are asbestos this can always be done by contacting the company below who will produce a report for a very reasonable fee.

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.

Typical Insurance Company Recommendations to prevent break-ins:-

Final exit door/doors: *A 5 lever mortice deadlock or rim deadlocks conforming to BS3621 or, alternatively, other key operated locks with 10 inch bolts top and bottom of each door. If aluminium/UPVC construction then fitted with a multi-point locking system which incorporates a lever or cylinder deadlock capable of being secured by a key from both sides.*

The front door appears to have been strengthened with metal plates.

The door itself is not very robust-as before it is not been hung properly.

The door at the rear-glass does not appear to be toughened and pressure presents a security risk

You belong to a police approved Neighbourhood Watch Scheme.

No scheme appears to be active in the area.

Your home is fitted with a smoke detector.

BS3621 is a lock standard by British Standards Institute (BSI) for thief-resistant locks, BS-3621 locks are found on some front and back doors

in the home and it's a good way to check that the door security is up to standard. This is why some insurance companies require door locks are fitted to BS 3621 British Standard.

One way to check your front or back door locks are conforming to BS3621 is to look for the British standard Kite mark (BSI) on the faceplate of the lock. The faceplate of the lock is viewable when you open the door; you should also see the specific standard number e.g. BS3621 stamped on the plate.

Quick Steps on how to check:

Step 1: Look for British Standard Kite mark engraved on the lock

Step 2: Look for British Standard number BS3621 stamped on the lock

BS-3621 locks are NOT actually approved by Insurance providers, the approval and certification is done by BSI (The British Standards Institute) themselves.

Locks that can conform to BS3621:

- Mortice Sash Lock & Mortice Deadlock
- Euro Deadlock & Sash lock
- Rim Cylinder locks such as Night Latches & Rim Locks

For mortice locks to conform to BS3621 the door lock must have at least 5 levers, therefore a 3 lever mortice lock CANNOT be British Standard Kite marked to BS3621.

For a lock to meet British Standard BS3621 it must have:

- 5 levers having at least a 1000 key differs
- Measures to prevent picking those 5 Levers
- Anti-pick qualities
- Hard plates to protect the lock from drilling
- Minimum of 20mm bolt throw into the door frame

Over the years the BS3621 standard has been updated leading to there being different versions of BS 3621 locks available, the different years indicate the date of the standard it was approved to.

Below is a list of versions your lock could be:

- BS 3621:2017 – the latest version
- BS 3621:2007+A2:2012
- BS 3621:1998
- BS 3621:1980
- BS 3621:1963 – the first & oldest version

The year of lock certification is not as important as actually having a

BS3621 lock fitted, although it is recommended to upgrade to the latest version.

Some insurers may insist your locks have to meet BS3621, other insurers may not have that exact requirement, so it's down the individual to check with their insurer regarding any standard your locks should meet. Most home insurance won't offer cheaper insurance for BS3621 locks though as this is usually a standard requirement. However the recommendation is to check with providers to see if having locks to meet this standard will reduce the cost of insurance.

The estimated prices of British Standard BS3621 locks are as follows:

- from £30 for a Mortice Deadlock BS3621 approved
- from £32 for a Mortice Sash lock BS3621 approved
- from £50 for a Night Latch that is Bs3621 approved

There are two other standards you will see mentioned alongside BS3621 and that is BS8621 and BS10621, these are rarely used in domestic homes.

You will find BS8621 and BS10621 used in commercial properties & building with multiple occupants such as flats and apartments, although BS10621 is the least common.

BS8621 is a standard of lock which is used for emergency exits in the event of an emergency (IE fire), so you do not need a key to escape the building.

BS10621 is a mixture of keyed and keyless egress (dual mode) and one of the least popular British standards.

Recommendations / Reasons:

When insuring your property you should check the above points with your insurance broker, to make sure you are fully insured.

3.24 Fire Safety

This being a very old building it does not come up to modern fire standards compartmentalisation. There is no protected escape route from the attic. As previously suggested doors leading onto the escape route should have fire doors fitted to the habitable rooms. This is a four story property and therefore special consideration should be given to fire safety.

There are bolt locks fitted to the ground floor windows. In the case of a fire should the hallway be blocked the occupants of the room would have no chance to escape unless the window can be opened. Therefore keys should always be located adjacent to every window.

The primary fire escape route is through the front main entrance door or rear door. The side sash windows have been bolted shut which therefore provides secondary means of escape from these windows.

Recommendations / Reasons:

A mains operated (interlinked & battery back-up) heat detector should be installed and connected to the smoke detectors located in the entrance hall and top landing, in accordance with BS 5839-6, 2004.

We would recommend fitting a carbon monoxide detector adjacent to the boiler in the bathroom as having a boiler in the bathroom is not ideal and there is a safety risk

You should consider keeping your own fire extinguishers and fire blankets in the house.

4. SERVICES

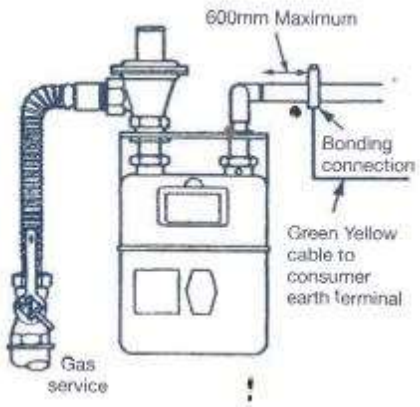
No service tests were carried out – see our Statement of Terms and Conditions. The services were operational at the time of the survey.

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

4.01 Gas

P46-shows the location of the gas meter. The property is connected to the mains gas supply and the meter is in the lower ground floor cupboard under the external front stairs. The gas meter does not appear to be electrically earth bonded. The service is provided to the kitchen and bathroom.

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.

P66 - There is a plastic trip switchboard installed in the hallway cupboard. This would not comply with current regulations as it is now stated that these must be metal. There is no RCD fitted.

P44 - Random available sockets were tested for polarity and no issues were observed here.

P62 - There were no secondary earth bonding visible to bathroom or kitchen pipework.

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

P5 - The external water stop tap is located in the font the property on the public foot path. There is no meter fitted. The supply pipe could not be seen to be assessed. The water pressures to the kitchen mains appear Below average.

Pipework inside is in copper and plastic where seen but most is concealed. There is no cold water storage tank . Cold water comes directly from the mains to all outlets and boiler.

No leaks were evident during the inspection; however, leaks can come from a variety of sources, which often can only manifest themselves with use - baths and showers for instance.

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.*

There was no header tank these are not normally find when there is a combination boiler.

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

Hot water is supplied via a combination boiler.

Recommendations / Reasons:

See below.

4.05 Central Heating

Heating supplied by **Worcester Boiler** gas combi boiler. This system would not be considered adequate for a four storey property as this will not produce enough pressure. Therefore a modern hotwater cylinder system would be the recommendation to provide a satisfactory water pressure throughout the property.

Combination Boilers:

Boilers which heat hot water for space heating (radiators) and also for domestic hot water direct to the hot water draw off points are known as ***combination boilers***. Unlike a conventional central heating and domestic hot water system, a combi boiler does not store domestic hot water in a separate large domestic hot water cylinder. It heats cold water directly from the rising main.

A combination boiler or "combi" is a boiler which has a pump, heat exchanger, diverter valve (usually), expansion vessel and controls all inside one unit. Consider a combination boiler to be two appliances housed within one case i.e. a boiler for central heating and an instantaneous water heater for domestic hot water. It is unlike a conventional heating and hot water system. There is no hot water cylinder, no feed and expansion cistern or cold water storage cistern in the loft and therefore no roof space pipe work and associated insulation. Water for domestic hot water is supplied from the cold mains supply and will exit the hot water draw off points at mains pressure.

A combi saves space and reduces hot water costs, supplying hot water at mains pressure. It provides central heating and domestic hot water. Usually the heat output of combi boilers is governed by the hot water requirements of the property. As this is often more than space heating requirements, modern combi boilers are designed with modulating burners which reduce output to meet the lower space heating demand. Some combi boilers will modulate whilst in domestic hot water mode.

It is likely that drop in hot water supply will be experienced when more than one outlet is run at any one time.

Also combi boilers are vulnerable when the water mains pressure drops externally, this can happen at peak demand periods first thing in the morning sometimes is a problem for flats.

With a combi boilers, I always recommend that when taking over someone else's boiler that you take out a policy from British Gas as detailed below. Sometimes British Gas will refuse to take over a boiler if it is a certain make or it is housed within a unit which is inaccessible, or has combustible material which is too close to the boiler.

The current boiler (which would be considered a good model within the industry) is approximately 2 years old. The average life

expectancy of a combination boiler of this type is approximately 10-15 years old before it becomes a maintenance and service liability.

Recommendations / Reasons:

As above.

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

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

There is no manhole access chambers visible at the property during the inspection. The visible components of the waste and soil pipes are in satisfactory condition with no repairs needed. No comment can be made on concealed parts of the system.

According to the building owner the properties in the street only have manhole access in every second property. You should check through your conveyancer if there are any rights allowing you access to neighbours properties should you have a blockage or problem with your system.

4.06.2 Surface Water Drainage:

P10 - There are areas to the property where if gullies become blocked there is a risk of flooding/damp ingress. This applies to the front of the property and at the rear of the kitchen.

Recommendations / Reasons:

No repairs currently necessary, normal maintenance required.

4.07 Other Facilities

N/A

Recommendations / Reasons:

5. THE SITE

5.01 Garage & Parking

There is no garage or off street parking at the property.

5.02 Substantial Outbuildings

P26 - There is a timber shed with a pitched roof covered with felt. This is weathered and in an adequate condition presently. The shed is used for the storage of garden equipment. There is none safety glass to the shed

windows.

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 not appear to fall within a flood zone** *(see map above)*.

Dark blue *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.)*

Light blue *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.)*

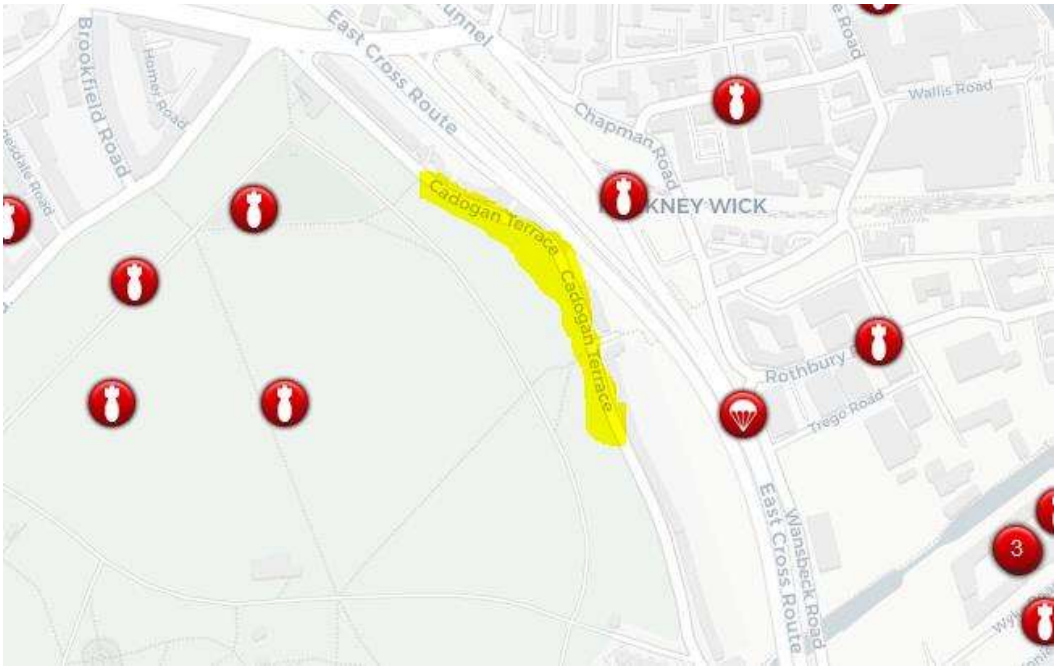
These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements.

Where there is no blue shading, 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.)

Hatched areas *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.

