BUILDING SURVEY
Level 3

ALLCOTT RESIDENTIAL

21 September 2022

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Contents

1. Introduction

This Level 3 Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- where practicable and agreed, provide an estimate of costs for identified repairs
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

No below ground investigations have been carried out and no drainage survey has been undertaken.

This service is delivered in accordance with the Home Survey Standard (1st edition) RICS Professional Statement and is equivalent to Level 3.

2. About the inspection

Report prepared by			
Company name	Allcott Associates LLP		
Company address	The Fosse, Fosse Way, Leamington Spa, CV31 1XN		
Client name			
Date of the instruction	31/08/2022	Date of the inspection	21/09/2022
Report reference number			
Full address and postcode of the property			
Brief	We have been requested by the above client to carry out a Level 3 Building Survey of the above property.		
Weather conditions when the inspection took place	The prevailing weather at the time of our inspection was dry.		
The status of the property when the inspection took place	The property was occupied and furnished.		

3. Understanding your report

Site inspection

Where the terms “right hand” or “left hand” are used, they assume that the reader is facing the front of the property with the main access door situated within the front elevation.

Terminology

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

Priority rating	Timescale
Immediate	Within 1 year
Short Term	Within the next 1 to 3 years
Medium Term	Within the next 4 to 10 years
Long Term	Within 11 to 20 years
Very Long term	Over 20 years

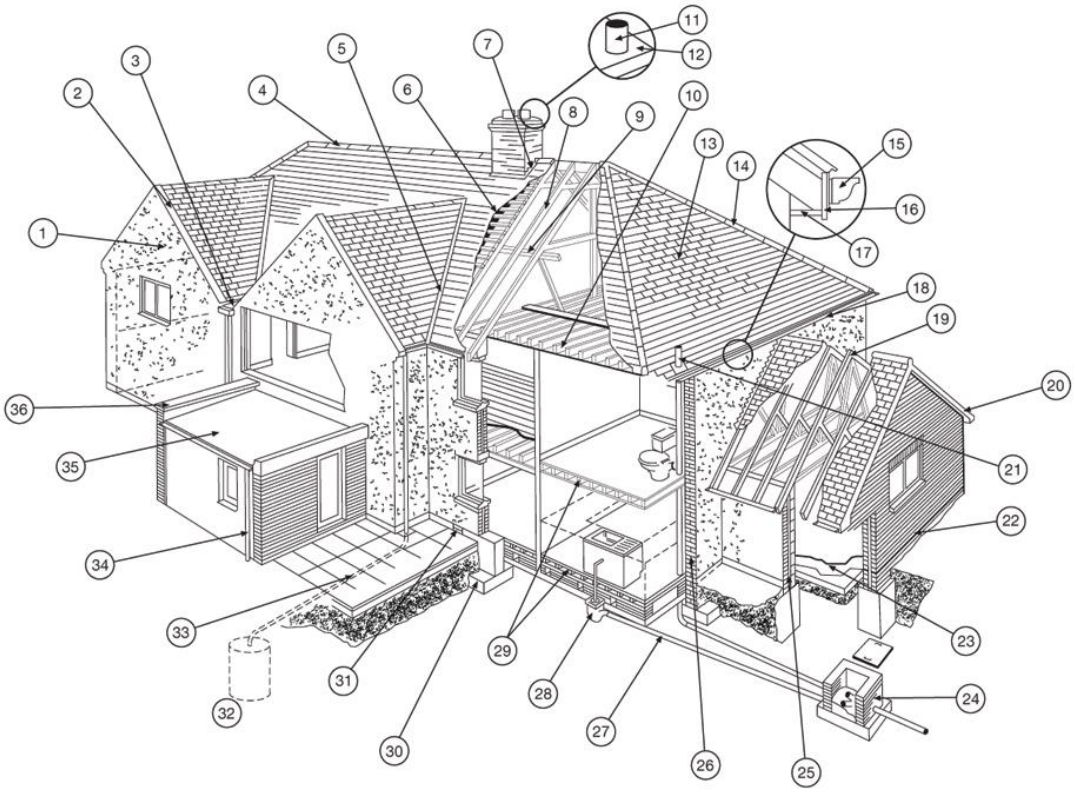
Where relating to structural damage and crack widths the expressions negligible, very slight, slight, moderate, severe and very severe are used they generally mean the following:

Category 0	"negligible"	< 0.1mm
Category 1	"very slight"	0.1 - 2mm
Category 2	"slight"	>2 but < 5mm
Category 3	"moderate"	>5 but < 15mm
Category 4	"severe"	>15 but < 25mm
Category 5	"very severe"	>25 mm

Table 1

Classification of damage to buildings based on crack widths.

4. Typical house diagram



KEY

1 Gable end wall	13 Hip roof	25 Cavity wall
2 Verge	14 Hip tiles	26 Solid Wall
3 Valley gutters	15 Gutter	27 Foul drain
4 Ridge tiles	16 Fascia	28 Gulley
5 Valley	17 Soffit	29 Floor joists
6 Roofing felt	18 Eaves	30 Foundation
7 Flashing	19 Roof trusses	31 Airbrick
8 Rafter	20 Barge board	32 Soakaway
9 Purlin	21 Soil-and-vent pipe	33 Surface water drain
10 Ceiling joists	22 Damp-proof course (DPC)	34 Downpipe
11 Pot	23 Damp-proof membrane (DPM)	35 Flat roof
12 Cement	24 Inspection chamber	36 Parapet

5. General description of the property

The original property is a two storey cottage believed to have been originally constructed circa 1600.

The main elevations have been constructed in a mixture of timber frame with brick infill and rubble stone.

The main floors are of solid construction at ground and suspended timber construction at first floor.

The property has later side extensions.

The property has a wraparound garden which is semi-open plan with a rear driveway.

Energy

Mains Services

The marked boxes show that the mains services are present.

☑ Gas ☑ Electricity ☑ Water ☐ Drainage

Other services or energy sources

☐ Solid fuel ☐ Oil ☐ Heat pump

Security system

☑ Yes ☐ No

The property has a dated non-operational intruder alarm system.

Fire Detection

The property has hard wired smoke detectors.

6. External condition of the property

In this section of our report, we summarise the defects noted and principal concerns regarding the external condition of the property. It should however be noted that we have not inspected parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Front Elevation

The central brick chimney stack is noted to be in reasonable structural order with no significant deterioration of the mortar pointing noted. Minor perishing of the brickwork was noted due to age related wear and tear, however not considered significant.

The chimney stack has been recently painted. We are unable to confirm whether the paint is breathable. It is recommended that properties of this age and type are decorated with a breathable paint to allow moisture to naturally escape without resulting in premature perishing of the brickwork.

Clay chimney pots are located to the head of the stack with no damage noted. We would advise that the supporting mortar is checked and renewed as necessary when high level access is next provided.

Cement flashings have been installed to the base of the stack with no significant deterioration noted.

The main roof has been thatched with reed with no significant deterioration of the reed noted.

A general build-up of moss was noted to the thatch, however not considered significant.

A block ridge has been installed to the head of the roof with no significant deterioration noted and we consider has at least ten years life remaining.

Wire netting has been installed to the thatch in accordance with good building practice which was noted to be firmly pulled tight into position.

A limited inspection of the rafter legs could be carried out to the underside of the roof. Wormholes were noted to the rafters where we cannot confirm that the infestation is dormant. It should be noted that wormholes in properties of this age and type is not considered unusual.

The pitched roof above the right hand single storey extension has been surfaced with natural slate with no significant slippage or delamination of the slates noted. Several slates were noted to be either damaged or to have dislodged requiring replacing or re-setting into position in the immediate term.

The bedding mortar to the ridge tiles is in a satisfactory condition with the tiles firmly bedded into position.

The roof surface was noted to slightly undulate, however not considered significant for the age of the property.

The gutters and down water pipes serving the extension roof are uPVC with no evidence of leaking joints or obvious signs of overflowing noted.

The down water pipes discharged into closed gullies which we assume connect into soakaways out within the garden, however this cannot be confirmed.

The down water pipe adjacent the utility window also discharged into a water butt which we would advise is periodically inspected to ensure that it is not left to overflow.

The fascias and rafter legs were evident to the underside of the pitched roof with no rot or infestation noted but would benefit from decoration in the short term.

The main elevation has been constructed in a mixture of rubble stone and brick with no structural cracking noted. Various isolated bricks have previously perished which is not considered unusual for the age of the property. We would simply advise that the worst perished bricks are cut out and replaced as part of the pro-active maintenance scheme for the property.

Where brickwork has previously perished, this has been cut out and replaced, however does require decoration.

The elevation has been recently painted. We would advise that you confirm with the current vendor whether the paint used is breathable which will help prevent damp ingress.

The elevation forming the left hand lean-to has been constructed in solid brick finished with a smooth painted render. Various thermal cracks were evident within the render which is of no significant structural concern with render being susceptible to thermal cracking. We would advise that the cracks are filled with the render then kept regularly decorated with a good quality breathable paint. This is necessary in order to prevent further hairline cracks forming which in the winter months will allow rainwater to enter behind the cracks which will then freeze and expand, causing progressive deterioration of the render.

The right hand extension elevation has been constructed in cavity brick finished with masonry paint with no structural cracking or deformations noted.

Where the extensions abut the main body of the property, no opening up of the junctions was noted to consider any rotational movement of the extension.

The render at the base of the left hand extension finished level with the adjacent ground level. It should be noted that this can be problematic due to moisture being drawn up behind the render which can increase the risk of damp ingress.

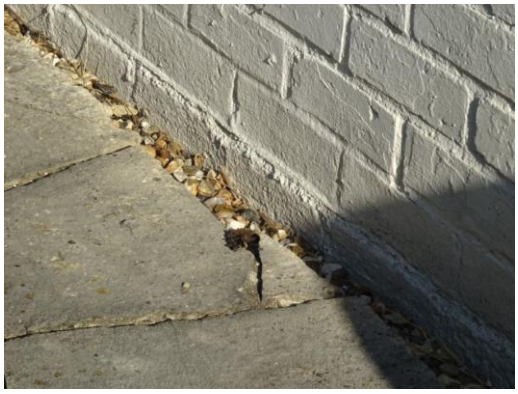
The render was probed where it felt relatively hard suggesting that it is cementitious.