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

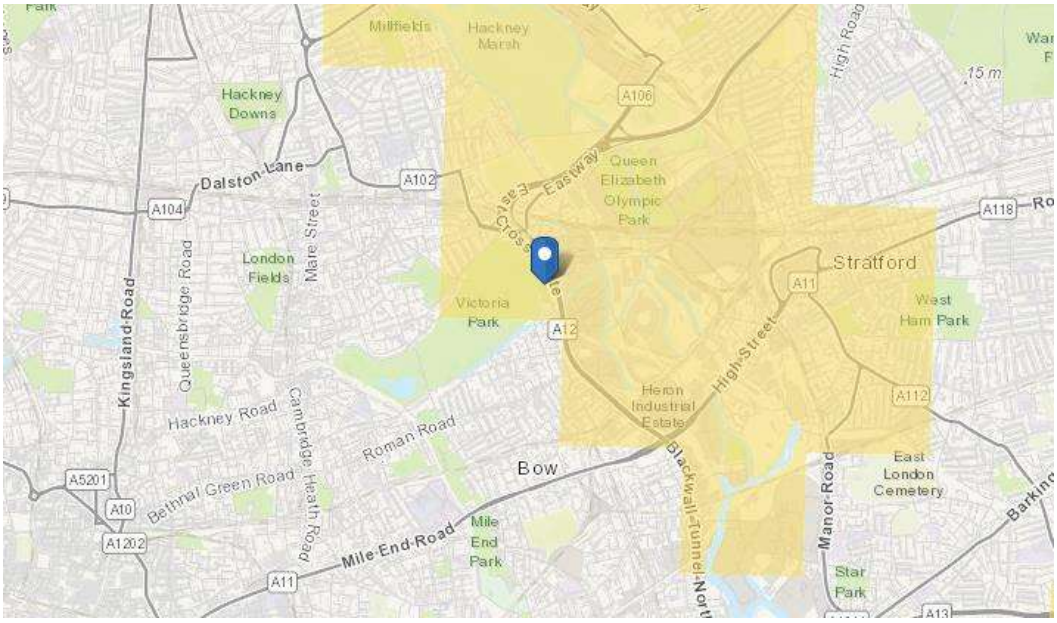


According to the WW2 Census, no bombs fell directly in Cadogan terrace.

HS2 Route Proximity:

The property does not appear to be impacted by the proposed HS2.

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 no drive way at the property.

Garden(s):

There is a substantial garden at the rear of the property. This consists of shrubs and a number of deciduous trees most notably a silver Birch and 3 Sycamore trees >20 m away.

There is a timber decking and shed located in the garden. The garden is partitioned with a timber fence which is fitted with a gate to the rear and side. There is a further gate to the rear of the garden which leads onto the neighbouring property.

The garden widens at the rear and this is due to the fact that the current owner has purchased additional land here.

She has also installed a gate in the side fence to give access to others land – not sure of the purpose of this.

Patio:

There is a patio formed from hard standing and paving to the rear. There is a slight crack to the hard standing < 1mm wide running through it.

External Paving:

P08 - There is external paving to the front foot path. This is crack and uneven in areas which is a trip hazard.

There is additional paving to the rear garden which has been used for part of the patio and foot path leading to the timber decking.

Recommendations / Reasons:

Some repairs or replacements are required but these are not considered serious. The trip hazard at the front of the property should be sorted as a matter of urgency.

5.05 Boundaries, Retaining Walls & Fences etc.

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

P21 – The boundary on the left hand side walking down the garden starts off with a brickwork panel which is cracked but wall appears to be reasonably firm when shook .There is some further cracking visible to this wall on the right hand side lower level.

P22 - The fencing then is very unstable from here on in with a combination of timber panels timber fence posts and trellises that have been pulled over by shrubbery looks like from the side. Generally the Fences on all sides need a lot of maintenance and repairs.

At the rear of property the boundary close boarded fencing is overgrown with ivy and what looks like a large shrub.

There is a gate in this fencing at the rear which leads into another section of garden which is approximately 7- 8 m long with some trees at the rear here. This backs onto the main road which is quite noisy. The fencing here again is close boarded overgrown with ivy is in reasonable condition but not perfect.

The levels here are quite high where the garden rubbish has been deposited.

We noted looking up the garden on the left hand side there is a gate into "No mans land" as referred to by the current building owner, here you should check if there is any rights away.

The fencing here is again timber close boarded panels. Cannot open the gate on the side as it has become on hinged and stuck in the actual fencing.

P25 – The boundary on the left hand side coming up the garden from the rear is in poor condition generally overgrown consisting of trellis. This is not very secure. The boundary steps in here garden much wider at the back than it is near to the property refer to sketch plan attached. This is the additional land which the current owner has said that she has purchased- that should be checked for your conveyancer.

Recommendations / Reasons:

As above.

5.06 Trees

There are a number of deciduous trees most notably a silver Birch and 3 Sycamore trees >20 m away.

Recommendations / Reasons:

The trees should be maintained at the property.

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

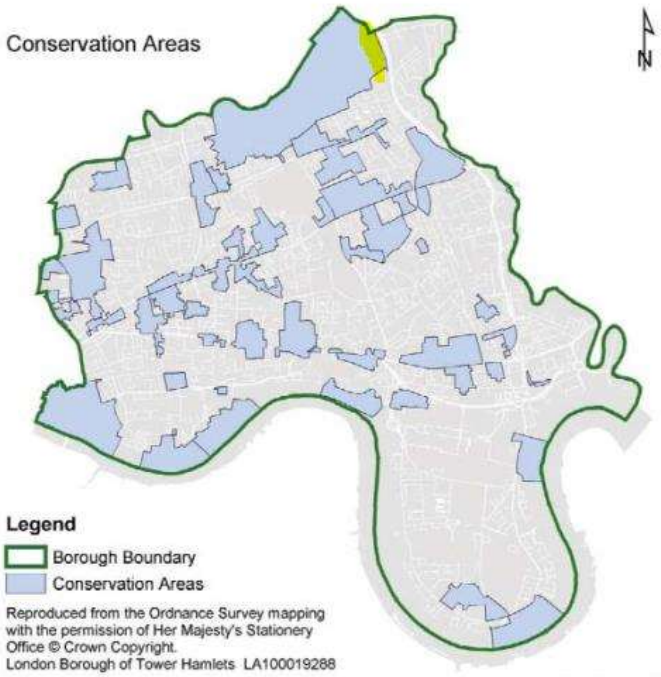
The garden is partitioned with a timber fence which is fitted with a gate to the rear. There is a further gate to the rear of the garden which leads onto the neighbouring property. The conveyancer should investigate and advise on the existence of any rights to access of the area.

5.09 Planning & Environmental Matters

Local Planning Authority: Tower Hamlets

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.

The property appears to be within a conservation area. Which will make it very difficult to get planning permission for extensions.



For further planning information please visit the following link.

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

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 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 adoption status of the road (believed to be private) and any shared associated costs.
2. The maintenance responsibility for the boundary fencing/hedges.
3. Whether the property is affected by any adverse rights of way.
4. The existence of any tree preservation orders-neighbours.

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.
- Any known contraventions regarding the Listing of the buildings by previous owners or owners now.
- Building Regulations Approval Certificate.

6.03 **GUARANTEES**

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

- Boiler
- Washing machine etc.
- Any insect infestation guarantees

6.04 **OTHER MATTERS**

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

- The Conveyancer must carry out a *Drainage & Water Search* to identify any public drains that would restrict further building. Details of this should be forwarded to your Surveyor for further comment.

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 bearing in mind that this is a very old property would be the damp issues that we identified in the attic and in the lower ground floor.

The attic I believe is not such an issue as the damp is not actually causing any problems here other than cold bridging. Perhaps adding a hit and miss air vent to the redundant chimney flues here would help and also it's possible that the middle chimney pot which has not been fitted with a ventilator is letting water into the party

wall at this level. This should be investigated further and if not in use should be ventilated.

The damp to the lower ground floor is more serious as parts of this are below ground level and therefore damp issues can be difficult to resolve.

Therefore we have recommended a further damp report here to confirm extent of damp and likely costs.

I believe my advice and recommendations are followed above that this should provide a comfortable home.

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 Fire doors

Given that the property extends over four floors the recommendation is that fire doors are fitted to all habitable rooms leading out into the hallway which is the main escape route.

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 *Additional garden*

I recommend that the boundary is clarified through the conveyancer.

7.0.3.5 *Building control approval*

The recommendation is that the conveyancer confirms the alterations to the roof to incorporate a dormer window was carried out with building control and compliance of 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	Replace fuse board new metal trip switch with RCD-Subject to report.	£1,000.00	
3	FD30 doors fitted approximately five	£1,500.00	
	Total Not including any VAT *(not including further works which may be required awaiting investigation)*	**£4,500.00**	

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

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

150M² (approximately) x £1,800.00 (industry build figure M²) = £270,000.00 x 1.4(fees and demo) = £378,000.00 say £453,600.00 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: 7th October 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 – (10/19)

Map Location

Full EPC

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.

TAYROSS ASSOCIATES LIMITED - TERMS & CONDITIONS OF ENGAGEMENT (13 NOVEMBER 2017)

1. The purpose of the building structural survey is to assess the current structural condition of the property based on factors considered during the visit. It is not possible to predict the future structural condition when over time conditions change. The predictability of structural issues identified can only be assessed after a period of monitoring which is outside the scope of this Report.

The inspection will include the main structure of the property and main outbuildings, any principal garage if applicable, boundaries. Outbuildings of a prefabricated or temporary nature and specialist leisure facilities such as swimming pools are excluded. If there are extensive grounds or outbuildings these will not be inspected unless agreed beforehand.

2. We will inspect all reasonably accessible parts of the structure from ground level and other visible areas up to 3 metres in height from ladders, or with the aid of binoculars, where appropriate. No furniture, or floor coverings or floor boards will be lifted or removed. No parts of the property will be forced or laid open to make it accessible.

3. We will inspect the roof spaces if there are available hatches. We will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3m above the floor or adjacent ground. It might therefore not be possible to inspect roofs above this level; in such cases, pitched roofs will be inspected by binoculars. The surveyor will follow the guidance given in Surveying Safely issued by RICS in April 1991, which incorporates the guidance given in Guidance Note G531 on the safe use of ladders and step ladders issued by the Health and Safety Executive.

4. We will carry out a visual inspection of the service installations where accessible. Manhole covers will be lifted where accessible and practicable. No tests will be applied unless previously agreed. The surveyor will report if as a result of the inspection, specialist tests are considered advisable or necessary.

5. We will identify any areas which would normally be inspected which it was not possible to inspect and indicate where it is considered that access should be obtained or formed and furthermore we will advise on possible or probable defects based on evidence from what we been able to see.

6. We will use all reasonable skill, care and diligence expected of a reasonably competent surveyor in carrying out the survey and preparing the report.

7, Parts of the structure, such as foundations, wall ties and woodwork which are covered, unexposed or inaccessible will not be inspected except where agreed to the contrary. No site investigations or environmental survey will be carried out and we can give no assurance that the property is unaffected by mineral extraction, land-fill or noxious substances.

8. We will not be responsible for engaging the testing of service installations unless specifically instructed to do so. Specialist tests can be arranged at an additional fee Due to the specialist nature of these tests neither the surveyor, nor the company can accept any liability with regard to the accuracy or content of specialist's reports.

9. It is not always possible in the time available to obtain authoritative information from Local and Statutory Authorities concerning such matters as Planning, road widening proposals, or charges, sewers or services and although the surveyor will comment to the extent of his current knowledge, a written enquiry should be made by the client's legal adviser to the relevant authority to confirm the latest position on such matters.

10. Unless otherwise expressly agreed or stated the surveyor will, in carrying out the report of the property, assume:

10.1 that the property has been/is sold with vacant possession;

10.2 that all required valid planning permissions and statutory approvals for the buildings and for their use, including any extensions or alterations, have been obtained and complied with;

10.3 that no damaging or hazardous materials or techniques have been used, that there is no contamination in or from the ground, and it is not landfilled ground.

10.4 that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be show;

10.5 that the property and its value are unaffected by any matters which would be revealed by a Local Search and replies to the usual legal enquiries or by a Statutory Notice and that neither the property, nor its condition, its use, or its intended us, is or will be unlawful;

10.6 that an inspection of those parts which have not been Inspected, would not reveal material defects or any non compliance with the year 2000 issue or cause the surveyor to alter any valuation materially;

10.7 that the property is connected to and there is the right to use the reported main services on normal terms;

10.8 that sewers, main services and the roads giving access to the property have been adopted, and that any lease providers rights of access and egress over all common estate roadways, pathways, corridors, stairways and to use common grounds, parking areas and other facilities;

10.9 that in the case of a newly constructed property, the builder is a registered member of the NHBC, the Zurich Municipal Mutual, or equivalent, and will construct the property to obtain its cover.

11. The Survey report will not include a valuation of the property;

12. In the event of the client being dissatisfied with any aspect of the service provided, a copy of *Tayross Associates Limited* complaints procedure is available on request.

13. *Warranty and Limitations of Liability*:-

(a) The Surveyor warrants that it shall use reasonable skill and care in performing the Services;

(b) The Surveyor excludes all other warranties and conditions, whether expressed or implied by law, to the fullest extent permitted by the law;

(c) The Surveyor shall not be liable to you for any indirect or consequential loss, including loss of use, loss of any contract or loss of profit;

(d) Our liability for any claims arising out of our survey for negligence is capped at 50 times the cost of the survey fee net of VAT;

(e) Any small claims will incur a £500 excess charge;

(f) The Surveyor shall not in any circumstances be liable for any delay or failure in performing the Services where such delay is the result of any matter outside the Surveyor's reasonable control.