Where the left hand extension has been rendered this was probed and noted to feel relatively hard suggesting that the render is cement based. It should be noted that cement based render applied to solid brick walls can be problematic due to preventing the brickwork from naturally breathing which can increase the risk of damp ingress.

We were unable to identify a damp proof course at the main body of the property which is not considered unusual for its age. We did note the external ground levels to be raised above the internal floor level which can increase the risk of damp ingress. Should future damp occur internally then it will be necessary to pull the ground levels back as necessary.

Due to the render finish we are unable to identify a damp proof course at the base of the left hand extension. Due to the age of the extension us is possible that a slate damp proof course has been installed, however this cannot be confirmed. In either case the external ground levels are again raised above the internal floor level which will increase the risk of damp ingress.

A mixture of bitumen and plastic damp proof coursing is located at the base of the right hand single storey extension which has been slightly compromised by the height of the adjacent ground level. In an attempt to prevent rainwater splashing up above the damp proof course a small gravel channel has been installed. The width of the gravel channel would benefit from being increased in order to improve its effectiveness.



The windows are a mixture of uPVC framed incorporating double glazing and timber framed incorporating single glazing.

The uPVC frame windows and doors are modern and in a satisfactory condition with no breaking down of the double glazed units noted.

It should be noted that double glazing can vary in quality particularly in respect of the seals around the glass. Eventually these seals tend to deteriorate resulting in misting and the need for repair or replacement. The windows have been recently replaced, therefore we would advise your solicitor obtains all the necessary FENSA or building regulation certificates in respect of these.

The doors incorporate low level glazing. Safety markings were noted to the glazing to confirm that the glazing is safety glass.

The uPVC framed windows are slightly out of keeping with age and character of the property. You are therefore advised your solicitor obtains all the necessary conservation consents in respect of the windows to ensure compliance.

The timber framed window incorporates single glazed leaded lights. The window is relatively tired requiring decoration in the immediate term, however it is considered fit for purpose with no significant rot noted. It should be noted that due to the extent of the single glazing within the window, the window will be relatively inefficient. You therefore may wish to consider replacing the window with a double glazed window to match the remaining windows around the property.

The main entrance door is timber seated within a timber sub frame which is relatively tired requiring decorating in the immediate term, however does provide adequate security. A vent has been installed within the base of the door. Should this be removed then a localised repair will be required.

We were unable to identify the lintels above the windows and patio door within the right hand extension however no structural cracking was noted above as a result of inadequate support.

Shallow brick arches support the masonry above the main entrance door and left hand door within the main body of the property with no failure noted.

A uPVC waste pipe serving the kitchen discharged into a closed gully which we assume connects directly to the adjacent modern polycarbonate gully which was noted to be clear of blockage at the time of our inspection.

The earthing rod is located adjacent the left hand door which was noted to the firmly secured into position. The associated earthing cable was noted to drape across the flowerbeds which we would advise is secured into position.

An armoured electrical cable passed along the base of the elevation which we would advise is concealed within the ground in order to prevent being a trip hazard adjacent the main entrance door.

The gas meter is housed at low level to the right hand side of the elevation with the housing noted to be firmly secured into position.

A uPVC waste pipe serving the kitchen discharged over a modern polycarbonate gully which was noted to be in a satisfactory condition and clear of blockages at the time of our inspection.

A vine was growing across the elevation which is not currently considered to be of any significant concern, however we would advise that it is cut back and controlled and maintained in due course in order to prevent becoming a nuisance.

Left Hand Elevation

The thatch has been formed in reed with no significant deterioration noted.

A general build-up of moss was noted to the thatch however not considered significant.

The netting has been pulled tight hand is firmly secured into position.

There is evidence that the roof has been over thatched at least three times throughout its life. We would advise against any further over thatching as this will increase the loadings on the original roof structure. Therefore when the time comes to eventually re-thatch the roof we would advise that the thatching is stripped prior to renewal.

Where a limited inspection of the rafters could be carried out localised rot was noted, however this appears historic. We would advise that the exposed timbers are decorated in the short term.

The extension roof is mono pitched and surfaced with natural slate. A number of slates have delaminated requiring replacing in the immediate term. AT this time we consider approximately twenty slates to require replacing.

Although we do not consider the roof to require replacing at this time until such time that the mono pitch roof is eventually re-covered, it will require above average maintenance in order to keep it weather tight.

Flash band repairs have been carried out to the ridge tiles suggesting that this is an area subject to previous water ingress. Flash banding should only be considered a temporary waterproofing solution therefore we would advise that this is removed with the ridge tiles repointed.

The roof surface is relatively flat with no significant undulations noted.

Where the mono pitched roof abuts the main body of the property a small cement flashing detail has been installed with no significant deterioration noted. When the time comes to eventually re-cover the mono pitch roof we would advise that the flashing detail in this location is improved in order to prevent damp ingress.

The soffits and fascias to the inside of the mono pitch roof are timber with no rot or infestation noted.

Ventilation holes have been drilled within the soffits. The ventilation would benefit from being increased in order to increase the risk of condensation building up within the roof void.

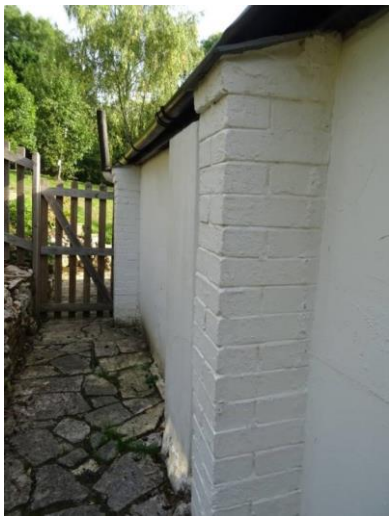
The gutters are uPVC with no evidence of leaking joints or obvious signs of overflowing noted. The gutters were noted to have slightly warped due to age related wear and tear, however not considered significant.

The main elevation has been constructed in timber frame with brick infill with no structural cracking or deformations noted.

Where limited probing of the timber frame could be carried out via the small windows, no significant recent rot was noted.

The extension elevation has been constructed in solid brick finished with a smooth painted render. Various thermal cracks were evident within the render, however of no significant structural concern. We would advise that the render is decorated with a good quality breathable masonry paint in order to prevent its progressive deterioration throughout the winter months.

The elevation was noted to have slightly bowed, however retrospective brick buttressing has been installed which we consider to be providing adequate lateral restraint with no evidence of further recent bowing noted to the elevation.



Slate has been installed to the head of the buttressing in order to prevent deterioration of the brickwork and is noted to be firmly secured in to position.

Due to the render finish we are unable to identify the damp proof course at the base of the elevation and make comment.

The render finished level with the adjacent ground level which as previously mentioned can be problematic increasing the risk of damp ingress.

A dated soil and vent pipe is located to the left hand side of the elevation with no evidence of leaking joints noted. The soil pipe appears to have been formed in asbestos cement however no significant damage was noted. Should you decide to disturb the soil pipe then we would advise that it is tested with specialist precautions taken if necessary. Until such time as the soil pipe is replaced, we would advise that it is panted with a good quality paint in order to prevent a release of fibres which will be a health hazard.

Until such time that the soil pipe is replaced, we would advise that a bird cage is installed to the head of the pipe in order to prevent vermin ingress.

A uPVC waste pipe is located at the left hand side of the elevation at low level which was noted to be damaged requiring repair in the immediate term.

An open polycarbonate gully is located to the left hand side of the elevation which was noted to be clear of blockage at the time of our inspection.

The window within the main body of the property is timber framed incorporating leaded lights which is of significant age, however is currently considered fit for purpose and in keeping with the age and character of the property. It should be noted that due to the extent of the single glazing the windows will be inefficient allowing heat loss. You may wish to consider replacing the windows with double glazed units, however this will require conservation consent, which will attract increased costs.

Three modern skylights have been installed within the mono pitch roof which are in a satisfactory condition with no breaking down of the double glazed units noted.

The window within the extension is uPVC framed incorporating double glazing which is modern and in a satisfactory condition with no breaking down of the double glazed units noted.

Rear Elevation

The central brick chimney stack is as previously described.

The thatch has been formed in reed with no significant deterioration of the reed noted.

A minor build-up of moss was noted to the thatch however not considered significant.

The block ridge is in a satisfactory condition with no significant deterioration noted.

The wire netting has been pulled tight and firmly fixed into position.

The pitched roof above the right hand extension has been covered with artificial slates with no significant slippage or delamination of the slates noted. It should be noted that artificial slates of this type may contain asbestos, therefore should they be disturbed we would advise they are tested with specialist precautions taken if necessary.

The ridge line is straight and the roof surface flat.

Flash banding has been applied at low level to the left hand side of the roof which suggests that this is an area subject to previous water ingress. We would advise that the flash banding is removed with a permanent flashing detail installed in order to prevent this being an area in need of ongoing maintenance.

The pitched roofs above the left hand gable extension has been covered with natural slates with no significant slippage or delamination of the slates noted.

The bedding mortar to the roof tiles is in a satisfactory condition with the tiles firmly bedded into position.

The ridge lines are straight and roof surfaces flat.

A light tube has been installed within the roof which is slightly begrimed requiring cleaning down, however it is noted to be firmly secured into position.

Where the direction of the roofs changed lead valleys have been forged, noted to be in a satisfactory condition and clear of debris at the time of our inspection. It should be noted that it is necessary to keep the valleys clear of debris in order to prevent rainwater backing up into the roof void.

Two modern skylights have been installed within the roof surface which are in a satisfactory condition with no breaking down of the double glazed units noted.

Two further light tubes have been installed within the roof surface.

Where a vent has been installed within the roof this is noted to be firmly secured into position.

Where a limited inspection of the rafter legs could be carried out to the underside of the thatched roof, no evidence of recent rot or infestation was noted, however they would benefit from decoration in the short term.

Where the rafters are evident to the underside of the left hand extension roof overhang, they are relatively tired and worn requiring decoration in the immediate term.