14. Unless expressly agreed otherwise the surveyor will rely upon information provided by the client, or client's legal or other professional advisers, relating to the tenure, tenancies or other relevant matters.

15. (*Flats only)* Unless otherwise agreed, the surveyor will inspect only the subject flat and garage (if any), the related internal and external common parts and the structure of the building in which the subject flat is situated. Other flats or properties will not be inspected. The surveyor will state in the report any restrictions on accessibility to the common parts or visibility of the structure. The surveyor will state whether a copy of the lease has been inspected and, if not, the assumptions as to repairing obligations. The client is reminded that, particularly in the case of large blocks, the object of the inspection is to give guidance on the general standard of construction and maintenance, pointing out those items which will require attention within, say, the next decade and not to list those minor points which would normally be taken care of in the course of routine maintenance. Many flats form part of large developments consisting of several blocks. In such cases the surveyor will be inspecting only the one block in which the flat is situated.

16. The report will be provided in writing as soon as reasonably possible after completing the inspection and investigations. Any verbal comments given to the client prior to the receipt of the full written report are given in good faith but, in order to avoid any possible misinterpretation or misunderstanding, the client should not act upon these verbal comments until the full written report has been received and studied.

16.1 The Surveyor will send an electronic document of the Report to the Client's email address (or other agreed address) for the sole use of the Client.

16.2 ***If hard copies are requested these will be charged at £95.00 each***.

17. The Report is the property of *Tayross Associates Limited*. It will be confidential to the client It may be disclosed to other professional advisers assisting the client in respect of that purpose, but the client shall not disclose the report to any other person. The report should not be reproduced in whole or part without written permission. We reserve the right to pass on the contents of a Report to third parties at our discretion.

18. *Additional Services:* The Surveyor will provide, for an additional fee, such additional services as may be specified in the Specific Terms or are agreed between the Surveyor and the Client and confirmed by the Surveyor in writing.

19. *Additional Fees*: Additional fees may be due in relation to Solicitors' enquiries and request from the Client to engage with other consultants and trades people regarding follow-on works.

20. *Payment of fees:* The Client will pay the Agreed Fee, any Additional Fees, any VAT and any agreed disbursements by the Payment Date.

20.1 The Client will be liable for interest on any late payment at the rate of 8% p.a. above the Bank of England base rate current at the date of the relevant fee account.

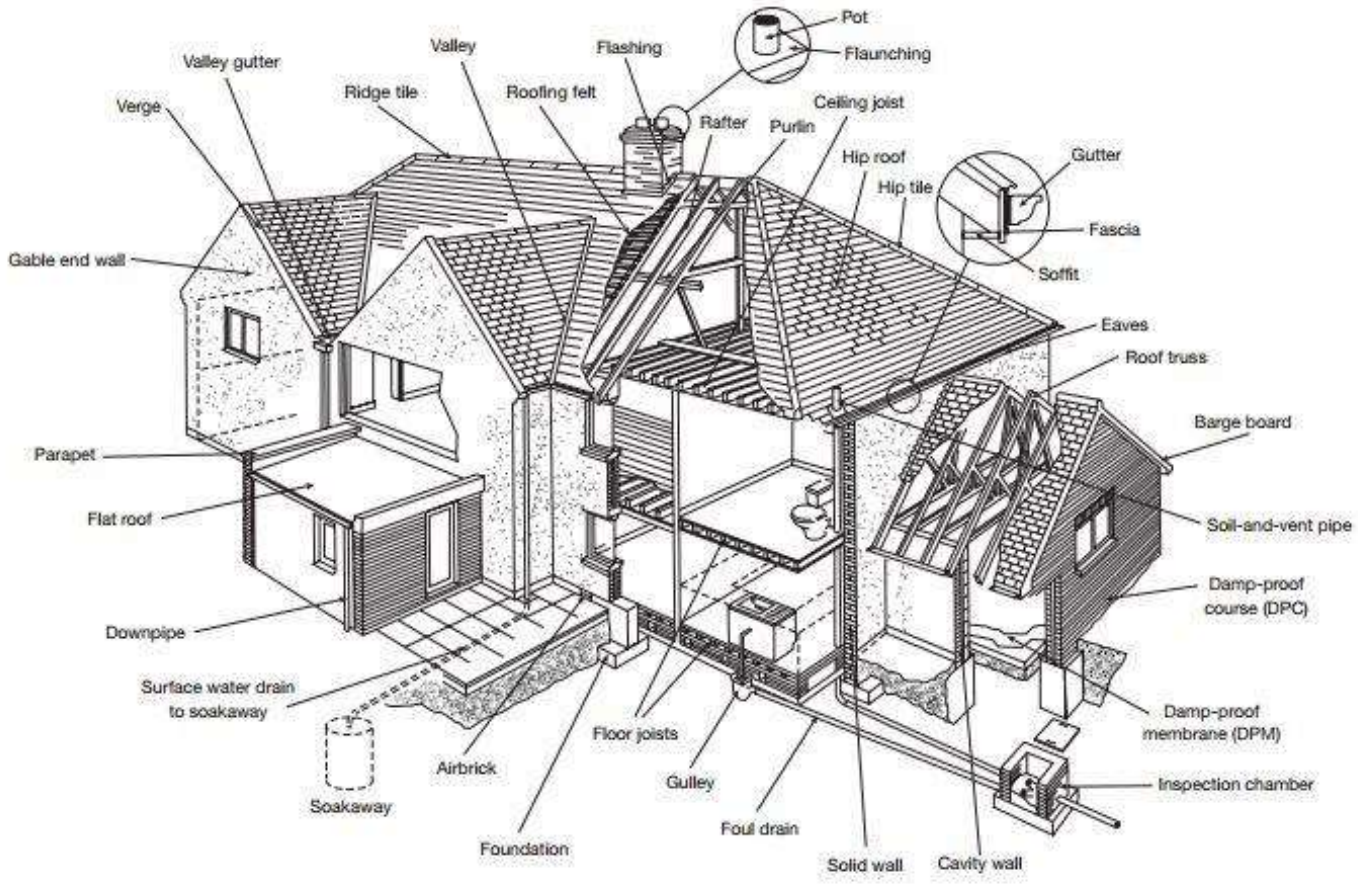
20.2 *Travel Costs:* Surveys carried out in central London (5 mile radius) will have an additional £25.00 added to the overall fee to cover parking and congestion charges whether these apply or not. Surveys outside of London will be charged at 50p/mile plus parking.

20.3 Additional work as a result of further investigations will incur an extra charge of £120/hour - Initial telephone discussion/queries upon issuing of the report to the client will be provided free of charge to the client, if dealt with over one conversation. For example if when investigating the structural integrity of a block of flats, if we cannot get access to inspect all relevant areas we may have to arrange a secondary visit.

20.4 We reserve the right to charge VAT on top of the original price quoted should the need occur due to tax classification changing.

21. *Complaints:* In the event of the client being dissatisfied with any aspect of the service provided, a copy of Tayross Associates Limited Complaints Procedure is available on request.

APPENDIX 2 BUILDING TERMS EXPLAINED



The following list has been compiled to assist people with terminology. We advise that this information is for guidance only and cannot be relied on for accuracy and that you should consult a qualified legal representative if you require full explanation

Aggregate: Pebbles, shingle, gravel etc. used in the manufacture of concrete, and in the construction of "soakaways".

Airbrick: Perforated brick used for ventilation, especially to floor voids (beneath timber floors) and roof spaces.

Architrave: Joinery moulding around window or doorway.

Asbestos: Fibrous mineral used in the past for insulation. Can be a health hazard specialist advice should be sought if asbestos (especially blue asbestos) is found.

Asbestos Cement: Cement with 10-15% asbestos fibre as reinforcement. Fragile will not bear heavy weights. Hazardous fibres may be released if cut or drilled.

Ashlar: Finely dressed natural stone: the best grade of masonry.

Asphalt: Black, tar-like substance, strongly adhesive and impervious to moisture. Used on flat roofs and floors.

Barge Board: (*See Verge Board)*

Balanced Flue: Common metal device normally serving gas appliances which allows air to be drawn to the appliance whilst also allowing fumes to escape.

Beetle Infestation: (Wood boring insects: woodworm) Larvae of various species of beetle which tunnel into timber causing damage. Specialist treatment normally required. Can also affect furniture.

Benching: Smoothly contoured concrete slope beside drainage channel within an inspection chamber. Also known as Haunching.

Bitumen: Black, sticky substance, related to asphalt. Used in sealants, mineral felts and damp-proof courses.

Breeze Block: Originally made from cinders ("breeze") the term now commonly used to refer to various types of concrete and cement building blocks

Carbonation: A natural process affecting the outer layer of concrete. Metal reinforcement within that layer is liable to early corrosion, with consequent fracturing of the concrete.

Cavity Wall: Standard modern method of building external walls of houses comprising two leaves of brick or blockwork separated by a gap ("cavity") of about 50mm (2 inches).

Cavity Wall Insulation: Filling of wall cavities by one of various forms of insulation material - Beads: Polystyrene beads pumped into the cavities. Will easily fall out if the wall is broken open for any reason - Foam: Urea formaldehyde form, mixed on site, and

pumped into the cavities where it sets. Can lead to problems of dampness and make replacement of wall-ties more difficult - Rockwool: Inert mineral fibre pumped into the cavity.

Cavity Wall - Tie: Metal device bedded into the inner and outer leaves of cavity walls to strengthen the wall. Failure by corrosion can result in the wall becoming unstable specialist replacement ties are then required.

Cesspool: A simple method of drain comprising a holding tank that needs frequent emptying. Not to be confused with **Septic Tank.**

Chipboard: Also referred to as "particle board". Chips of wood compressed and glued into sheet form. Cheap method of decking to flat roofs, floors and (with Formica or melamine surface) furniture, especially kitchen units.

Collar: Horizontal timber member intended to restrain opposing roof slopes. Absence, removal or weakening can lead to Roof Spread.

Combination Boiler: Modern form of gas boiler which activates on demand. With this form of boiler there is no need for water storage tanks, hot water cylinders etc and generally the pressure is much better for showers.

Condensation: Occurs when warm moist air meets a cold surface. The water in the air then either settles as water droplets on the surface (as it does on windows for example),or if the surface is absorbent, it soaks into the surface. In the latter case condensation is often not noticed unless or until mould appears. **(See also Ventilation)**

Coping / Coping Stone: Usually stone or concrete, laid on top of a wall as a decorative finish and to stop rainwater soaking into the wall.

Corbell: Projection of stone, brick, timber or metal jutting out from a wall to support a weight.

Cornice: Ornamental moulded projection around the top of a building or around the wall of a room just below the ceiling.

Coving: Curved junction between wall and ceiling or (rarely) between ceiling and floor.

Dado Rail: Wooden moulding fixed horizontally to a wall, aprroximately 1 metre above the floor, originally intended to protect the wall against damage by chair-backs now very much a decorative feature.

Damp Proof Course: (DPC) Course Layer of impervious material (mineral felt, pvc etc) incorporated into a wall to prevent dampness rising up the wall or lateral dampness around windows, doors etc. Various proprietary methods are available for damp proofing existing walls including "electro-osmosis" and chemical injection.

Deathwatch Beetle: ***(Xestobium Refovillosum)*** Serious insect pest in structural timbers, usually affects old hardwoods with fungal decay already present.

Double Glazing: A method of thermal insulation usually either: Sealed unit: Two panes of glass fixed and hermetically sealed together; or Secondary: In effect a second "window" placed inside the original window.

Downpipes: Drainage pipes from guttering.

Dry Rot:(Serpula Lacrymans.) A fungus that attacks structural and joinery timbers, often with devastating results. Can flourish in moist, unventilated areas. Not to be confused with **wet rot**.

Eaves: The overhanging edge of a roof.

Efflorescence: Salts crystallised on the surface of a wall as a result of moisture evaporation.

Engineering Brick: Particularly strong and dense type of brick, sometimes used as damp-proof course.

Fibreboard: Cheap, lightweight board material of little strength, used in ceilings or as insulation to attics.

Flashing: Building technique used to prevent leakage at a roof joint. Normally metal (lead, zinc, copper) but can be cement, felt or proprietary material.

Flaunching: Contoured cement around the base of chimney pots, to secure the pot and to throw off rain.

Flue: A smoke duct in a chimney, or a proprietary pipe serving a heat-producing appliance such as a central heating boiler.

Flue Lining: Metal (usually stainless steel) tube within a flue essential for high output gas appliances such as boilers. May also be manufactured from clay and built into the flue.

Foundations: Normally concrete, laid underground as a structural base to a wall - in older buildings may be brick or stone.

Frog: A depression imprinted in the upper surface of a brick, to save clay, reduce weight and increase the strength of the wall. Bricks should always be laid frog uppermost.

Fused Spur: Power socket that does not have a plug going into it, instead the cable from an appliance like a fridge, radiator, burglar alarm etc and has a fuse socket built into it.

Gable: Upper section of a wall, usually triangular in shape, at either end of a ridged roof. - Gable end.

Gang: Referred to for 13amp power pints 1 gang = 1 single socket 2 gang = 1 double socket.

Ground Heave: Swelling of clay sub-soil due to absorption of moisture: can cause an upward movement in foundations.

Gully: An opening into a drain, normally at ground level, placed to receive water etc. from downpipes and wastepipes. Haunching: **See Benching**.It is also a term used to describe the support to a drain underground.

Hip: The external junction between two intersecting roof slopes.

Inspection Chamber: Commonly called a man hole. Access point to a drain comprising a chamber (of brick, concrete or plastic) with the drainage channel at its base and a removable cover at ground level.

Jamb:	Side part of a doorway or window.
Joist:	Horizontal structural timber used in flat roof, ceiling and floor construction. Occasionally also metal.
Landslip:	Downhill movement of unstable earth, clay, rock etc. often following prolonged heavy rain or coastal erosion, but sometimes due entirely to sub-soil having little cohesive integrity.
Lath:	Thin strip of wood used in the fixing of roof tiles or slates, or as a backing to plaster. Lath and plaster walls were very common in houses from late 1800,s to 1950's
Lintel:	Horizontal structural beam of timber, stone, steel or concrete placed over window or door openings.
LPG:	Liquid Petroleum Gas or Propane. Available to serve gas appliances in areas without mains gas. Requires a storage tank.
Man Hole:	*See Inspection Chamber*
Mortar:	Mixture of sand, cement, lime and water, used to join stones or bricks.
Mullion:	Vertical bar dividing individual lights in a window.
Newel:	Stout post supporting a staircase handrail at top and bottom. Also, the central pillar of a winding or spiral staircase.
Oversite:	Rough concrete below timber ground floors: the level of the oversite should be above external ground level.
Parapet:	Low wall along the edge of a flat roof, balcony etc.
Pier:	A vertical column of brickwork or other material, used to strengthen the wall or to support a weight.
Plasterboard:	Stiff "sandwich" of plaster between coarse paper. Now in widespread use for ceilings and walls.
Pointing:	Smooth outer edge of mortar joint between bricks, stones etc.
Powder Post Beetle:	***(Bostrychidae or Lyctidae family of beetles)*** A relatively uncommon pest that can, if untreated, cause widespread damage to structural timbers.
Purlin:	Horizontal beam in a roof upon which rafters rest. Quoin: The external angle of a building; or, specifically, bricks or stone blocks forming that angle.
Rafter:	A sloping roof beam, usually timber, forming the carcass of a roof. Random Rubble: Primitive method of stone wall construction with no attempt at bonding or coursing.
Rendering:	Vertical covering of a wall either plaster (internally) or cement (externally), sometimes with pebbledash, stucco or Tyrolean textured finish.
Reveals:	The side faces of a window or door opening. Ridge: The apex of a roof.
Riser:	The vertical part of a step or stair.
Rising Damp:	Moisture soaking up a wall from below ground, by capillary action causing rot in timbers, plaster decay, decoration failure etc.
Roof Spread:	Outward bowing of a wall caused by the thrust of a badly restrained roof carcass **(see Collar)**.
Screed:	Final, smooth finish of a solid floor, usually cement, concrete or asphalt.
Septic Tank:	Tank Drain installation whereby sewage decomposes through bacteriological action, which can be slowed down or stopped altogether by the use of chemicals such as bleach, biological washing powders etc. Not to be confused with **Cesspool**.
Settlement:	General disturbance in a structure showing as distortion in walls etc., possibly a result of major structural failure, very dry weather conditions etc. Sometimes of little current significance. **(See also Subsidence)**
Shakes:	Naturally occurring cracks in timber; in building timbers, shakes can appear quite dramatic, but strength is not always impaired.
Shingles:	Small rectangular slabs of wood used on roofs instead of tiles, slates etc.
Soakaway:	Arrangement for disposal of rainwater, utilising graded aggregate laid below ground.
Soaker:	Sheet metal (usually lead, copper or zinc) at the junction of a roof with a vertical surface of a chimneystack, adjoining wall etc. Associated with flashings that should overlay soakers.
Soffit:	The under-surface of eaves, balcony, arch etc. Solid Fuel: Heating fuel, normally coal, coke or one of a variety of proprietary fuels.
Spandrel:	Space above and to the sides of an arch; also the space below a staircase.
Stud Partition:	Lightweight, sometimes non-load bearing wall construction comprising a framework of timber faced with plaster, plasterboard or other finish.
Subsidence:	Ground movement, generally downward, possible a result of mining activities or clay shrinkage.
Sub-soil:	Soil lying immediately below the topsoil, upon which foundations usually bear.
Sulphate Attack:	Chemical reaction activated by water, between tricalcium aluminate and soluble sulphates. Can cause deterioration in brick walls and concrete floors.
Tie Bar:	Heavy metal bar passing through a wall, or walls, to brace a structure suffering from structural instability.

Torching: Mortar applied on the underside of roof tiles or slates to help prevent moisture penetration. Not necessary when a roof is underdrawn with felt.

Transom: Horizontal part of a step or stair.

Tread: The horizontal part of a step or stair.

Trussed Rafters: Method of roof construction utilising prefabricated triangular framework of timbers. Now widely used in domestic construction.

Underpinning: Method strengthening weak foundations whereby a new, stronger foundation is placed beneath the original.

Valley Gutter: Horizontal or sloping gutter, usually lead-or-tile-lined, at the internal intersection between two roof slopes.

Ventilation: Necessary in all buildings to disperse moisture resulting from bathing, cooking, breathing etc. and to assist in prevention of condensation. Floors -necessary to avoid rot, especially Dry Rot; achieved by airbricks near to ground level. Roofs - necessary to disperse condensation within roof spaces; achieved either by airbricks in gables or ducts at the eaves. **(see Condensation)**

Verge: The edge of a roof, especially over a gable.

Verge Board: Timber, sometimes decorative plastic material, placed at the verge of a roof: also known as bargeboard.

Wainscot: Wood panelling or boarding on the lower part of an internal wall.

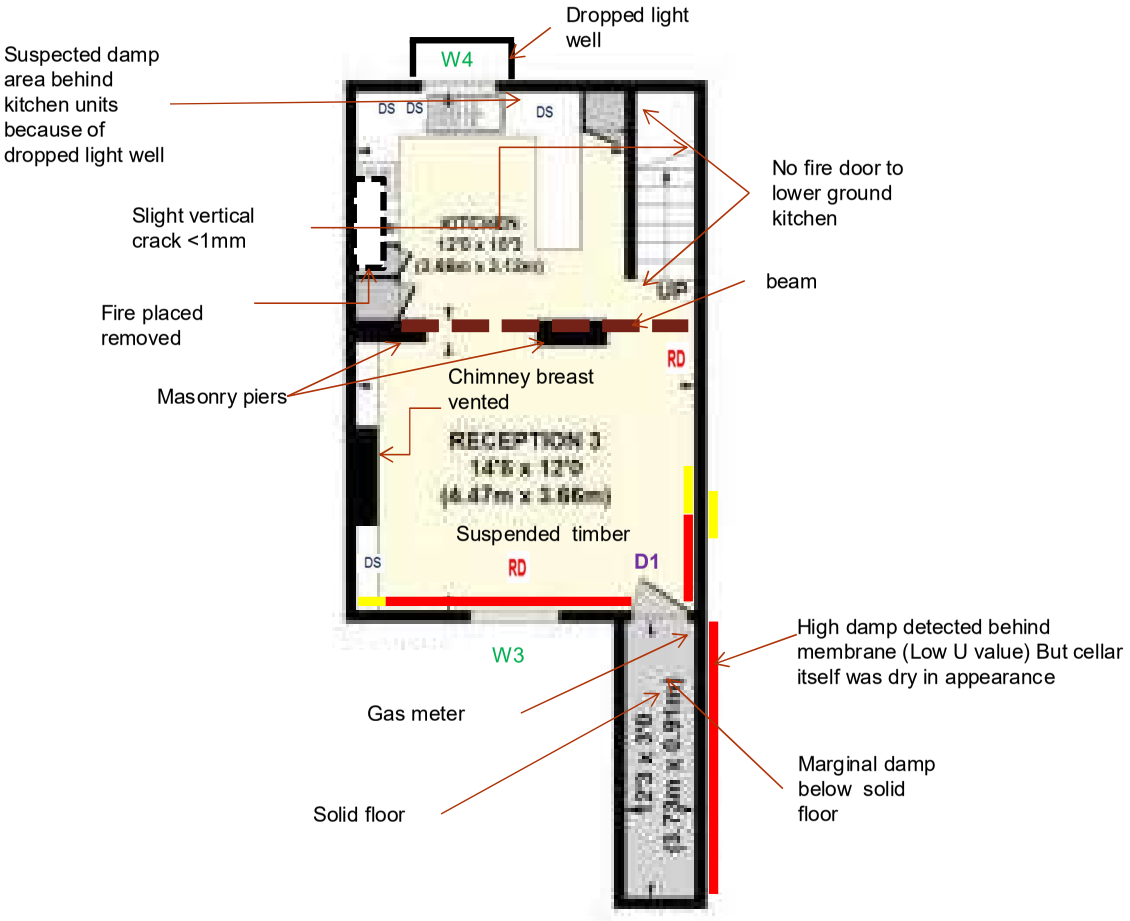
Wall Plate: Timber placed at the eaves of a roof, to take the weight of the roof timbers.

Wastepipe: Drainage pipe for baths, basins, wc's.

Wet Rot: ***(Coniophora Puteana)***Decay of timber due to damp conditions. Not to be confused with the more serious **Dry Rot**.

Woodworm: Colloquial term for beetle infestation: usually intended to mean Common Furniture Beetle **(*Anobium Punctatum*)**: by far the most frequently encountered insect attack in structural and joinery timbers.

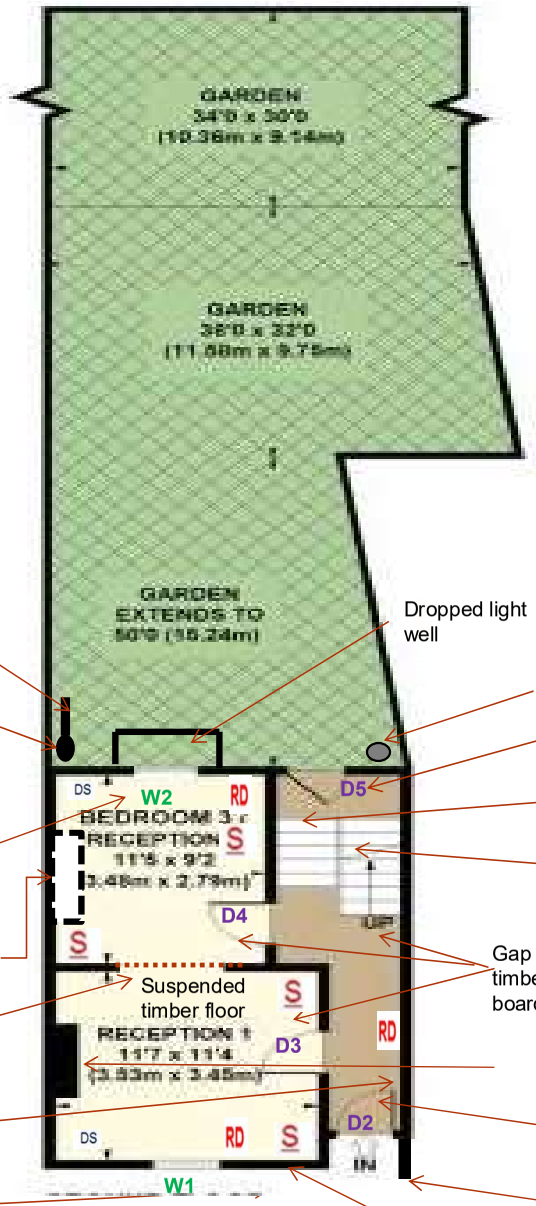
LOWER GROUND FLOOR PLAN:



Key:

CC	Crazed Cracking (not serious)	R	Room Stat
HLC	High Level Crack	FU	Fogged Up Unit (Glazed Unit)
CHL	Crack (Hairline)	RD	Radiator
ULC	Underlying Crack	ET	External Tap
C	Crack	ES	External Socket
S	Structural	MH	Manhole
ST	Stud Timber	SS	Single Socket
B	Beam	DS	Double Socket
TF	Timber Suspended Floor	SB	Switch Board/Meter
MJ	Movement Joint		High Damp
IP	Internet Point		Marginal Damp
AP	Alarm Panel		Bushes/Trees
SD	Smoke Detector		Boiler
	Attic Access		Hot Water Cylinder
WF	Window Frame	D	Door
W	Window	CD	Cupboard Door
WR	Wardrobe	SK – 11-07/18 NOT TO SCALE Approx. Floor Area: 124 m2	