The soffits and fascias to the underside of the left hand and right hand extension roofs are timber which are relatively tired requiring decorating in the immediate term, however no significant rot or infestation was noted.

The gutters and down water pipes serving the extension roofs are uPVC with no evidence of leaking joints or obvious signs of overflow noted. The rainwater goods are slightly begrimed requiring cleaning down.

The down water pipe serving the right hand extension roof discharged over a modern polycarbonate gully which was noted to be in satisfactory condition and clear of blockage at the time of our inspection.

The down water pipe serving the right hand extension roof also discharged into a water butt which we would advise is periodically inspected to ensure that it is not left to overflow.

The right hand down water pipe serving the left hand extension discharged over a valley trough which we assume connects directly into the soakaway in the garden, however this cannot be confirmed. Where a limited inspection of the valley trough could be carried out, it was noted to be blocked with debris and requires clearing in the immediate term. Consideration should be given to connecting this down water pipe into a proprietary gully in order to prevent the need for ongoing maintenance.

The left hand down water pipe serving the left hand extension discharged into a closed gully that we assume connects direct to soakaways out within the garden, however this cannot be confirmed.

The main elevation has been constructed in rubble stone with no significant structural cracking noted.

The right hand extension has been constructed in solid brick finished in partly smooth painted render. Various hairline cracks were noted within the render, however are of no significant structural concern.

The mortar joints forming the right hand extension are slightly out of plumb however we consider this to be due to poor workmanship and is of no significant structural concern.

The left hand extension elevations have been constructed in cavity brick finished with masonry paint with no structural cracking or deformation noted.

Where the extensions abut the main body of the property, no opening up of the mortar junctions was noted to consider any rotational movement to the extension.

We were unable to identify an original damp proof course at the base of the main body of the property which is not considered unusual for its age. We did note the external ground levels to be raised above the internal floor level which will increase the risk of damp.

A partial bitumen damp proof course is evident at the base of the right hand extension which has been compromised by the height of the adjacent ground level. Should damp internally occur in this location it will be necessary to pull the ground levels back. We would advise in the immediate term that the low level brickwork is repointed in order to improve the weather tightness of the low level brickwork which will help reduce the risk of damp.

We were unable to identify an original damp proof course at the base of the left hand extensions, however due to the age of the extension we consider it is likely that plastic will be incorporated within the low level mortar pointing. This cannot be confirmed.

Where we consider it likely that the damp proof course is located, this has been slightly compromised by the height of the adjacent ground level. This is of no significant concern with the adjacent ground level having been formed in gravel will help prevent rainwater splashing up above the damp proof course and reduce the risk of damp.

With the exception of the left hand window in the main body of the property, the windows and doors are uPVC framed incorporating double glazing which are modern and in a satisfactory condition with no breaking down of the double glazed units noted.

A pet flap has been installed within the right hand door. Should this be redundant then the lower panel will require replacing.

The left hand window within the main body of the property is timber framed incorporating single glazing which is of significant age requiring decorating in the immediate term, however is currently considered fit for purpose and in keeping with the age and character of the property. Due to the extent of the single glazing the window will be relatively inefficient, therefore you may wish to consider replacing this with a double glazed unit, however this will require conservation consent.

We were unable to identify the lintels above the openings however no structural cracking was noted above as a result of inadequate support. Works have been carried out to the brickwork above the window within the rear facing gable which suggests a retrospective lintel may have been installed, however this should be confirmed with the current vendor.

The boiler flue is located to the left hand side of the elevation which is relatively modern having been correctly flashed back to the brickwork.

A metal framed canopy incorporating a Perspex covering has been installed above the right hand entrance door which is begrimed requiring cleaning down, however is noted to be firmly secured into position.

Right Hand Elevation

The right hand brick chimney stack and breast is noted to be in reasonable structural order with no significant deterioration of the brickwork or mortar pointing noted.

The chimney breast below the stack has been rendered with no significant deterioration of the render noted.

A clay chimney pot is located to the head of the stack with no damage noted. We would advise that the supporting mortar is checked and renewed as necessary when high level access is next provided.

Cement flashings have been installed to the base of the stack with no significant deterioration of the flashings noted.

The thatch has been formed in reed with no significant deterioration noted.

The netting has been pulled tight and secured into position.

Minor damage was noted to a single brick at the base of the chimney breast which will require repair.

The fascias to the underside of the extension roof are uPVC which are in a satisfactory condition having been firmly secured into position.

Where a limited inspection of the rafters to the underside of the thatch roof could be inspected, localised historic rot was noted which is not considered unusual or considered significant for the age of the property.

The main elevation has been constructed in solid brick finished with render. Various thermal cracks are evident within the render, however of no significant structural concern.

The extension elevation has been constructed in cavity brick with no structural cracking or deformation noted.

The windows are uPVC framed incorporating double glazing which are modern and in a satisfactory condition with no breaking down of the double glazed units noted.

A plastic damp proof course is evident at the base of the elevation which is clear and above tee adjacent ground levels.

A porcelain sink with a hot and cold tap over has been installed to the left hand side of the elevation, this is dated however of no significant concern. Where the plumbing should be inspected beneath the porcelain sink no evidence of leaks was noted.

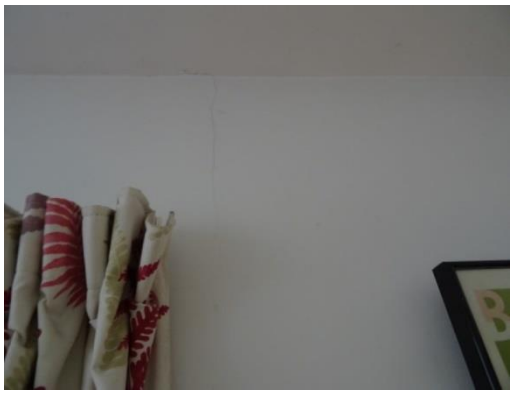
A concrete slab seated on dwarf brick walls has been installed either side of the wink which was noted to be structurally sound and firmly secured into position.

7. Internal condition of the property

In this section of our report, we summarise the defects noted and principal concerns regarding the internal condition of the property. It should however be noted that we have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Kitchen/Breakfast Room

The ceilings is plastered, finished with emulsion. General thermal cracking was noted to the front wall. This is of no significant concern and has most likely occurred as a result of expansion and contraction of the plaster which is due to the heat produced by the radiator. We simply advise that the crack is filled and then decorated.



No damp staining was evident to the underside of the skylights to consider any failure of the flashings above.

A hardwired smoke detector has been installed within the ceiling and appeared to be fully operable at the time of our inspection. You may wish to consider replacing the smoke detector with a heat detector in order to improve its effectiveness.

Low wattage recessed lights have been installed within the ceiling within the breakfast room area which were noted to be firmly secured into position.

The walls are a mixture of plaster finished with emulsion and brick finished with emulsion, with no structural cracking noted.

Where the original brick walls could be inspected with a damp detector gauge, above average readings were obtained which has resulted in flaking of the decorative finishes, however this is not considered significant or unusual for the age of the property and we consider it is likely that the damp in this location can be controlled through normal ventilation.

General board cracking was noted to the rear wall where solid masonry abuts studwork which is of no structural concern and requires filling prior to decoration. It should be noted that repairing of the board cracking may be an ongoing maintenance issue.

The joinery around the room is in a fair condition with only general wear and tear noted.

The floor within the kitchen area has been surfaced with ceramic tiles with no opening up of grouted joints or splitting of tiles, with the floor feeling level and firm underfoot.

The floor within the breakfast room area has been covered with a fully fitted carpet which was noted to slightly undulate underfoot, however is not considered significant for the age of the property with the floor feeling firm underfoot.

The kitchen features a range of base units and wall cabinets which are modern and in satisfactory condition with only minor wear and tear noted.

We are not in a position to report on the integrated appliances, however note that they are relatively modern therefore would advise your solicitor obtains all the necessary warranties and user manuals in respect of these.

The plumbing beneath the stainless steel sink was inspected with no evidence of leaks noted.

Ceramic tiles have been installed to the back of the worktops with no opening up of grouted joints or splitting of tiles noted.

A mechanical extractor has been installed above the cooker hob which was noted to be fully operable at the time of our inspection.

The chimney breast is located within the left hand side of the room to correspond with that noted above. The chimney breast has been formed in fair face brick with no significant deterioration of either brickwork or the mortar pointing noted.

Bathroom

The ceiling is plastered, finished with emulsion with no structural cracking noted.

No damp staining was evident adjacent the light tube to consider any failure of the flashings above.

Low wattage recessed lights have been installed within the ceiling which were noted to be firmly secured into position.

Mechanical extractors have been installed within the room which were noted to be fully operable at the time of our inspection and as a result no significant build-up of condensation was noted.

The walls and floor have been surfaced with ceramic tiles with no opening up of grouted joints or splitting of tiles noted.

The floor felt level and firm underfoot.

The sanitary fittings are modern and in a satisfactory condition.

The plumbing beneath the sink was inspected with no evidence of leaks noted.

The joinery around the room is in a fair condition with only general wear and tear noted.

The bathroom is heated by a towel rail with no corrosion noted and is firmly secured into position.

Bedroom One

The walls and ceilings are plastered, finished with emulsion. Minor hairline surface plaster cracking was noted around the room which is of no structural concern and requires filling prior to decoration.

The joinery around the room is in a fair condition with only general wear and tear noted.

The floor has been covered with a fully fitted carpet and felt level and firm underfoot.

Built-in wardrobes are located to the front of the room with no defect noted.

Hall

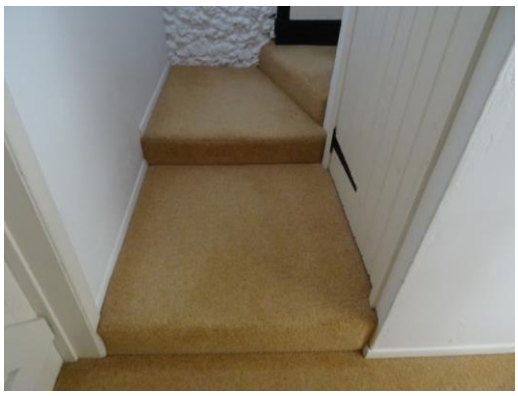
The ceiling is plastered, finished with emulsion. Minor shrinkage was noted around the corners of the ceiling which is of no structural concern and required filling with a pliable mastic prior to decoration.