GROUND FLOOR PLAN:



Gulley

PVC RWDP

Dropped light well

PVC soil pipe

Door D5 fitted with Non safety glass

Last thread angled presume so door could open in

Timber sash window not operational

Stair railing below regulation height health and safety risk

Possible fire placed removed

Gap to loose timber floor boards

Suspended timber floor

Building control required for modified wall

Cast iron fire place

Switch board

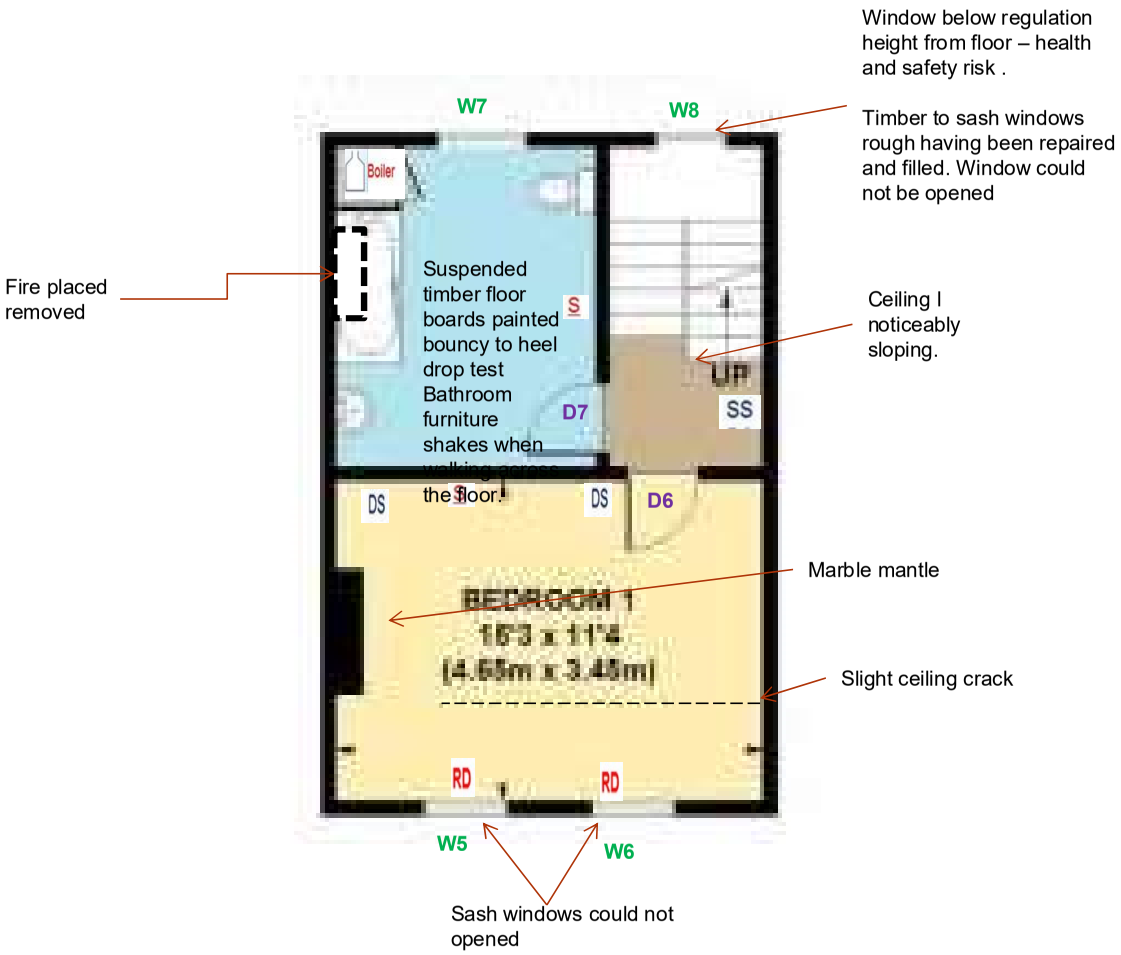
Previous crack repairs

Brick work arch and concrete sill has dropped slightly above and below timber sash W1

Slight vertical crack to bricks

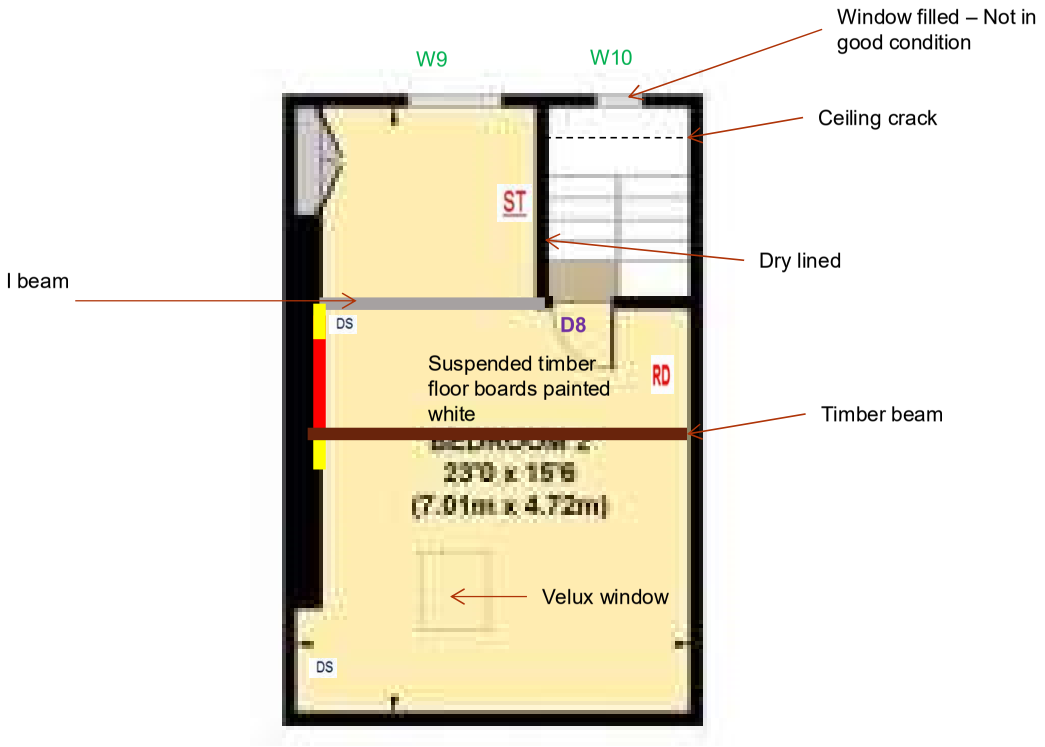
Crack repairs to render

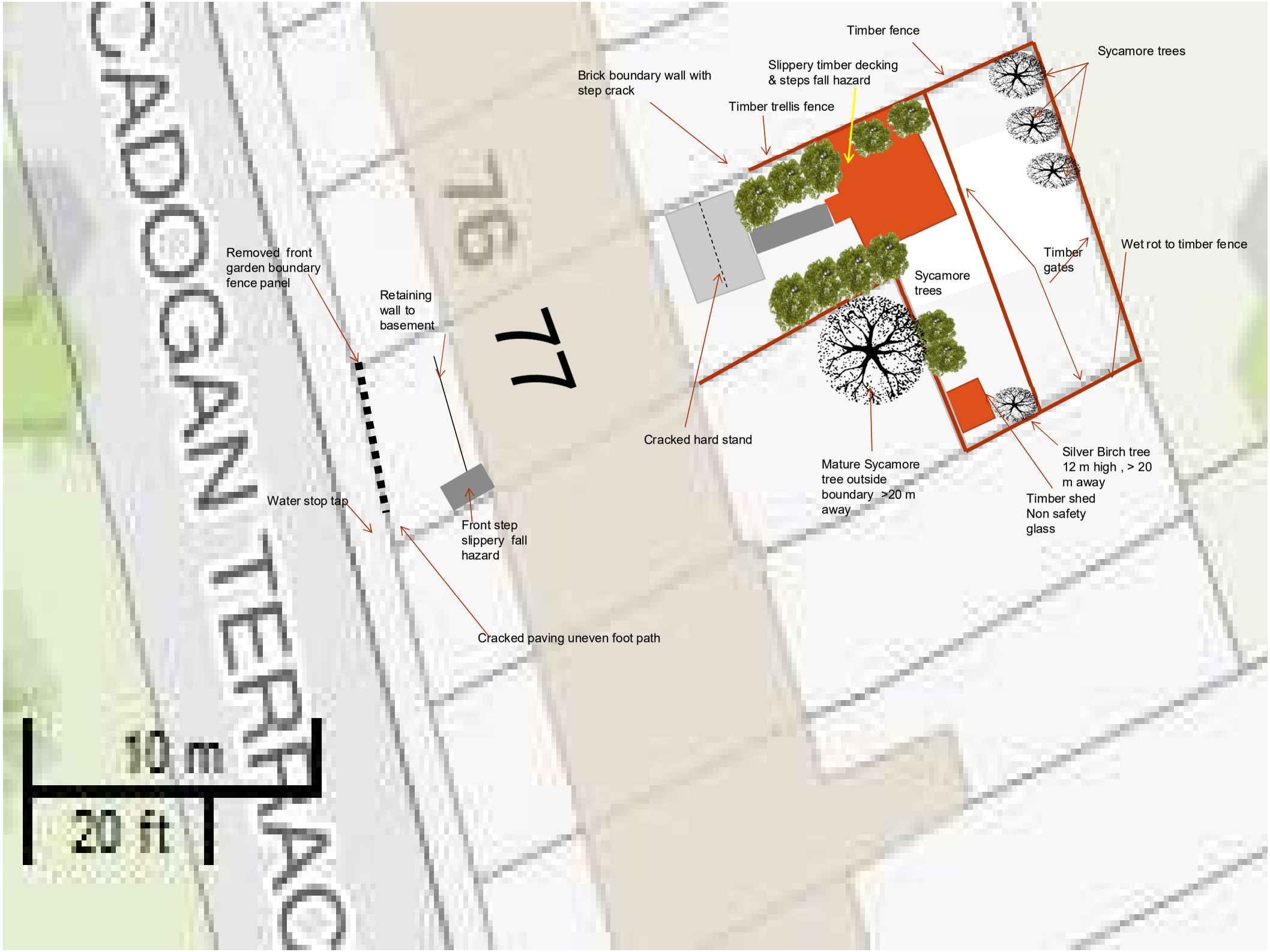
FIRST FLOOR PLAN:



SECOND FLOOR PLAN:

77 Cadogan Terrace, London, E9 5HP




CADOGAN TERRACE
77
10 m
20 ft
Timber fence
Sycamore trees
Brick boundary wall with step crack
Slippery timber decking & steps fall hazard
Timber trellis fence
Wet rot to timber fence
Timber gates
Sycamore trees
Removed front garden boundary fence panel
Retaining wall to basement
Cracked hard stand
Mature Sycamore tree outside boundary >20 m away
Silver Birch tree 12 m high , > 20 m away
Timber shed Non safety glass
Water stop tap
Front step slippery fall hazard
Cracked paving uneven foot path


The Breakfast Club
Hackney Wick
Mabley St
A12
Buxhall Cres
Osborne Rd
Bushberry Rd
Benn St
Berkshire Rd
Wick Rd
Wick Rd
Trowbridge Rd
Felstead St
Copper Box Arena
Brookfield Rd
Cadogan Terrace
A12
Chapman Rd
Hackney Wick
Wallis Rd
Hackney
Brook
77 Cadogan Terrace
Davey Rd
Trego Rd
London Bridge
Stone Alcoves
Hertford Union
Lower Lock No. 3
Cadogan Terrace
Wyke Rd
Hertford Union
Middle Lock No. 2
Monier Rd
Beachy Rd
Stour Rd
London Stadiur

Energy Performance Certificate

HM Government

Dwelling type:	Mid-terrace house	**Reference number:**	0955-2880-7460-9828-5491
Date of assessment:	20 June 2018	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	26 June 2018	**Total floor area:**	124 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

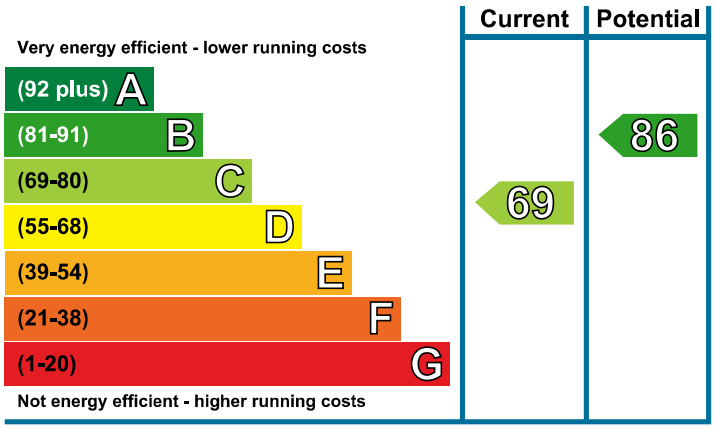
Estimated energy costs of dwelling for 3 years:	**£ 2,544**
Over 3 years you could save	**£ 789**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 267 over 3 years	You could save £ 789 over 3 years
Heating	£ 1,992 over 3 years	£ 1,296 over 3 years	
Hot Water	£ 288 over 3 years	£ 192 over 3 years	
Totals	**£ 2,544**	**£ 1,755**	

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	£ 444
2 Draught proofing	£80 - £120	£ 45
3 Solar water heating	£4,000 - £6,000	£ 96

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)	★☆☆☆☆
Roof	Roof room(s), insulated (assumed)	★★★★★
Floor	Solid, no insulation (assumed)	—
Windows	Some double glazing	★☆☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 82% of fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 176 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)	12,357	(285)	N/A	(3,366)
Water heating (kWh per year)	2,120			

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	£ 148	C74
Draught proofing	£80 - £120	£ 15	C75
Solar water heating	£4,000 - £6,000	£ 32	C76
Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 67	C78
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 290	B86

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 Sterling Accreditation. You can obtain contact details of the Accreditation Scheme at http://www.sterlingaccreditation.com.

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:	STER400172
Assessor's name:	Amrit Arri
Phone number:	07956996999
E-mail address:	arri@ntlworld.com
Related party disclosure:	No related party

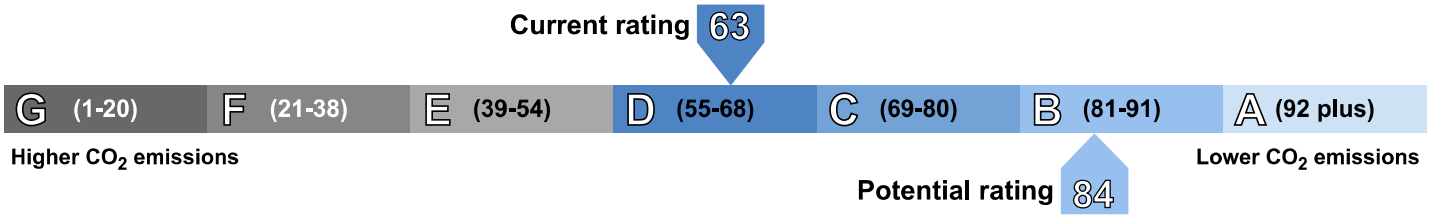
There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how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

About the impact of buildings on the environment

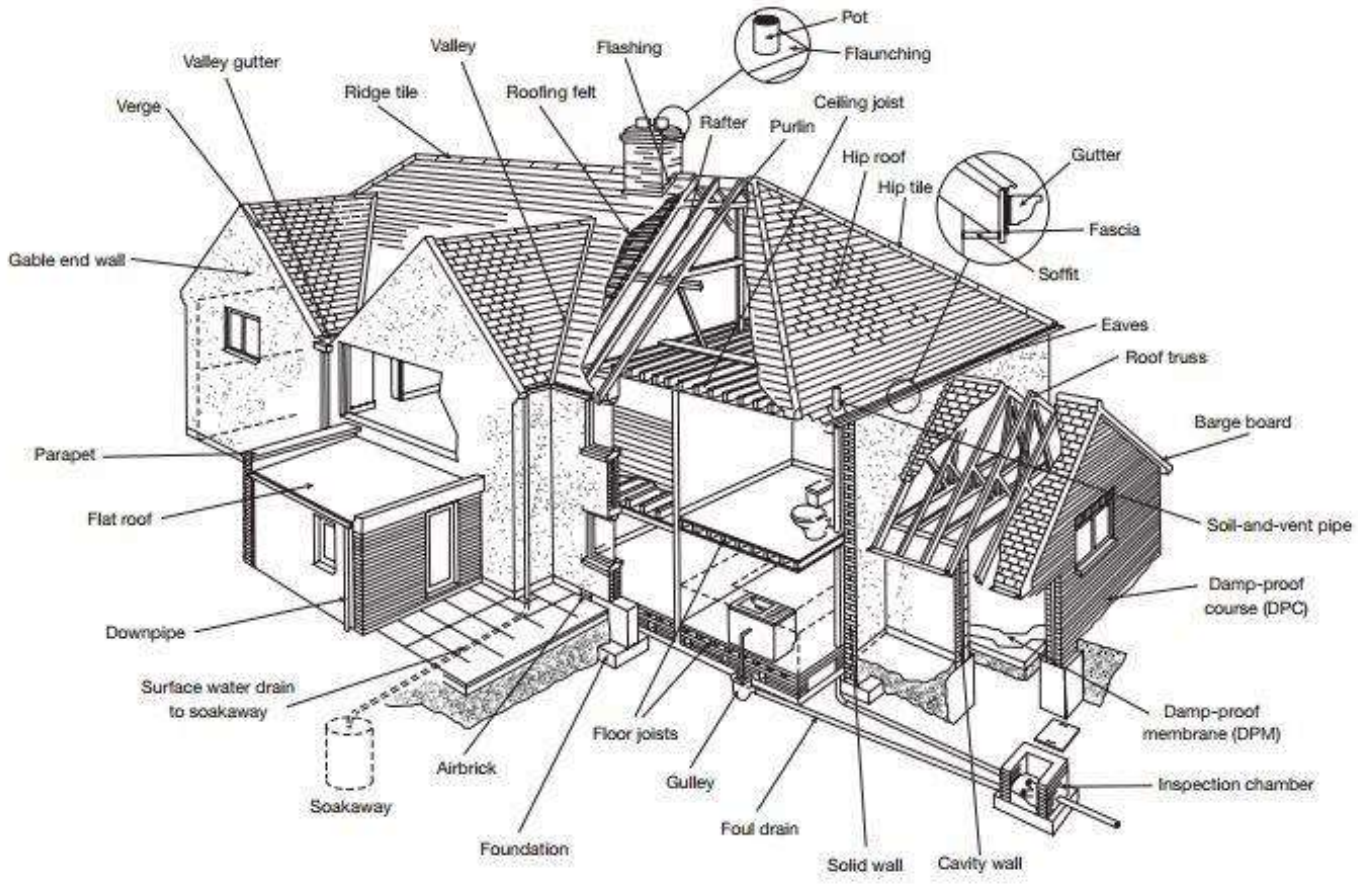
One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.9 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 2.4 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.



APPENDIX 2 BUILDING TERMS EXPLAINED



The following list has been compiled to assist people with terminology. We advise that this information is for guidance only and cannot be relied on for accuracy and that you should consult a qualified legal representative if you require full explanation

Aggregate: Pebbles, shingle, gravel etc. used in the manufacture of concrete, and in the construction of "soakaways".

Airbrick: Perforated brick used for ventilation, especially to floor voids (beneath timber floors) and roof spaces.

Architrave: Joinery moulding around window or doorway.

Asbestos: Fibrous mineral used in the past for insulation. Can be a health hazard specialist advice should be sought if asbestos (especially blue asbestos) is found.

Asbestos Cement: Cement with 10-15% asbestos fibre as reinforcement. Fragile will not bear heavy weights. Hazardous fibres may be released if cut or drilled.

Ashlar: Finely dressed natural stone: the best grade of masonry.

Asphalt: Black, tar-like substance, strongly adhesive and impervious to moisture. Used on flat roofs and floors.

Barge Board: (*See Verge Board)*

Balanced Flue: Common metal device normally serving gas appliances which allows air to be drawn to the appliance whilst also allowing fumes to escape.

Beetle Infestation: (Wood boring insects: woodworm) Larvae of various species of beetle which tunnel into timber causing damage. Specialist treatment normally required. Can also affect furniture.

Benching: Smoothly contoured concrete slope beside drainage channel within an inspection chamber. Also known as Haunching.

Bitumen: Black, sticky substance, related to asphalt. Used in sealants, mineral felts and damp-proof courses.

Breeze Block: Originally made from cinders ("breeze") the term now commonly used to refer to various types of concrete and cement building blocks

Carbonation: A natural process affecting the outer layer of concrete. Metal reinforcement within that layer is liable to early corrosion, with consequent fracturing of the concrete.

Cavity Wall: Standard modern method of building external walls of houses comprising two leaves of brick or blockwork separated by a gap ("cavity") of about 50mm (2 inches).

Cavity Wall Insulation: Filling of wall cavities by one of various forms of insulation material - Beads: Polystyrene beads pumped into the cavities. Will easily fall out if the wall is broken open for any reason - Foam: Urea formaldehyde form, mixed on site, and

pumped into the cavities where it sets. Can lead to problems of dampness and make replacement of wall-ties more difficult - Rockwool: Inert mineral fibre pumped into the cavity.

Cavity Wall - Tie: Metal device bedded into the inner and outer leaves of cavity walls to strengthen the wall. Failure by corrosion can result in the wall becoming unstable specialist replacement ties are then required.

Cesspool: A simple method of drain comprising a holding tank that needs frequent emptying. Not to be confused with **Septic Tank.**

Chipboard: Also referred to as "particle board". Chips of wood compressed and glued into sheet form. Cheap method of decking to flat roofs, floors and (with Formica or melamine surface) furniture, especially kitchen units.

Collar: Horizontal timber member intended to restrain opposing roof slopes. Absence, removal or weakening can lead to Roof Spread.

Combination Boiler: Modern form of gas boiler which activates on demand. With this form of boiler there is no need for water storage tanks, hot water cylinders etc and generally the pressure is much better for showers.

Condensation: Occurs when warm moist air meets a cold surface. The water in the air then either settles as water droplets on the surface (as it does on windows for example),or if the surface is absorbent, it soaks into the surface. In the latter case condensation is often not noticed unless or until mould appears. **(See also Ventilation)**

Coping / Coping Stone: Usually stone or concrete, laid on top of a wall as a decorative finish and to stop rainwater soaking into the wall.

Corbell: Projection of stone, brick, timber or metal jutting out from a wall to support a weight.

Cornice: Ornamental moulded projection around the top of a building or around the wall of a room just below the ceiling.

Coving: Curved junction between wall and ceiling or (rarely) between ceiling and floor.

Dado Rail: Wooden moulding fixed horizontally to a wall, aprroximately 1 metre above the floor, originally intended to protect the wall against damage by chair-backs now very much a decorative feature.

Damp Proof Course: (DPC) Course Layer of impervious material (mineral felt, pvc etc) incorporated into a wall to prevent dampness rising up the wall or lateral dampness around windows, doors etc. Various proprietary methods are available for damp proofing existing walls including "electro-osmosis" and chemical injection.

Deathwatch Beetle: ***(Xestobium Refovillosum)*** Serious insect pest in structural timbers, usually affects old hardwoods with fungal decay already present.

Double Glazing: A method of thermal insulation usually either: Sealed unit: Two panes of glass fixed and hermetically sealed together; or Secondary: In effect a second "window" placed inside the original window.

Downpipes: Drainage pipes from guttering.

Dry Rot:(Serpula Lacrymans.) A fungus that attacks structural and joinery timbers, often with devastating results. Can flourish in moist, unventilated areas. Not to be confused with **wet rot**.

Eaves: The overhanging edge of a roof.

Efflorescence: Salts crystallised on the surface of a wall as a result of moisture evaporation.

Engineering Brick: Particularly strong and dense type of brick, sometimes used as damp-proof course.

Fibreboard: Cheap, lightweight board material of little strength, used in ceilings or as insulation to attics.

Flashing: Building technique used to prevent leakage at a roof joint. Normally metal (lead, zinc, copper) but can be cement, felt or proprietary material.

Flaunching: Contoured cement around the base of chimney pots, to secure the pot and to throw off rain.

Flue: A smoke duct in a chimney, or a proprietary pipe serving a heat-producing appliance such as a central heating boiler.

Flue Lining: Metal (usually stainless steel) tube within a flue essential for high output gas appliances such as boilers. May also be manufactured from clay and built into the flue.

Foundations: Normally concrete, laid underground as a structural base to a wall - in older buildings may be brick or stone.

Frog: A depression imprinted in the upper surface of a brick, to save clay, reduce weight and increase the strength of the wall. Bricks should always be laid frog uppermost.

Fused Spur: Power socket that does not have a plug going into it, instead the cable from an appliance like a fridge, radiator, burglar alarm etc and has a fuse socket built into it.

Gable: Upper section of a wall, usually triangular in shape, at either end of a ridged roof. - Gable end.

Gang: Referred to for 13amp power pints 1 gang = 1 single socket 2 gang = 1 double socket.

Ground Heave: Swelling of clay sub-soil due to absorption of moisture: can cause an upward movement in foundations.

Gully: An opening into a drain, normally at ground level, placed to receive water etc. from downpipes and wastepipes. Haunching: **See Benching**.It is also a term used to describe the support to a drain underground.