No damp staining was evident adjacent the light tube to consider any failure of the flashings above.

The walls have been constructed in a mixture of stone and brick finished with emulsion and plaster finished with emulsion. With no structural cracking noted.

The joinery around the room is in a fair condition with only general wear and tear noted.

Steps gave access up to the left hand side of the hall. It should be noted the height of the steps is slightly irregular, therefore care should be taken in order to prevent risk of trips and falls.



A built-in airing cupboard is located to the rear of the room.

Minor repairs are required to the walls where redundant services have been removed.

Dining Room

The ceiling has been formed in fibrous board with no damaged noted.

The walls have been finished with render with no structural cracking noted.

Where the timber frame is exposed this was probed at regular locations with no rot noted.

Timber beams supported on a timber column support the ceiling which was noted to be structurally sound with no recent deflection noted.

Wormholes were noted within the timber beams, however when tested with a damp detection gauge the timbers were found to be dry confirming the infestation is dormant.

The chimney breasts are located either side of the room to correspond with those noted above. The chimney breasts have been constructed in brick. General perishing of the brickwork was noted due to age related wear and tear however not considered significant with the brick pillars either side of the chimney breast providing adequate support.

Timber beams support the masonry above the fireplaces which appear to be structurally sound with no recent deflection noted.

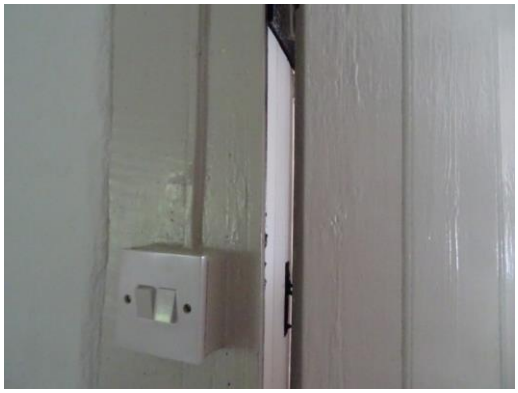
The underside of the right hand chimney has been boarded over preventing inspection of the flue. Should you decide to reinstate an open fireplace in this chimney breast then it is likely that the chimney will require the installation of a flue liner.

A log burner has been installed within the left hand chimney breast which has recently been in use with no defect noted. We would advise your solicitor obtains all the necessary certification in respect of this installation to confirm that the flue has been correctly installed. Should the flue not have been swept in the last twelve months then we would advise that it is swept prior to further use.

The joinery around the room is in a fair condition with only general wear and tear noted.

The floor has been formed in timber boarding which is slightly worn, however the floor generally felt level and firm underfoot.

Surface mounted electric cables were noted around the room which would benefit from being ducted in order to comply with current regulations and improve safety.



Where the light switches around the room are noted to be dated, we would advise that these are replaced with modern units in order to improve safety.

Music Room

The ceilings has been formed in fibrous board with no damage noted.

The walls are plastered, finished with emulsion with no structural cracking noted.

Timber beams support the ceiling which were noted to be structurally sound with no recent deflection noted.

Worm holes were noted to the external timbers, however when tested with a damp detection gauge the timbers were found to be dry confirming that the infestation is dormant.

Where the timber wall frame is partially exposed this was probed at regular locations with no rot or infestation noted.

The floor has been formed in timber boarding which is slightly worn however the floor felt level and firm underfoot.

The chimney breast is located on the right hand side of the room to correspond with that noted within the dining room. The chimney breast has been formed in fair face brick with no significant deterioration of either the brickwork or mortar pointing noted.

The inside of the chimney breast has been boarded over preventing inspection of the flue.

Surface mounted electric cables are noted around the room which would benefit from being ducted.

An opening gave access into the dining room. Slight cracking was noted to the head of the arch, however this is not currently considered significant. We would advise that the cracking is filled and then used as a visual monitor. In the unlikely event that further cracking in this location occurs then it will be necessary to rebuild the arch in order to reinstate its structural integrity.

Stairwell

The ceiling is plastered finished with emulsion with no structural cracking noted.

The walls are part plastered ad part render finished with emulsion, with no structural cracking noted.

The timber rafters and purlins supporting the roof covering are partially exposed which appear to be structurally sound with no recent deflection noted.

The purlin has been supported on a newel post. Although this would not be considered acceptable by current standards, the post is providing adequate support with no deflection of the purlin evident.

The timber wall frame is partially exposed and where possible was probed at regular locations with no rot noted.

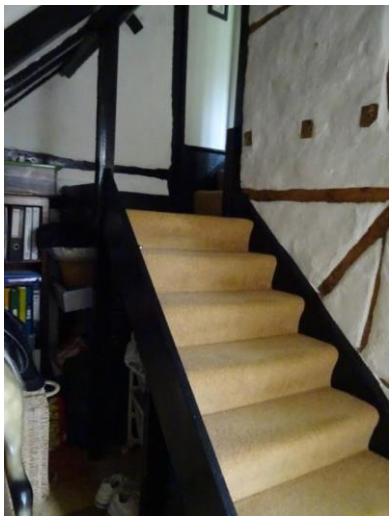
The joinery around the room is in fair condition with only general wear and tear noted.

The floor has been surfaced with ceramic tiles with no opening up of grouted joints or splitting of tiles noted with the floor feeling level and firm underfoot.

A timber staircase gave access up to the first floor which was noted to slightly creak underfoot, however not considered significant for the age of the property.

It should be noted that head height above the staircase is low therefore care should be taken in order to prevent risk of trips and falls.

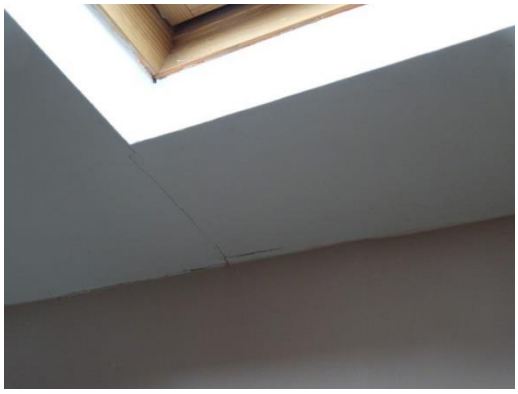
The staircase is currently considered dangerous. We would advise that a balustrade is installed to the side of the staircase with gaps no greater than 100mm in order to improve safety.



Worm holes were evident to the exposed timbers around the room, however when tested with a damp detection gauge the timbers were found to be dry confirming the infestation is dormant.

Utility

The walls and ceilings are plastered, finished with emulsion. Slight board cracking was noted to the underside of the skylights which is of no structural concern and requires filling prior to decoration.



An arched opening gave access into the stairwell with no failure of the arch noted.

Low wattage recessed lights have been installed within the ceiling which were noted to be firmly secured into position.

No damp staining was evident to the underside of the skylights to consider any failure of the flashing above.

The purlin is exposed which was noted to be structurally sound having been supported on a timber post. As a result no deflection of the purlin was noted.

Worm holes were noted to the timber post however when tested with a damp detection gauge the timbers were noted to be dry confirming the infestation is dormant.

The kitchen features a range of base units and wall cabinets which are relatively dated, but are considered fit for purpose having been relatively well maintained.

The plumbing beneath the porcelain sink was inspected with no evidence of leaks noted. Ceramic tiles have been installed to the back of the worktops and to the floor with no opening up of grouted joints or splitting of tiles noted.

The floor felt level and firm underfoot.

The joinery around the room is in a fair condition with only general wear and tear noted.

We are not in a position to report on the integrated appliances, but note they are relatively modern, therefore we would advise your solicitor obtains all the necessary warranties and user manuals in respect of these.

A mechanical extractor has been installed on the front wall which is dated, but was noted to be fully operable at the time of our inspection.

Shower Room

The ceiling is plastered, finished with emulsion with no structural cracking noted.

Low wattage recessed lights have been installed within the ceiling which were noted to be firmly secured into position.

A mechanical extractor has been installed within the room and was noted to be fully operable at the time of our inspection and as a result no significant build-up of condensation was noted. The walls and floor have been surfaced with ceramic tiles with no opening up of grouted joints or splitting of tiles noted. The tiling is relatively begrimed requiring cleaning down with an antibacterial solution.

The sanitary fittings are modern and in a satisfactory condition however would benefit from being cleaned down.

The mastic seal around the edge of the shower cubicle has begun to deteriorate requiring cutting out and renewing.

The room is heated by a towel rail with no corrosion noted and is firmly secured into position. The plumbing beneath the WC was inspected with no evidence of leaks noted.

The joinery around the room is in a fair condition with only general wear and tear noted.

An informative signs is located above the WC with regards to drainage blockages. As previously mentioned we would advise that a full CCTV survey of the drainage is carried out to ensure that it is in full working order with no blockages downstream.

First Floor Right Hand Bedroom

The walls and ceilings are plastered, finished with a mixture of lining paper and emulsion with no structural cracking noted. General distortions were noted to the ceiling where the plaster finishes have begun to de-bond which is not considered unusual for the age of the property.

The timber wall frame is partially exposed with no evidence of recent rot or infestation noted.

The chimney breast is located within the left hand side of the room to correspond with that noted above and below.

The floor has been covered with a fully fitted carpet which was noted to undulate underfoot however is not considered significant for the age of the property.

Built-in store cupboards were noted to the left hand side of the room which although dated, no defect was noted.

Eaves storage cupboards were located to the rear of the room, however the underside of the roof has been boarded over preventing inspection of the underside of the roof covering.

Where a limited inspection of the roof structure could be carried out it is noted to be structurally sound with no defect noted.

First Floor Left Hand Bedroom

The walls and ceilings are plastered, finished with a mixture of lining paper and emulsion with no structural cracking noted. General distortions were noted to the ceiling where the plaster finishes have begun to de-bond, however not considered unusual for the age of the property.

The timber wall frame is partially exposed with no evidence of recent rot or infestation noted.

Secondary glazing has been installed to the gable window which is modern and will help prevent heat loss.

The joinery around the room is in a fair condition with only general wear and tear noted.

The floor has been covered with a fully fitted carpet which was noted to slope down to the front, however this is not considered unusual for the age of the property and felt firm underfoot.

Built-in storage cupboards were located to the right hand side of the room which although dated, no defect was noted.

Principal Bedroom

The walls and ceilings are plastered, finished with emulsion with no structural cracking noted.

The timber wall frame and roof structure is partially exposed which is noted to be structurally sound with no evidence of recent rot or infestation noted.

It should be noted that the walls are of single skin brick construction and therefore may be prone to inherent levels of damp and condensation. We would therefore advise against storing of large items directly against the walls which will restrict ventilation.

The joinery around the room is in a fair condition with only general wear and tear noted.

Surface mounted electric cables were noted around the room and have been ducted to comply with current regulations.

The floor has been covered with a fully fitted carpet which was noted to slightly undulate, however felt level and firm underfoot.

A timber staircase gave access up to the room which felt level and firm underfoot. The staircase is currently considered dangerous in its current condition and we would advise that a balustrade with gaps be no greater that 100mm is installed in the immediate term.

The head height above the staircase is low, therefore care should be taken in order to prevent risk of trips and falls.

Where worm holes were noted to the timbers adjacent the stairwell, the timbers were tested with a damp detection gauge with the timbers found to be dry, confirming the infestation is dormant.

Rear Hall

The ceiling has been formed in fibrous board with no damage noted.

The walls have been constructed in a mixture of brick and stone finished with masonry paint with no structural cracking noted.

The timber roof structure and wall frame is partially exposed and noted to be structurally sound with no evidence of recent rot or infestation noted.

The floor has been covered with a fully fitted carpet and felt level and firm underfoot.

Secondary glazing has been installed to the window which is relatively modern and will reduce heat loss.

Study

The ceiling has been formed in fibrous board with no damage noted.

The walls have been constructed in a mixture of timber frame with brick infill and rubble stone with no structural cracking noted.

Where the timber wall frame could be inspected it is noted to be structurally sound with no evidence of recent rot or infestation noted. Worm holes were noted to the timber frame, however when tested with a damp detection gauge the timbers were found to be dry confirming the infestation is dormant.

Surface mounted electric cables were noted around the room which we would advise are ducted.

The floor has been covered with a fully fitted carpet and felt level and firm underfoot.

Right Hand Extension Roof Void

The right hand extension roof void is accessed via a timber hatch located within the rear hall ceiling.

The roof has been formed in traditional cut timber rafters and purlins supporting the covering which were noted to be in a satisfactory structural order with no defect noted.

The underside of the roof has been lined with timber board. A general build-up of condensation mould was noted to the underside of the boarding as a result of a lack of ventilation. In order to prevent condensation from persisting which may eventually result in rot of the roof structure, we would advise that ventilation is installed within the roof surfaces.

Where the chimney within the original part of the property could be inspected, no damp staining was evident to the underside of the chimney to consider any failure of the flashings above.

Insulation has been installed within the roof void, however this would benefit from being further uprated in order to reduce heat loss.

An original cold water tank is located within the roof void which appears to have been formed in asbestos cement. Should the cold water tank be disturbed we would advise that this is tested with specialist precautions taken is necessary.

No damp staining was evident to the underside of the valleys to consider any failure of the valley lining.

Where light tubes passed through the roof surface no damp staining was evident to consider any water ingress.

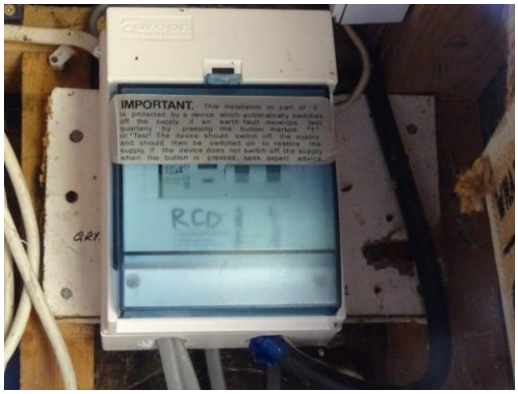
Timber Framed Garage - Internal

Slight damp staining was evident to the underside of the roof where we consider the roof covering above to have failed.

The roof has been supported on timber trusses which were noted to be structurally sound with no deflection noted.

The floor is solid concrete with no significant cracking or deterioration of the concrete noted.

The electric within the garage were relatively modern and isolated by a modern consumer unit. Should the electrics not have been tested within the last twelve months we would advise that they are tested and inspected by a competent qualified electrician.



Small front garage

There was no key available for the garage at the time of the inspection, therefore we were unable to gain access and make comment.

8. Services

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

Electricity

Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy, therefore if no recent test certificate is available, we would advise that the electrical system is checked and tested by a suitably qualified NICEIC approved Electrical Engineer. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

As a general note regarding services we are not specialised in this field. We therefore recommend you seek specialist advice on all service matters. The items below should be regarded as a helpful comment and suggestions. They are not a full and complete assessment of any problems which may exist. You should request a copy of the most recent Electrical Safety Certificate through your Legal Adviser prior to exchange of contracts. In the absence of any paperwork you should arrange for a suitably qualified Contractor to inspect the installation prior to entering into a legal commitment to purchase. You should obtain quotations for any upgrading works required.

It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a test which covers matters relating to resistance, impedance and current.

The electrics have been wired in dated plastic covered cables with the distribution board fitted with dated wired fuses. We would advise that the consumer units are uprated to incorporate modern circuit breakers and residual current devices. At this time it will be necessary for a competent qualified electrician to test and inspect the electrical system around the property where it is likely that further upgrading works, or even a complete re-wire may be required. It is often an insurance requirement for thatch properties to have modern wiring.

Gas/oil

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

A mains gas supply is connected to the property. Enquiries should be made with your Solicitors to obtain the current Gas Test Certification for the property. If this is not available we recommend gas installations throughout the property are tested and inspected by a suitably qualified Gas Safe Registered Engineer. As such, you may wish to consider a check to be carried out by a Gas Safe Registered Engineer however the present Vendor may be able to provide some Certification for the original installation.

As a minimum, the record of a gas safety check must contain:

- A description of and the location of each appliance or flue checked;
- The name, registration number and signature of the individual carrying out the check;
- The address of the property at which the appliance or flue is installed;
- The date on which the appliance or flue was checked;
- The name and address of the occupier;
- Any defect identified and any remedial action taken or recommended; and
- A statement confirming the gas safety check completed complies with the current requirements of the Gas Safety Regulations.

Water

The water is mains connected and supplied to various outlets (taps) under mains pressure which when tested the pressure was considered adequate for a property of this type.

Properties with a mains water supply require both internal and external stopcocks for a proper control of the incoming water supply. It is important to know the position of the stopcocks so the water can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be periodically checked to ensure they open and close properly.

Given the age of the property the incoming mains water supply pipe may be in lead, a material which can be hazardous to health. It is possible the supply to the property is common to this and neighbouring properties and therefore subject to demand related fluctuations in pressure. It would be prudent to confirm whether the main water feed pipe has been renewed and if it is found lead pipework is still present the original feed pipe should be stripped out and renewed.

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

Heating

The central heating is provided by the gas fired combination boiler located within the airing cupboard. The boiler is relatively modern and was noted to be fully operable at the time of our inspection with no defect noted to either the boiler or the associated pipe work where evident.

The boiler serves dated metal panel radiators located throughout the property, however are considered serviceable with no evidence of leaks noted. You may wish to consider

upgrading the radiators which will improve the thermal efficiency of the central hearing system.

Water Heating

The hot water is provided direct by the combination central heating boiler.

Lighting

Significant changes and recommendations are now being made for interior lighting of properties including the use of low energy efficient light bulbs and further specialist advice should be sought in this regard.

Drainage

Without extensive exposure work we cannot confirm the layout of the underground drainage system. The property is believed to be connected to a septic tank within the front garden, however this should be confirmed by your solicitor. Where limited inspection of the drainage could be carried out via the metal access chambers to the front of the property, the drainage appeared aged and we would therefore advise that a full CCTV survey of the drainage is carried out in order to allow full understanding of its condition and workings.

A further concrete chamber is located within the front garden, however due to its weight we were unable to lift this and make comment.

Septic tanks work on the principle discharged solids are collected and settled in a series of underground chambers. Naturally occurring bacteria help to break down and digest the material in the chambers. Surplus liquid is dispersed into the surrounding ground by an arrangement of perforated or open jointed pipes or an adjacent watercourse. Whilst the correctly working septic tank should not need frequent attention, it may well be the septic tank chambers will need periodic emptying by a Drainage Contractor to remove the accumulated material. Legal enquiries should be made as to the frequency of emptying. Because of the nature of the private drainage supply we recommend further drainage Engineer's examination be undertaken to ensure the entire system is functioning satisfactorily with any recommendations for repairs or preventative maintenance to be implemented.

New septic tank rules came into force on 1 January 2015. If your septic tank system was installed and in use before 31 December 2014 it is classed as an 'existing discharge'. If it was installed and in use after that date it is classed as a 'new discharge'.

Rules for both existing and new septic tank discharges in England are as follows.

- Septic tanks settle the solids in the sewage and then discharge the liquid septic effluent to ground via a correctly designed and constructed drainage field - NOT a soakaway pit, soakaway crates, tunnels or Ezy Drain. These are not allowed for sewage effluent dispersal.
- They cannot discharge into ditches, streams, canals, rivers, surface water drains or any other type of watercourse. Under the new Environment Agency General Binding Rules, if you have a septic tank which discharges directly to a surface water (ditch, stream, rive'. etc.) you must replace or upgrade your septic tank treatment system to a full sewage treatment plant by 1 January 2020 or when you sell your properly if it is before this date.
- ALL septic tanks which currently ultimately discharge into watercourses will have to be either:

- Replaced using a sewage treatment plant with full BS EN 12566-3 Certification instead or
- The discharge to the watercourse stopped and diverted to a drainfield designed and constructed to the current British Standard BS6297 2007

Geology

Our desktop study revealed the property to be constructed upon subsoil which can be subject to seasonal change and it is therefore important to ensure drainage connections are sound and trees and shrubs within influencing distance of the property are regularly maintained in order for ground conditions to remain as stable as possible.