Hip: The external junction between two intersecting roof slopes.

Inspection Chamber: Commonly called a man hole. Access point to a drain comprising a chamber (of brick, concrete or plastic) with the drainage channel at its base and a removable cover at ground level.

Jamb:	Side part of a doorway or window.
Joist:	Horizontal structural timber used in flat roof, ceiling and floor construction. Occasionally also metal.
Landslip:	Downhill movement of unstable earth, clay, rock etc. often following prolonged heavy rain or coastal erosion, but sometimes due entirely to sub-soil having little cohesive integrity.
Lath:	Thin strip of wood used in the fixing of roof tiles or slates, or as a backing to plaster. Lath and plaster walls were very common in houses from late 1800,s to 1950's
Lintel:	Horizontal structural beam of timber, stone, steel or concrete placed over window or door openings.
LPG:	Liquid Petroleum Gas or Propane. Available to serve gas appliances in areas without mains gas. Requires a storage tank.
Man Hole:	*See Inspection Chamber*
Mortar:	Mixture of sand, cement, lime and water, used to join stones or bricks.
Mullion:	Vertical bar dividing individual lights in a window.
Newel:	Stout post supporting a staircase handrail at top and bottom. Also, the central pillar of a winding or spiral staircase.
Oversite:	Rough concrete below timber ground floors: the level of the oversite should be above external ground level.
Parapet:	Low wall along the edge of a flat roof, balcony etc.
Pier:	A vertical column of brickwork or other material, used to strengthen the wall or to support a weight.
Plasterboard:	Stiff "sandwich" of plaster between coarse paper. Now in widespread use for ceilings and walls.
Pointing:	Smooth outer edge of mortar joint between bricks, stones etc.
Powder Post Beetle:	***(Bostrychidae or Lyctidae family of beetles)*** A relatively uncommon pest that can, if untreated, cause widespread damage to structural timbers.
Purlin:	Horizontal beam in a roof upon which rafters rest. Quoin: The external angle of a building; or, specifically, bricks or stone blocks forming that angle.
Rafter:	A sloping roof beam, usually timber, forming the carcass of a roof. Random Rubble: Primitive method of stone wall construction with no attempt at bonding or coursing.
Rendering:	Vertical covering of a wall either plaster (internally) or cement (externally), sometimes with pebbledash, stucco or Tyrolean textured finish.
Reveals:	The side faces of a window or door opening. Ridge: The apex of a roof.
Riser:	The vertical part of a step or stair.
Rising Damp:	Moisture soaking up a wall from below ground, by capillary action causing rot in timbers, plaster decay, decoration failure etc.
Roof Spread:	Outward bowing of a wall caused by the thrust of a badly restrained roof carcass **(see Collar)**.
Screed:	Final, smooth finish of a solid floor, usually cement, concrete or asphalt.
Septic Tank:	Tank Drain installation whereby sewage decomposes through bacteriological action, which can be slowed down or stopped altogether by the use of chemicals such as bleach, biological washing powders etc. Not to be confused with **Cesspool**.
Settlement:	General disturbance in a structure showing as distortion in walls etc., possibly a result of major structural failure, very dry weather conditions etc. Sometimes of little current significance. **(See also Subsidence)**
Shakes:	Naturally occurring cracks in timber; in building timbers, shakes can appear quite dramatic, but strength is not always impaired.
Shingles:	Small rectangular slabs of wood used on roofs instead of tiles, slates etc.
Soakaway:	Arrangement for disposal of rainwater, utilising graded aggregate laid below ground.
Soaker:	Sheet metal (usually lead, copper or zinc) at the junction of a roof with a vertical surface of a chimneystack, adjoining wall etc. Associated with flashings that should overlay soakers.
Soffit:	The under-surface of eaves, balcony, arch etc. Solid Fuel: Heating fuel, normally coal, coke or one of a variety of proprietary fuels.
Spandrel:	Space above and to the sides of an arch; also the space below a staircase.
Stud Partition:	Lightweight, sometimes non-load bearing wall construction comprising a framework of timber faced with plaster, plasterboard or other finish.
Subsidence:	Ground movement, generally downward, possible a result of mining activities or clay shrinkage.
Sub-soil:	Soil lying immediately below the topsoil, upon which foundations usually bear.
Sulphate Attack:	Chemical reaction activated by water, between tricalcium aluminate and soluble sulphates. Can cause deterioration in brick walls and concrete floors.
Tie Bar:	Heavy metal bar passing through a wall, or walls, to brace a structure suffering from structural instability.

Torching: Mortar applied on the underside of roof tiles or slates to help prevent moisture penetration. Not necessary when a roof is underdrawn with felt.

Transom: Horizontal part of a step or stair.

Tread: The horizontal part of a step or stair.

Trussed Rafters: Method of roof construction utilising prefabricated triangular framework of timbers. Now widely used in domestic construction.

Underpinning: Method strengthening weak foundations whereby a new, stronger foundation is placed beneath the original.

Valley Gutter: Horizontal or sloping gutter, usually lead-or-tile-lined, at the internal intersection between two roof slopes.

Ventilation: Necessary in all buildings to disperse moisture resulting from bathing, cooking, breathing etc. and to assist in prevention of condensation. Floors -necessary to avoid rot, especially Dry Rot; achieved by airbricks near to ground level. Roofs - necessary to disperse condensation within roof spaces; achieved either by airbricks in gables or ducts at the eaves. **(see Condensation)**

Verge: The edge of a roof, especially over a gable.

Verge Board: Timber, sometimes decorative plastic material, placed at the verge of a roof: also known as bargeboard.

Wainscot: Wood panelling or boarding on the lower part of an internal wall.

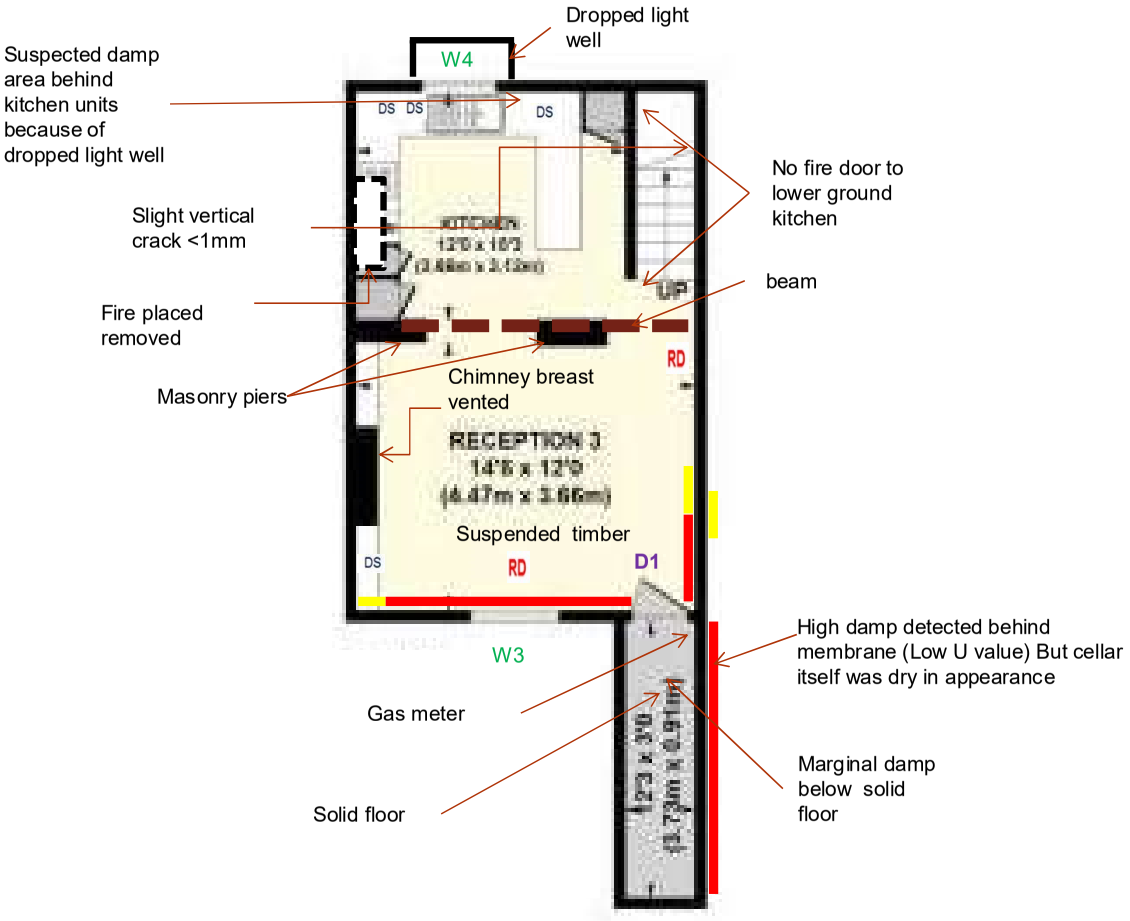
Wall Plate: Timber placed at the eaves of a roof, to take the weight of the roof timbers.

Wastepipe: Drainage pipe for baths, basins, wc's.

Wet Rot: ***(Coniophora Puteana)***Decay of timber due to damp conditions. Not to be confused with the more serious **Dry Rot**.

Woodworm: Colloquial term for beetle infestation: usually intended to mean Common Furniture Beetle **(*Anobium Punctatum*)**: by far the most frequently encountered insect attack in structural and joinery timbers.

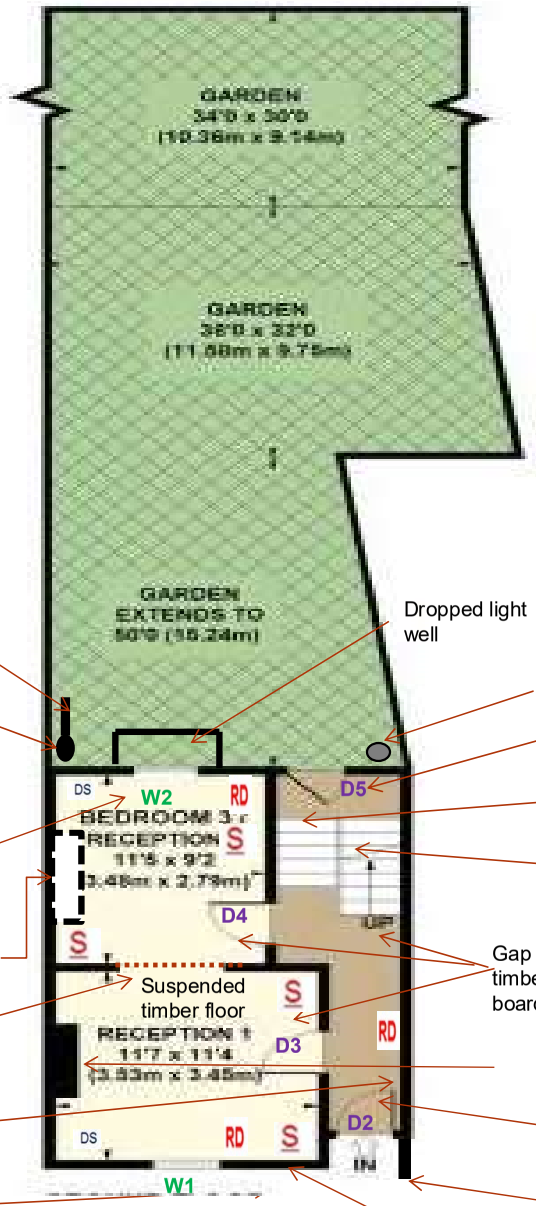
LOWER GROUND FLOOR PLAN:



Key:

CC	Crazed Cracking (not serious)	R	Room Stat
HLC	High Level Crack	FU	Fogged Up Unit (Glazed Unit)
CHL	Crack (Hairline)	RD	Radiator
ULC	Underlying Crack	ET	External Tap
C	Crack	ES	External Socket
S	Structural	MH	Manhole
ST	Stud Timber	SS	Single Socket
B	Beam	DS	Double Socket
TF	Timber Suspended Floor	SB	Switch Board/Meter
MJ	Movement Joint		High Damp
IP	Internet Point		Marginal Damp
AP	Alarm Panel		Bushes/Trees
SD	Smoke Detector		Boiler
	Attic Access		Hot Water Cylinder
WF	Window Frame	D	Door
W	Window	CD	Cupboard Door
WR	Wardrobe	SK – 11-07/18 NOT TO SCALE Approx. Floor Area: 124 m2	

GROUND FLOOR PLAN:



Gulley

PVC RWDP

Dropped light well

PVC soil pipe

Door D5 fitted with Non safety glass

Last thread angled presume so door could open in

Timber sash window not operational

Stair railing below regulation height health and safety risk

Possible fire placed removed

Gap to loose timber floor boards

Suspended timber floor

Building control required for modified wall

Cast iron fire place

Switch board

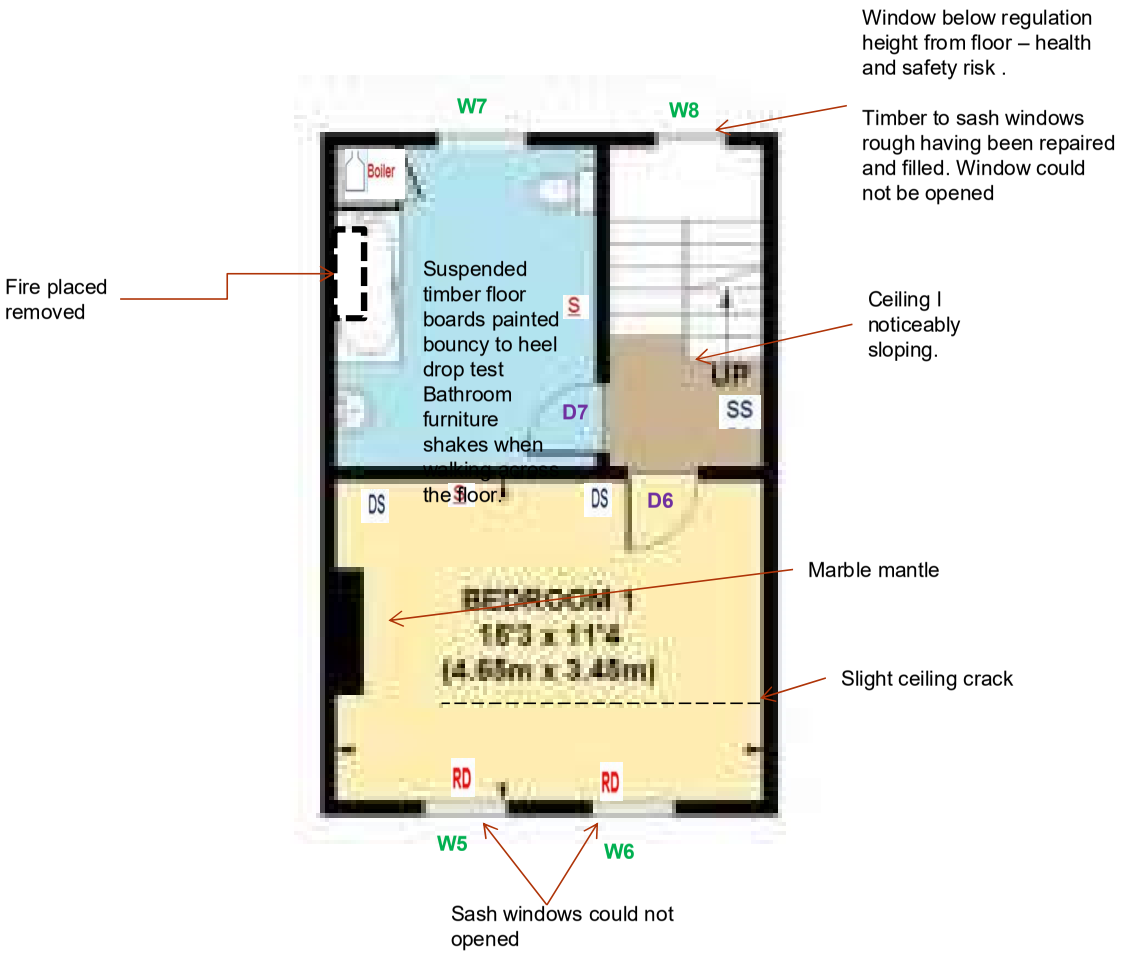
Previous crack repairs

Brick work arch and concrete sill has dropped slightly above and below timber sash W1

Slight vertical crack to bricks

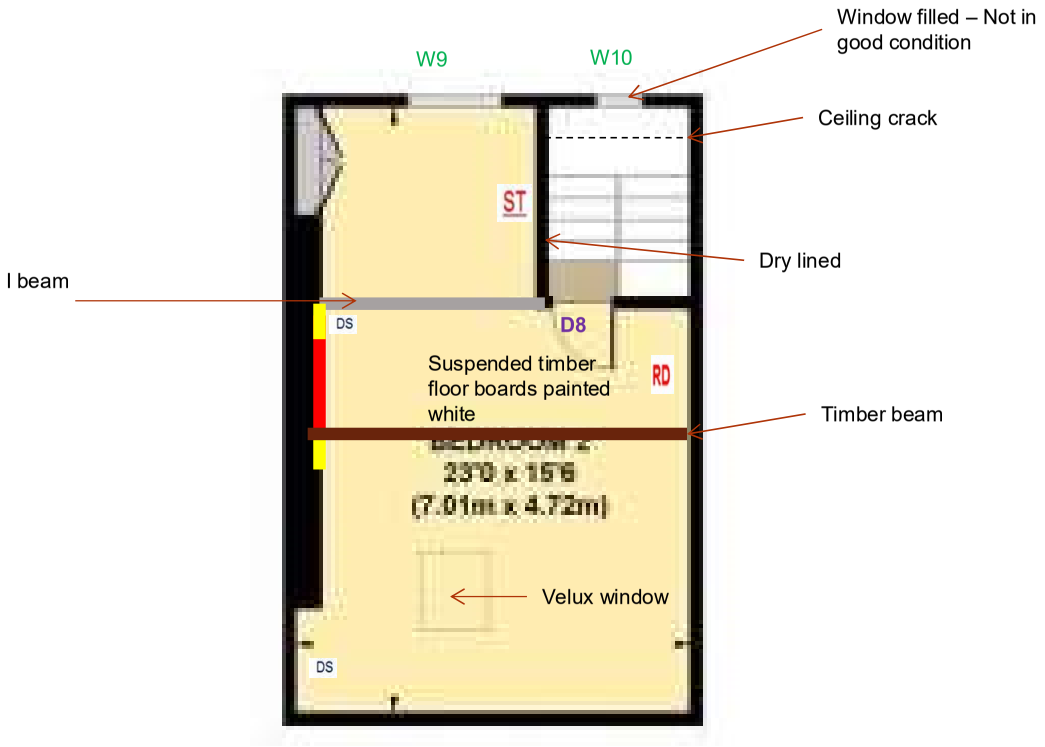
Crack repairs to render

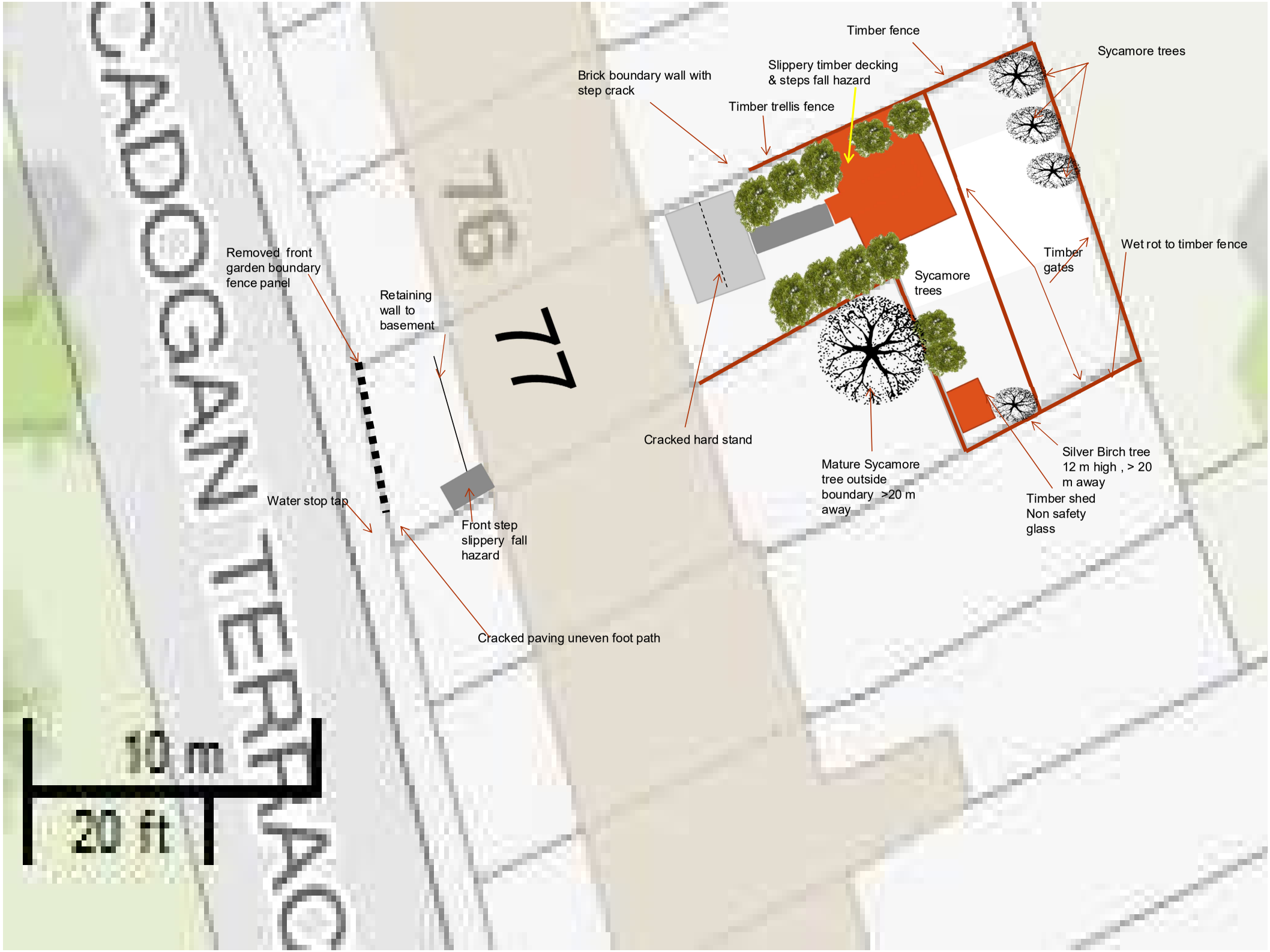
FIRST FLOOR PLAN:



SECOND FLOOR PLAN:

77 Cadogan Terrace, London, E9 5HP




CADOGAN TERRACE
77
10 m
20 ft
Timber fence
Sycamore trees
Brick boundary wall with step crack
Slippery timber decking & steps fall hazard
Timber trellis fence
Wet rot to timber fence
Timber gates
Sycamore trees
Removed front garden boundary fence panel
Retaining wall to basement
Cracked hard stand
Mature Sycamore tree outside boundary >20 m away
Silver Birch tree 12 m high , > 20 m away
Timber shed Non safety glass
Water stop tap
Front step slippery fall hazard
Cracked paving uneven foot path


The Breakfast Club
Hackney Wick
Mabley St
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Buxhall Cres
Osborne Rd
Bushberry Rd
Benn St
Berkshire Rd
Wick Rd
Wick Rd
Trowbridge Rd
Felstead St
Copper Box Arena
Brookfield Rd
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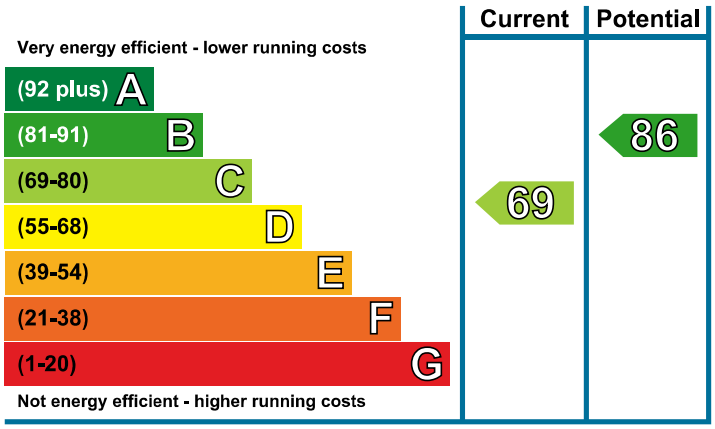

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2 Draught proofing	£80 - £120	£ 45
3 Solar water heating	£4,000 - £6,000	£ 96

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)	★☆☆☆☆
Roof	Roof room(s), insulated (assumed)	★★★★★
Floor	Solid, no insulation (assumed)	—
Windows	Some double glazing	★☆☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 82% of fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 176 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)	12,357	(285)	N/A	(3,366)
Water heating (kWh per year)	2,120			

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	£ 148	C74
Draught proofing	£80 - £120	£ 15	C75
Solar water heating	£4,000 - £6,000	£ 32	C76
Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 67	C78
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 290	B86

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 Sterling Accreditation. You can obtain contact details of the Accreditation Scheme at http://www.sterlingaccreditation.com.

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:	STER400172
Assessor's name:	Amrit Arri
Phone number:	07956996999
E-mail address:	arri@ntlworld.com
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 3.9 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 2.4 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.