9. Grounds (external areas)

Garden

The lawn and associated flowerbeds are in a satisfactory condition having been relatively well maintained. It should be noted that due to the extent of the garden areas, the garden will require above average maintenance.

A small pond which was not in operation at the time of our inspection is located to the front of the property. We would advise that young children are supervised around the pond to prevent risk of injury.

Stone pavings have been installed adjacent the property. A number of pavings suggest that the front of the property were noted to have de-bonded requiring re-bedding into position.

Paved steps gave access up to the entrance door. It should be noted that the height of the steps are irregular, therefore care should be taken in order to prevent risk of trips and falls.

A raised area surfaced with stone and bark chippings is located to the left hand side of the property. The raised areas have been retained by low level walls constructed in a mixture of flint stone and brick. The walls are in poor condition and will require general rebuilding in the short term.

A timber pergola has been installed to the left hand side of the garden with no significant rot noted, however would benefit from being treated in the short term.

Reconstituted stone paving slabs have been laid beneath the timber pergola which are relatively level however a number of slabs require re-bedding.

The slabbing beneath the timber pergola has been enclosed within low level block walls which have begun to failure to root action, therefore will require localised rebuilding.

An aluminium framed greenhouse incorporating full height glazing has been installed to the left hand side of the garden. No safety markings were noted to the glazing, therefore should you decide to keep the existing greenhouse we would advise that either a safety film is applied or that the glazing is replaced with safety glass or Perspex to prevent risk of injury.

The garden features a timber frame shed and timber frame summer house to the rear which are in a satisfactory condition with only normal wear and tear noted. The summerhouse does incorporate low level single glazing with no safety markings evident, therefore we would advise that a safety film is applied in the immediate term.

Due to the sloping topography of this site a reconstituted stone retaining wall has been constructed to the rear of the property which is noted to be structurally sound with no failure noted.

General maintenance to the rear of the garden in the form of cutting back and removing the excess vegetation would be beneficial.

Timber decking has been laid to the rear of the garden with on significant rot or infestation noted. It should be noted that the decking may be slippery underfoot when wet, therefore care should be taken to prevent risk of trips and falls.

Extensive trees are located around the property which are not currently considered to be a significant risk to either the buildings foundations or its drainage. Nonetheless we would advise that they are controlled and maintained in due course in order to prevent becoming a future risk and a nuisance.

External areas

A concrete block wall separated the garden from the drive. Localised failure of the wall was noted evidenced by cracking which we consider to have occurred due to root action. Where cracking has occurred we would advise that the sheared blockwork is cut out and replaced in order to reinstate the structural integrity back into the wall and prevent risk of its future collapse.

The drive has been surfaced with gravel which is relatively worn requiring removal of the vegetation and re-surfacing.

The property is accessed via a shared road which appears to be un-adopted. Your solicitor should confirm the access rights, maintenance responsibilities and ownership in respect of the access road. The access road is relatively worn and may result in damage to low lying

vehicles. We consider the access road to require re-surfacing which is likely to attract a significant cost.

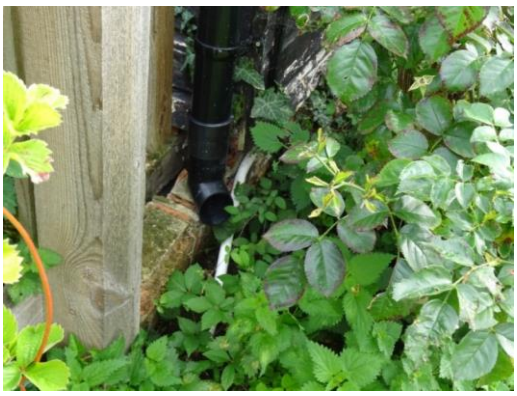
Timber Framed Garage

The roof is pitched and covered with felt which was noted to be nearing the end of its serviceable life, therefore will require replacing in the short term. Until such time that the felt roof is re-covered the roof will be at risk of water ingress.

The elevations have been formed in timber frame clad with timber panelling. Localised rot was noted to the timber panelling due to age related wear and tear, therefore will require extensive repair until such time that the cladding is completely replaced.

Two sets of timber side hung doors gave vehicular access into the garage which provide adequate security.

The gutters and down water pipes are uPVC with no evidence of leaking joints or obvious signs of overflowing noted. The down water pipes discharged into the ground adjacent the foundations of the garage. We would advise that the down water pipes are connected directly into soakaways in order to prevent saturation of the subsoils which if left for a prolonged period of time may eventually result in foundation movement.



It should be noted the timber framed garage is nearing the end of its serviceable life and we would advise that you budget for its complete replacement in the short term. Until such time that it is replaced, it will require above average maintenance.

Pre-cast Concrete Garage

The roof has been formed in corrugated asbestos cement sheets which are of a significant age and have become brittle. As a result the roof will be at risk of water ingress and a release of fibres until such time that it is replaced. We would therefore advise that the roof is replaced in the immediate term, however prior to any work being carried out we would advise that it is tested for asbestos with specialist precautions taken if necessary.

The elevations have been formed in brick finished with render which is generally in poor condition, however no significant structural movement was noted to at the time if our inspection.

Timber side hung doors with a timber cladding surround gave vehicular access into the front of the garage. The door and timber surround are in poor condition with evidence of rot and woodworm noted.

We consider the garage to be at the end of its useable life and would advise that it is demolished and removed. Until such time that the garage is demolished and removed it will require above average maintenance in order to keep it weather tight and structurally sound.

A substantial root system is located adjacent the garage which will be an ongoing risk to the structural integrity of the garage until such time that the garage is removed.

The boundaries around the external areas are generally not defined. We would therefore advise that your solicitor confirms the exact position of the boundaries prior to exchange of contracts.

10. Matters for legal advisers' attention

Building regulations

The property has benefited from a modern extension to the rear. The extension appears to comply with modern regulations, however we would advise your solicitor obtains all the necessary building regulation approval sign off certificates to confirm that the concealed works are compliant also. In the unlikely event that works have been carried out without the necessary approvals and consents, extensive and costly alteration works may be needed to ensure compliance.

The building will not satisfy a variety of contemporary standards of construction and performance criteria set out in the current Building Regulations such as, for example, thermal insulation. This statement is true of the vast majority of buildings in the UK. The statute under which the Building Regulations are made in the UK is the Building Act 1984. Neither this Act, nor the Regulations themselves are applicable retrospectively. This avoids the need for constant improvement of properties to satisfy current standards.

Planning permission

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

It is assumed that there are no public rights of way running over the property and this detail should be confirmed by your legal adviser in advance of exchange of contracts.

We are not aware of the content of any environmental audit or other environmental investigation or survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination. In undertaking this instruction, it is assumed that no contaminative or potentially contaminative use has ever been carried out on the property.

No investigation has been carried out into past or present uses on either the property, or any neighbouring land, to establish whether there is any contamination, or potential for contamination, to the subject property from these uses or sites and we have, therefore, assumed that none exists.

You should confirm that the alterations to the property have appropriate Planning Consent and Building Regulation Certification, where applicable. Please note that a lack of adequate documentation can lead to problems on resale.

Planning general

We would, recommend your legal advisers make formal enquiries of the Local Authority prior to purchase to determine whether there is any recorded evidence of noise pollution with the area which, if known to you at this time, would lead you to reconsider your purchase of the property.

In addition, as part of the pre-contract search enquiries, your legal advisers should determine whether there are any proposals for adjacent development or alteration to transport facilities (road, rail and air) which could impinge upon your quiet enjoyment of the property.

Your legal adviser should make enquiries in regards to any special planning derogations in the locality, such as Areas of High Landscape Value, or Conservation Area status which may affect local development opportunities.

You should immediately pass a copy of this report to your legal adviser with the request that, in addition to the necessary standard searches and enquiries, they check and confirm each and every one of the items referred to above.

Heritage Consents

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

Listed building consent will be required for ‘any works for the demolition of the building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest’. In addition, Listed Building Consent may be required for works to ancillary buildings, objects or structures within the curtilage of a listed building, which affect the special character of the listed building (commonly referred to as curtilage listing).

Properties located near a medieval parish may be affected by chancel repair liability obligations. Your legal advisor should investigate this and comment on whether a chancel repair insurance policy is advisable.

Conservation Areas, areas of outstanding natural beauty and article 4 direction

Your legal advisor should check if the property is in a conservation area, an area of outstanding natural beauty or if it is affected by an article 4 direction. If the property is found to be in any of these protected areas, then planning consent will likely be required for significant works to, or the demolition of, any buildings, even if they are unlisted. This consent is addressed through applications to Planning Consent.

Statutory

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

Rights of Way, Easements, Shared Services, etc.

Your legal adviser should check:

- boundary positions and the responsibilities
- responsibility and access rights for the access road.

Guarantees/Warranties

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

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

Thermal Insulation and Energy Efficiency

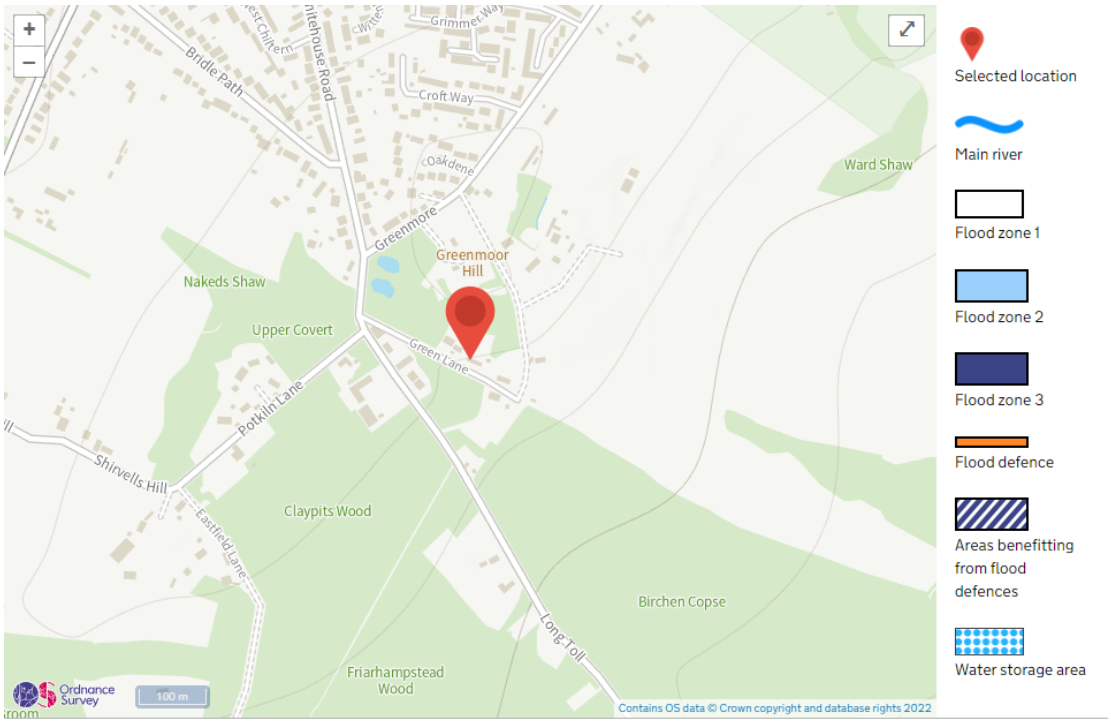
As part of the marketing process current regulations require the provision of an Energy Performance Certificate. This document provides the usual information regarding advice on energy efficiency and thermal improvement, which will assist in potentially reducing heating expenditure.

11. Environmental hazards

We indicate below our findings and advice regarding certain issues of an environmental nature. The issues identified below should not be considered an exhaustive list of matters to be considered.

Flooding risk

We have not undertaken detailed investigations into the potential for flooding of the land on which the property lies. However, we have consulted the website at *www.environment-agency.gov.uk* of the Environment Agency and their information regarding the potential for flooding suggests that the area is not at risk from flooding.



Tree proximity

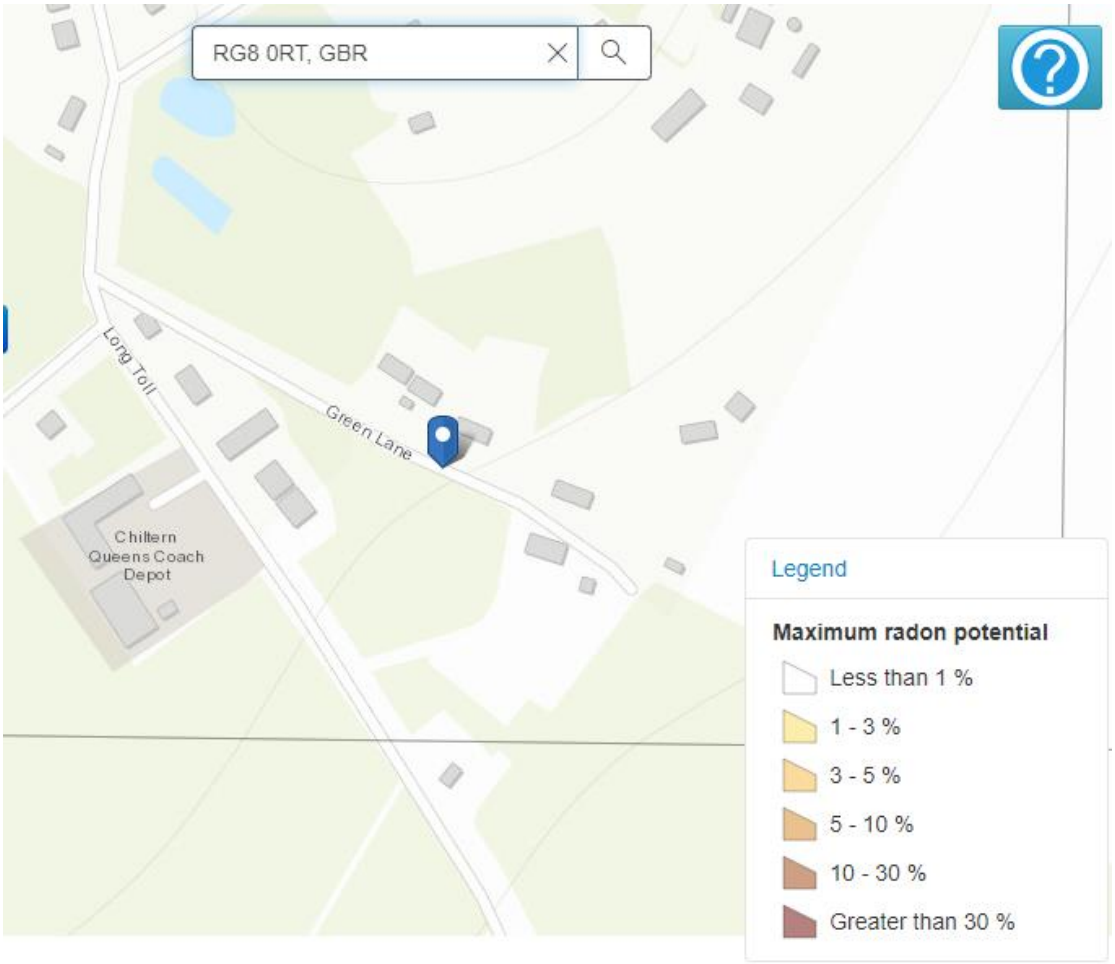
The proximity of trees to buildings can give rise to concern because structural damage can be caused by root systems growing around, under and sometimes through foundations and subterranean walls. The risk of damage caused by tree roots depends on:

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

Extensive trees are located around the property which we have advised be controlled and maintained in due course.

Until such time that the tree adjacent the small garage is controlled the small garage will be at risk of structural damage.

Radon risk



Our desktop survey revealed the property to be located in an area where the likelihood of whether radon gas is present in any given building, as the gas is invisible and odourless. Tests can be carried out to assess the level of radon in the building at a small charge. It is understood there is a testing period, possibly lasting several months, which does not appear to be required in this instance. radon is at its lowest. It is not possible in the course of a building survey to determine

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

Radon rises through cracks and fissures in the ground into the air. Outdoors, radon is diluted and the risk it poses is negligible. Problems occur when it enters enclosed spaces,

such as a building, where concentration levels can build up. When this happens, it can cause a significant health hazard to the occupants of a building by increasing the risk of lung cancer.

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

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

Neighbouring Use

We have not carried out a thorough inspection of the surrounding area for non-residential land use, or due diligence survey/analysis, or environmental searches, all of which fall beyond the scope of our survey and no inspection was completed beyond the site limits and our survey is notably for a brief period on a single day and may not reflect normal conditions. There were no obvious indications of any significant issue.

Electromagnetic fields and microwave exposure

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

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

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

For this reason, during our inspection we looked for any visual indications that electrical power cables are located under, on or over the property or adjacent to it. We have not undertaken any separate inquiries with the relevant statutory authority.

We did not note any high voltage cabling in the vicinity of the property, but such cabling might exist below ground out of sight.

Invasive vegetation

We did not note the existence of any Knotweed or Hogweed around the property. However, we have not carried out a thorough inspection of the whole garden.

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

Wood Boring Insects (Woodworm)

We have not undertaken a detailed investigation into the potential for Woodworm as this would cause for intrusive works to be carried out. Worm holes are noted to the majority of the original timbers around the property, however where timbers could be tested with a moisture meter, the timbers were found to have a moisture content below 15% and no active infestation or frass (remnants of infestation) was noted with all the timber floors feeling firm underfoot indicating that all floor timbers were free from active wood boring insects. Providing all timbers are kept dry, then the risk of an active infestation is minimal. It is therefore necessary to ensure adequate ventilation to roof and floor voids.

Where active decay exists, the first priority is to eliminate causes of dampness and promote drying. Chemical treatments are frequently unnecessary and should only be used judiciously where justified as a secondary measure, for example, when it is hard to cut moisture levels sufficiently.

Keeping roof and sub floor spaces clear of rubbish and debris discourages decay. Please see https://www.spab.org.uk/advice/ for further details.

If every attempt has been made to dry timbers and the infestation still remains active, treatment is then justified, and we would advise that a specialist timber company is instructed to inspect the timbers around the property and treat as necessary. Any treatment should then be subject to a minimum of a 20-year guarantee.

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

Fungal Decay (Dry Rot and Wet Rot)

We have not undertaken a detailed investigation into the potential for Fungal Decay, however at the time of our inspection no decay was noted to any of the inspected timbers and all timber floors felt firm underfoot indicating that all floor timbers were free from fungal decay.

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

Treatment of fungal decay is initially to remove the source of the dampness which is enabling the fungus to 'feed' and develop. Exposure works will then be necessary to determine the full extent of the damage caused. Following any repairs or replacement works it will be necessary to treat the timbers with an approved fungicide to safeguard against recurrence.

Damp

Tests were conducted at appropriate positions throughout the property (except where impermeable surface finishes, furniture, fitted cupboards and stored goods prevented access to take readings).

Testing at low level did identify areas of low-level dampness. In a property of this type and age this is not entirely unexpected. Traditional building construction such as this, built with traditional materials, are designed to both absorb & desorb moisture naturally, the consequence of which is that there will usually be some slightly elevated moisture content at low level. This will normally disperse/dissipate naturally and properly managed this will not usually cause any significant issue or damage.

To manage the damp to an acceptable level, the following should be avoided:

- Modern insulation.
- Modern paints.
- Cement render.
- Gypsum plaster.
- Ground levels outside higher than inside.
- Broken guttering or missing downpipes.
- Vegetation growing near the wall.

- Trees creating shade and moist air near a wall.
- Lack of ventilation - double glazing, no vents.
- Blocked chimneys - fireplace blocked up, no vents.
- Furniture against walls creating cold areas.
- Blocked floor vents.
- Inappropriate damp treatments.
- Leaking services.

Legionnaire's Disease

Legionnaires' disease is a type of pneumonia, caused by a bacterium called legionella pneumophila which is found naturally within the environment. Legionella bacteria require suitable temperatures and nutrients from a water source to multiply. Humans normally catch Legionnaires' disease by inhaling the bacteria contained in small droplets of water suspended in the air.

Certain conditions increase the risk of legionella growing and spreading. These include:

- a suitable temperature for growth, between 20 and 45°C. The optimum temperature for legionella bacteria is 35°C
- lack of disinfectant in the water system or water treatment
- irregular water flows and/or long-term stagnation of the water
- a favourable substrate or biofilm. A biofilm is formed where groups of microorganisms adhere to each other on the surface of a material, which can happen on any kind of surface. Even perfectly hygienic potable water contains bacteria and the nutrients that fuel their growth, and biofilms develop in all water-conveying systems, irrespective of the material used
- the use of equipment which aerosolises (creates droplets) from the water.

Particular risks at a domestic property level are associated with private water supplies, pools, water features and fountains, irrigation systems and sprinklers, water softeners, air-conditioning systems and spas. These systems should be regularly cleaned and flushed though.

The risks can be greater to those in susceptible groups of the population, such as immunosuppressed patients and those with underlying diseases or conditions.

There are some general approaches that can be taken to avoid legionella growth that we would advise. These include:

- keeping cold water cold (below 18°C) (including in pipework runs where possible)

- keeping hot water hot (above a minimum of 55°C), throughout the plumbing network during normal use
- designing and installing the drinking water system in such a way that stagnation of the water under normal use conditions is avoided
- removing sediment, which can support the growth of Legionella, on a regular basis
- minimising the formation of biofilm by ensuring cleanliness during installation and start-up and reducing scaling and corrosion as much as possible. This can be achieved through the choice of appropriate system design, materials and maintenance regime
- regular servicing and cleaning of mechanised water treatment/movement systems and points of water droplet formation (e.g. spray/shower heads).

Further information can be found by visiting:

https://www.hse.gov.uk/legionnaires/legionella-landlords-responsibilities.htm
https://www.hse.gov.uk/pUbns/priced/l8.pdf

If this is something that you are particularly sensitive to, further independent professional investigations and specific risk assessment may be completed by a suitably qualified and experienced Legionella Consultant.

Asbestos

Possible asbestos containing materials were noted in the following areas:

- Soil pipe
- Small garage roof

We have not undertaken an asbestos survey at the property and it is important to note that any property up to the year 2000 may have within it asbestos containing materials (ACMs). We have tried to point out any obvious possible asbestos containing materials at a property, however ACMs can be covered within ducting or hidden by decorative finishes. For example, these can include roofing felt, roof sheets, plastic floor tiles, ceiling tiles, fireproof linings, eaves, soffits, gutters, drainpipes, etc. Asbestos waste has also been identified within lofts and floors, sometimes installed by owners as insulation.

Should asbestos be of a particular concern to you we would recommend that a survey is carried out by an appropriately qualified asbestos surveyor.

The HSE provides a very helpful website on asbestos, where it can be found and how to manage it http://www.hse.gov.uk/asbestos/index.htm.

Other hazards to be considered

- Lead pipework
- Low level glazing
- Dated electrics lack of balustrade to staircases
- Restricted height above staircases.

12. Summary of findings and anticipated costs

It is important that the report should be considered in its entirety before proceeding. If there are any points in the report which require clarification or on which you require further advice, please do not hesitate to contact us. Whilst we do not attempt here to reiterate all of the points contained in the main body of the report, the following synopsis of the more significant matters and associated costs may be of some assistance:

We found no evidence of any significant structural movement within this property.

General distortions were noted throughout the original part of the property which is not considered unusual for its age with all the distortions appearing historic and non-progressive.

We consider the thatch roof to have approximately ten to fifteen years life remaining however this will depend on the severity of successive winter conditions. It is possible that the ridge will require replacing before the main thatch which is not considered unusual and we would advise that you seek further advice from a master thatcher.

It should be noted that due to the underside of the roof having been boarded over, inspection of the underside of the roof could not be carried out. Asa result a detailed inspection of the roof structure was not possible at the time of our inspection.

The external joinery would benefit from decoration in the immediate to short term. Costs £600.

Where we noted the timber frame windows, these will require regular maintenance until such time they are eventually replaced.

We have advised that the left hand extension elevations be decorated in the immediate term with a breathable paint in order to prevent further thermal cracks forming which will result in progressive deterioration of the render throughout the winter months.

The boundaries around the external areas are not clearly defined. We have advised your solicitor confirms the exact position of the boundaries prior to exchange of contract.

The timber framed garage and small garage are at the end of their serviceable life, we consider it would be more economical to demolish rather than to maintain and repair. Costs for demolishing will likely be in the region of £3000.

The drainage system is of significant age. Due to the age of the drainage system we have advised that a full CCTV survey of the system be carried out to understand its condition and ensure that it is in full working order. Cost of CCTV survey is likely to be in the region of £400.

We have advised your solicitor confirms the access rights, repair responsibilities and ownership of the access road. The shared access road will require re-surfacing in the short term. It should be noted that re-surfacing of the road is likely to attract a significant cost, therefore it is important that you understand your liabilities in regards to this area.

Internally the property has been relatively well maintained with only general wear and tear noted.

The electrics are dated. We have advised that the consumer units be uprated to incorporate modern circuit breakers ad residual current devices at which time it will be necessary to test and inspect the entire electrical system where it is possible that further upgrading works or either a complete re-wire will be required. Insurers usually require modern wiring within thatch properties in order to reduce the risk of fire. Cost to re-wire is likely to be in the region of £8000.

Note: *at this time, we can offer little more than preliminary estimated costs for the works indicated above. However, based upon our experience of similar schemes we consider the estimated costs to be reasonable. These costs do not include any allowances for possible items of external/internal decoration. We must strongly advise against basing a firm financial judgement entirely upon the estimated costs stated. They are intended purely as a guide and must be treated with caution until detailed tender documents have been prepared and competitive quotations have been obtained. We recommend that quotations for the works are invited from reputable contractors. They should carry all necessary Liability Insurance and be affiliated to a recognised trade association and be prepared to provide an underwritten warranty relating to the quality of their workmanship. Agreement regarding the provision of such warranties should be obtained before entering into a Contract for the works.*

13. Conclusion

The property is structurally sound and in a condition consistent with its age and type of construction with only minor wear and tear noted.

It should be noted that due to the age of the property it will require above average maintenance. We would therefore advise that you budget accordingly for the upkeep of the property.

14. Rights of originator

Allcott Associates LLP will consider the re-issue of the report in its original form to a third party within 6 months of the original report date for an administrative fee (currently £50.00 excl. VAT). Upon the lapse of a 6-month period the report can only be re-issued following a full re-inspection, which will attract a full inspection fee.

We reserve the right to refuse copies of the report to any third party (other than those named above). We also reserve the right to amend our opinions in the event of additional information being made available at some future date. The Contracts (Rights of Third Parties) Act 1999 shall not apply to this agreement.

15. Surveyor's declaration

"I confirm that I have inspected the property and prepared this report"

Signature	
Surveyor's name	
Surveyor's RICS number	
Surveyor's qualifications	MRICS

For and on behalf of
Allcott Associates LLP
www.allcottassociates.co.uk
info@allcottassociates.co.uk

Disclaimers

This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.
In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

16. What to do now

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should obtain reports and quotations for all the repairs and further investigations the surveyor may have identified.

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

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do
- request that the contractors put the quotations in writing.

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

Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out to discover the true extent of the problem.

Who should you use for these further investigations?

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

What the further investigations will involve:

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

In order to access the Terms of Engagement and Description of Service please copy and paste this link on your browser:

https://www.allcottassociates.co.uk/buildingsurveyterms/

17. Maintenance tips

Outside the property

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

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

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

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

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

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

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

Conservatories and porches: Keep all glass surfaces clean and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it is raining. Arrange for repairs by a qualified specialist.

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

Inside the property

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

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

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

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

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

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

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

Services

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

Arrange for an appropriately qualified Gas Safe Engineer or Registered Heating Engineer to check and test all gas and oil services, boilers, heating systems and connected devices once a year.

Electrical installations should only be replaced or modified by a suitably qualified electrician and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home.

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

Lift drain covers annually to check for blockages and clean these as necessary or seek advice from a Certified Drainage Contractor. Check any private drainage systems annually and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.

Grounds

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

Japanese knotweed or other non-native species: seek advice from an 'appropriately qualified person or company' such as an accredited member of an industry recognised trade association.

18. Allcott Associates Residential Services

We offer a range of residential services in addition our building and homebuyer surveys.
If you are planning on carrying out any building works at your current or future property, our IStructE chartered structural engineers and RICS surveyors can help.

Extensions, loft conversions, bi-fold door installation and structural alterations
If you are making significant alterations or extensions to your property, you are likely to need to install supporting beams (usually RSJs/I-beams) and connections between new and old beams. Professional calculations of beam, padstone and column requirements by a chartered structural engineer not only ensure that your property remains structurally sound they are also needed for getting Building Regulation approval.

Our engineers will always visit site ensuring that the most suitable beam is designed the first time. They will check the loadings involved and review the structure of the surrounding building to check its suitability. Furthermore, our service does not end at the point of submission; if your building control officer has any queries about the design, our structural engineers will provide help and advice.

Solar panel installation
If you are thinking of installing solar panels, you may require structural roof calculations to determine the load capacity of the roofs. Our engineers will determine whether the roof structure can take the extra weight of the solar panels and provide certification.
Our structural engineer will guide you through the process, work closely with your suppliers and provide a comprehensive assessment of the suitability of the roof structure for PV/solar panel installations.

Beam Calculations
We offer design and calculations for steel, timber and concrete beams and columns, including:

- RSJs/I-Beams
- Steel floor beams
- Steel ridge beams
- Dormer roof front support beams
- Rafters
- Roof joists
- Posts and columns
- Wind posts

- Structural ridges and more

We work closely with the appointed architects, builders and homeowners to ensure conformity of design.

For further information please visit our website (www.allcottassociates.co.uk/residential-services/), call us on 0333 200 7198 or email info@allcottassociates.co.uk.

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